

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

August 20, 2025 - Minutes

Judith Silacci opened the regular meeting of the Land Use Board at 7:00p.m.

Opening Statement: Pursuant to the Open Public Meetings Act, Adequate notice of 2025 Meeting Dates was published in the Courier News and Bernardsville News on January 24, 2025, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices”.

In the absence of Chairman Yannaccone and Vice Chairman David DiSabato, Judy Silacci chaired the meeting.

Salute to the Flag

Roll Call

Present:

Jamie Murphy, Council member
Mark Corigiliano, Mayor
Sarah Jane Noll
Judy Silacci
Joan Dill
Chris Downing
Scott Ross, Alternate # 1
William Hillsinger, Alternate #2
Thomas Nieberding, Alternate # 3
David Holleb, Alternate # 4

Absent:

Greg Yannaccone
David DiSabato
Robert Riedel

Also Present:

William Ryden, Borough Engineer
John Szabo, Borough LUB Planner
Roger Thomas, Esq. Borough LUB Attorney
Sarah Jane Noll

Minutes: Joan Dill moved to approve the minutes of June 4, 2025, Chris Downing seconded the motion which passed unanimously. Mark Corigiliano abstained. Judy Silacci moved to approve the minutes of Jun18, 2025, Jamie Murphy seconded the motion which was passed unanimously. Mark Corigiliano abstained

Mayor Corigiliano spoke about John Sweeney, Councilman and Land Use Board member who had recently passed away. Mr. Sweeney will be missed enormously.

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Public Hearing:

#2025-006 – 100 Rt. 206 PG LLC (Pfizer)-

LUB member Scott Ross was recused and stepped down.

LUB member Chris Downing advised that his property is more than 200' from the subject property but is on the list of property owners within 200'. Mr. Gianetti stated that the applicant goes by the property owner list provided by the Tax Assessor. He went on to say that his client has no problem with Mr. Downing participating in the hearing, however LUB attorney Roger Thomas felt that he should be recused. Ronald Kennedy and Mr. Gianetti both reviewed the cover sheet of the site plan and concluded that they felt that Mr. Downing's property is outside of the 200' line by at least 100'. Mr. Thomas agreed with Messer's Kennedy and Gianetti however he admonished Mr. Downing for not following his direction several weeks prior to the hearing when he had advised Mr. Downing to contact the Tax Assessor before the meeting. According to Mr. Thomas, if Mr. Downing had followed his advice this discussion would not be taking place this evening. Mr. Downing accepted Mr. Thomas' admonishment.

Craig Gianetti, Esq. was present representing the applicant.

Completeness – William Ryden reviewed his report dated July 21, 2025.

The request for waivers of the checklist items for completeness was addressed by William Ryden who explained the requests followed by the explanation by Criag Gianetti, Esq. The waivers being requested were as follows:

Checklist 23-33.2 Preliminary Major Subd.

Items 4, 10, 14, 17, 23, 24, 25, 26, 28, 29, 31, 32, 33

Checklist 23-33.3 – Final Major Subdivision

Items 4 & 5

Checklist 23-33.4 – Preliminary and Final Site Plan

Items 9, 10, 13, 14, & 18

Mr. Ryden advised that he has no problem with the waivers.

Joan Dill moved to grant waivers requested and deem the application complete; Sarah Jane Noll seconded the motion which was passed by the following roll call vote:

Ayes: William Hillsinger, Joan Dill, Jamie Murphy, Mark Corigliano; Judy Silacci; Sarah Jane Noll; Chris Downing; Thomas Nieberding and David Holleb.

Nays: None

Greg Gianetti, Esq. advised that the Applicant intends to seek preliminary and final major subdivision for Block 20, Lots 7, 8, 9, 9.01, 10 and 15 to consolidate and adjust lot lines to create forty (40) new lots. The Applicant will also seek preliminary and final major site

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plan, bulk variance and design waiver approval for Block 20, New Lot 10 which contains all the proposed improvements.

The Applicant's subdivision plans show proposed conservation easements. These conservation easements are not related to the application, and they will be recorded prior to the first hearing of the application. The survey will be updated at that time to reflect this.

The Applicant is proposing to adjust lot lines and consolidate certain lots to create proposed Lot 9 consisting of approximately 69.857 acres, proposed Lot 9.01 consisting of approximately 9.503 acres, proposed Lot 10 consisting of approximately 41.874 acres and proposed Lot 10.37 consisting of approximately 15.663 acres. Further, within proposed Lot 10, which will be the subject of the site plan discussed below, there will be a technical subdivision to create additional fee simple lots for the senior apartment buildings, senior town houses, senior assisted living facility and extended stay hotel (proposed Lots 10.01 through 10.36) as permitted by the Senior Living Campus Zone. The Applicant is not seeking any variance relief in connection with the proposed subdivision.

The Applicant is seeking preliminary and final major site plan approval on proposed Lot 10 to create a senior living campus. As part of this application, the Applicant proposes to demolish the two (2) 2-story existing parking garages A and B outside of the "ring road" of the existing corporate campus located on proposed Lot 10. For Village West, where existing Parking Garage A is located, the applicant proposes constructing a 4-story senior multifamily building with 36 units and a 3-story senior multifamily building over underground parking consisting of 27 units. Nine (9) senior residential townhouses will be constructed to the east of existing Parking Garage A. For Village East, where existing Parking Garage B is located, the applicant proposes to construct three (3) 3-story senior multifamily apartment buildings over underground parking that will each contain 27 units. To the north of existing Parking Garage B, 19 senior residential townhouses will be constructed. Each residential development area will have surface parking for residents and guests as well as other site amenities.

The Main Campus consists of the existing office buildings on the inside of the ring road on Proposed Lot 10. The Applicant proposes to repurpose existing Building 5 which is a 3-story building located within the ring road to create 25 affordable senior units and one (1) senior residential fifteen (15) bedroom group home which are all proposed to be 100% affordable and part of the Borough of Peapack and Gladstone's affordable housing plan.

The Applicant proposes to repurpose Existing Buildings 1, 3, 4, 6 7, 8, 9 and 10 as depicted on the site plan and located within ring road to create a senior assisted living facility for a total of 215 units comprised of 30 units of memory care, 65 units of acute care (assisted living), and 120 units of independent living. The Applicant proposes to repurpose Existing Building 2 to be an extended-stay hotel consisting of six (6) one-

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bedroom suites and five (5) two-bedroom suites. The Applicant is proposing to use the existing improvements located on proposed Lot 10 and Lot 10.37 as part of the amenities for the development. The applicant does not propose any new improvements on proposed Lot 10.37 besides minor modifications to the existing infrastructure.

The applicant plans to call the following witnesses during the hearing of this application:

- Ronald Kennedy, Engineer and Planner – Gladstone Design, 265 Main Street, Gladstone, N.J.
- Stuart A. Johnson, AIA, Principal – Minno Wasko, Lambertville, NJ
- Gary Dean, Traffic Engineer, Dolan & Dean
- Dan King, Architect - Meyer Design

Ronald Kennedy of Gladstone Design, 265 Main Street, Gladstone, NJ was sworn in. His licenses are in order.

Mr. Kennedy testified using the following thirteen (13) Exhibits:

A-1 Neighborhood exhibit – dated 8-20-25 – predominant features are Rt. 206, the Railroad tracks, Peapack Brook and Main Street. The area consists of 148 acres. 6 current lots. Lot 9 consists of 63 acres, Lot 9.01 contains portions of the old wood lot consisting of 10.05 acres, Lot 10 consists of the campus on 70 acres and fronts on Rt. 206.

A-2 Existing Conditions – dated 8-20-25 - Lot 10 – aerial photo focusing on the large lot which contains 10 multi stories buildings, of which three (3) are above grade and two (2) are below grade. All buildings are connected underground. There are two (2) parking garages which are accessible via underground tunnels. The ten (10) buildings, total 732,000 s.f. including underground parking. There is a guard House; generator building; and maintenance building in addition to the 732,000 s.f. There is a clock tower which at one time was a water tower. The site access is off Rt. 206 and shares the access with the Toll Bros. project. There are 833 garage parking and 1,301 parking spaces. The lot coverage is 23%. The buildings are still occupied until the end of 2025.

A-3 – Existing Lot 10 - Environmental Constraints – dated 8-20-25. This exhibit shows the riparian buffer, steep slopes and wetlands. 80% is nonregulated by the DEP. Primary features are wetlands; riparian buffers and steep slopes which are regulated by Borough's ordinances.

A-4 - Preservation Areas – dated 8-20-25. There is a public access area which they will retain ownership of, but the Borough will have use of it. That will be outlined in the developer's agreement. It can be put on the Borough's Rossi.

A-5 -Trails Exhibit – dated 8-20-25. The existing trails are shown in green. The new proposed trails are shown in pink and will connect through Komline Park; onto the loop road around the campus and a new trail into Liberty Park, under Rt. 206 and connect with the Toll Bros. project and Holland Ave.

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A-6 Project Area Exhibit – dated 8-20-25 – This exhibit shows the assisted living; memory care; overnight accommodations; Village East and Village West. Everything is senior restricted. There are three (3) campuses.

A-7 -Lot 10 Site plan Rendering – dated 8-20-25. This is what they are asking for site plan approval. It consists of ten (10) repurposed buildings which include the assisted living facility. There are 215 units consisting of 120 independent 65 assisted and 5 memory care. The extended stay will be in building # 2 which is for family use only to stay overnight. The car park is underneath. Building # 5 consists of 25 affordable, age restricted units. There will be a 15-person group home. There are 288 parking spaces and two existing parking areas with a total of 467 - 8 ½' x 18' spaces. 174 parking spaces are required. They are asking for a design waiver for the size of the parking spaces. There will be leasable spaces. The stormwater improvements will be discussed later. The outdoor amenities include gazebos, walking paths, and fire pits. The indoor amenities include gyms etc. There are two (2) minor enclosed walkway additions between buildings 3 and 9 and 1 and 10.

Garbage and recycling will be within the garages – recycling by floor by floor. Mail will be internal within hallways. There is no pool proposed.

Mr. Kennedy reviewed Village East and West which include multi-family age restricted town houses. Bike racks are distributed throughout Campus 9. There will be 19 town houses on their own lots in Village East. There will be a 10' to 15' area behind each town house for the owners use.

The area around the four (4) tennis courts will be repurposed into tennis courts, a club house and the emergency generator.

Site access using the loop road remains the same. Regrading is limited. There will be some tree removal and 3.2 acres of new impervious throughout the entire property. There is limited recharge because of the soil and limestone. This is being discussed with the LUB professionals. The water flows from west to east towards the train tracks. Standards will be developed when limestone is hit.

Landscaping - There will be 400 trees being removed and being replaced.

A-8 -Utility Exhibit – dated 8-20-25 There is existing sewer service. There are discussions with the Borough professionals regarding the allowance of a Treatment Works facility. The existing water lines will be tied into and maintained.

The AC units will be on the roofs and at the back of each townhouse. There are 9 bioretention basins and 7 underground basins.

A-9 – Lighting – dated 8-20-25 - Some lighting will be against the buildings and at the rear. New lighting for all new structures. 14' max height of lights. The light is directed

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downward. There will be Landscape lighting but no flood lights. There is street lighting around the perimeter but no lighting on the ring road.

A-10 Signage – dated 8-20-25 – There will be three types of signage. Monument signs at front entrance; at Village East and Village West and at the main entrance to the campus. There will be building signs which will be consistent with the ordinance and Wayfinding signs. A sign package will be submitted prior to the issuance of the Certificate of Occupancy. The monument sign will be up lite - no internal lighting.

A-11 – Overall Subdivision Exhibit – dated 8-20-25 – The exhibit was color coded showing the different uses. There is a total of forty (40) lots.

This concluded with the testimony of Ronald Kennedy.

Anthony Melillo was sworn in. His office is located at 27 Route 202, Suite 6, Bedminster. Mr. Melillo testified advising the LUB members of his reasoning for the subdivision. He also advised that the solar life of the panels is 25 years. They are 8 years old now.

Open Public to Questions of the witnesses – A motion was made and seconded to open the meeting to the public for questions. The motion passed.

Gabrielle and Costales Gubernat – 8 Maple Ave. Ms. Gubernat questioned if the police would patrol; and asked about the walking paths. She also questioned the generator and was advised that it is inside of the building.

Mike Maust - 9 Holland – Mr. Maust questioned if Mr. Kennedy was aware of the flooding from Komline and asked what can be done about it. Mr. Kennedy advised that this will be discussed at the next meeting but will also meet with the concerned residents.

Kin Fenker - 12 Holland – Mr. Kennedy will meet with Ms. Fenker

Aimee Hunnewell – 23 Holland questioned the access road location and if this is the only access. There is an emergency access into the property from Holland but there will be no improvements made to that emergency access.

John Kappler, resident and the Chairman of the Environmental Commission – 25 Holland Ave. Mr. Kappler questioned the generator building which is being moved.

Closed to public. – By a motion and a second, the meeting was closed to the public for questioning of these witnesses.

Stuart A. Johnson, AIA, Principal – Minno & Wasko, Lambertville, NJ was accepted as an expert architect. Licenses are in order.

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Using Exhibit A-7 – Colored rendered site plan dated 8-20-25, Mr. Johnson reviewed the layout of the 172 age restricted condo units around the ring road. The units will be for sale. There are five (5) buildings, 4 stories with elevators and basement level parking. The height of the building complies with the ordinances. Unit # 13 is 14' lower than Route 206. The parking is only accessible with a key fob. There will be 28 two (2) story 3-bedroom units. Fourteen are end units. They will be clusters of 2,3 and 5 units

PROJECT SUMMARY

BUILDING	DESCRIPTION	1BR	2BR	TH	TOTAL
BUILDING 13	4 STORIES OVER PARKING		4	32	36
BUILDING 14	3 STORIES OVER PARKING		6	21	27
BUILDING 17	3 STORIES OVER PARKING		3	24	27
BUILDING 18	3 STORIES OVER PARKING		4	23	27
BUILDING 19	3 STORIES OVER PARKING		4	23	27
BUILDING 15	5 TOWNHOMES 5				5

TOTALS		21	123	28
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Using a 42-page set of drawings prepared by Minno Wasko Architects & Planners titled **Proposed Residential Senior Multifamily Housing & Residential Senior Townhomes**, Mr. Johnson reviewed the types of housing; number of bedrooms and parking spaces contained in sheets **A-06, A-07, A-08, A-09, A-10, A-11 and A-23**.

Mr. Ryden asked to be provided with details of the ventilation in the stairs for building # 14.

There was no further testimony because it was 10:06 p.m.

The hearing was carried to Wednesday, September 3, 2025, at 7 p.m. without further notice.

Resolution:

2025 – 005 - 219 Main PG, LLC – 217 Main Street, Gladstone – Block 22, Lot 13 – VN Zone

Mr. Gianetti, discuss the wording on page 3 referring to the production of 3-5,000 gallons with no market to outside liquor stores or retailers. He explained that the applicant does not want to be precluded from selling to others because of the wording. He suggested wording that he read into the record. Land Use Board Attorney Roger Thomas advised the Board members that he had spoken with Chairman Yannaccone who had no problem with the change of wording. The total production will not be exceeded.

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Judy Silacci moved to adopt the resolution as amended; Sarah Jane Noll seconded the motion which was passed unanimously by the following roll call vote:

The Clerk/Secretary reviewed the LUB members who are eligible to vote on the resolution.

AYES: Jamie Murphy; Chris Downing; Sarah Jane Noll; Judy Silacci; Joan Dill

NAYS: None

Adjournment

By motion of Joan Dill and seconded by Sarah Jane Noll, the meeting was adjourned at 10:15 p.m. The motion passed.

Sarah Jane Noll
Clerk/Secretary