



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
SPECIAL JOINT MEETING OF  
THE BOROUGH COUNCIL AND LAND USE BOARD  
MEETING MINUTES  
JULY 29, 2020**

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The special joint meeting of the Mayor and Council and Land Use Board (LUB) of the Borough of Peapack & Gladstone was held on July 29, 2020 electronically via the Go To Meeting conferencing service and began at 7:01 p.m.

Mayor Skinner called the meeting to order. Borough Clerk Nancy A. Bretzger read the Sunshine Notice "Pursuant to the Open Public Meetings Act, Adequate notice of this meeting Date was published in the Courier News and Bernardsville News on July 16, 2020 and posted at the Municipal Complex, Borough Website and the Borough Library. Action may be taken."

Mayor Skinner led the Pledge of Allegiance.

Roll Call indicated the following present:

Mayor & Council Present: Mayor Skinner, Council President Corigliano, Councilman Caminiti, Councilwoman Dietrich, Councilwoman Murphy, Councilman Smith, Councilman Sweeney

Absent: (none)

LUB Present: Chairwoman Susan Rubright, Greg Skinner, Mark Corigliano, Kingsley Hill, Joan Dill, Chris Downing, Judy Silacci, David DiSabato, Peter Sorge, James Heck, Matt Sutte, Robert Riedel, Paul Norbury

Also present were: Randy Bahr, Interim Administrator; Mr. John Bruder, Esq., Borough Attorney; Nancy A. Bretzger, Borough Clerk; Roger Thomas, LUB Attorney; John Szabo, Borough Planner; and Sarah Jane Noll, Secretary and Clerk to the LUB

Absent: William Ryden, Borough Engineer

### **PRESENTATION**

Mayor Skinner welcomed everyone and turned the meeting over for opening remarks to the Affordable Housing Committee Chair and Council President, Mark Corigliano.

Settlement and Compliance Update –

Council President Corigliano thanked the Mayor and read a prepared statement as a preamble to the upcoming presentation. The statement was a collaboration between Chairwoman Rubright and himself. He stated that they do not wish to rehash the affordable housing obligations at length because they think everyone is knowledgeable on what the Borough's obligation is in order to obtain compliance. But he reminded the Board members, the Council members, and our residents of a few important points. He proceeded to ask if any other members of the Affordable Housing Committee would like to add any comments. Councilman Sweeney said that this was a cooperative negotiation with Melillo Equities and that when we came to them with issues, they were responsive.





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A presentation was then made by Anthony Melillo of Melillo Equities for the proposed redevelopment of Lackawanna Avenue.

Mr. Melillo started the presentation, titled "Urbanism Redefined". He stated that the two presentations have a total of 20 affordable units including 10 group bedrooms.

The Vernon Cottages proposal will address three of those affordable units, it is located at 156 Main Street. This property submitted an application in 2016 for the development of 19 dwelling units and 9,000 square feet of commercial real estate. Phase one, the commercial portion, has been completed. The next phase has to do with the residential components which consist of 18 1-bedroom and one 2-bedroom units. He explained that they are looking to use the property at One Railroad Ave. to provide their affordable housing requirement, with three market rate units converted to three affordable units. This work will not require site plan approval but rather will need the building permits necessary to renovate.

Mr. Melillo then spoke about the second proposal for the Lackawanna Ave. Redevelopment. This consists of three projects that provide seven affordable units and 10 group bedroom units. The properties include 291 Main Street, 201 and 205 Main Street, and the Lackawanna Assemblage. He presented their existing versus proposed numbers. He went over what they would like to do at 291 Main Street, which he summarized would take the three existing market rate units and convert them to affordable units. One of the units would be characterized as a group home. He talked about 201 and 205 Main Street and the plan to convert 201 Main Street from a single family to a group home and 205 Main Street from a single family to a two-family home. He noted that their intention is that for these particular properties they will not requiring heavy site plan approvals as they are retaining density and visual characteristics. It will require a modification to the driveway to accommodate additional parking spaces. The Lackawanna Assemblage was covered next, which includes 219 Main Street and 13 to 37 Lackawanna Avenue in addition to a portion of Lackawanna Avenue itself. He summarized the plans and presented density comparable in the Borough. He showed slides on renderings and inspirational imagery to give visual information. He pointed out the 14 to 16-foot elevation difference from front to back which allows them to hide much of the density. He noted that a portion of the property sits in the floodplain so they've intentionally designed away from that which has forced them to push density up along Main Street. He noted that the project design encourages walkability and affordability for residents. He stated that this particular project is planning to provide a variety of housing opportunities for not just one specific demographic but all along the spectrum which this town does not have. He noted that back in the 40s and 50s there were more amenities and there was more in-town living where walkability was a forced habit. He noted that the project utilizes existing infrastructure and that the revitalization efforts will likely spur new business and help property values. He ended the presentation with a few vantage points of the project from a ladder 20' high and from the ground and with a note that the uses of the project are not yet fixed. However, based on site characteristics such as NJ Transit running through the back, they put commercial buildings along the train line. It also utilizes two structures including The Stable and the Bevel Building. T Equitack Building would be removed to open up the entire development and improve visibility.





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Council President Corigliano thanked Mr. Melillo and said that he will turn the meeting back over to the Mayor, but before he does he noted that this is a conceptual plan and if Council and LUB go forward and make this package part of their affordable housing settlement, Melillo Entities will have to go through a rigorous site plan approval. The LUB would go into the details of what this would look like at that time.

Mayor Skinner thanked Mr. Melillo for the great presentation and asked for input or questions from Council first.

Councilman Smith asked Council President Corigliano if he heard correctly from the opening comments that the Borough has an obligation of 104 units as he recalls that our obligation was 82 when they went through this two years ago. Council President Corigliano answered that the Borough's settlement is a total of 104 units which is comprised of 78 units and 26 credits. The Borough has to satisfy placing those 78 units. Councilman Smith also asked Mr. Melillo about Peapack Brook and if the Borough will be in compliance with the NJDEP requirements regarding riparian buffers.

Councilwoman Dietrich asked about some of the requirements around group homes. Mr. Szabo replied that group homes encompass a broad range of different types of organizations that cater towards special needs housing clients, and are generally non-profit. He said that in his experience they generate very little traffic other than staff and a van for transport. He asked Mr. Melillo to elaborate on the specifics that he has in mind. Mr. Melillo said that they have been in discussions with a group home intermediary who helps align projects with organizations. Councilwoman Dietrich said that if the Borough ventures down the road of group homes she wants to keep in mind the requirements put on our first responders and any services that the community needs to support those individuals. She stated that there would be 20 bedrooms, and Mr. Melillo corrected her and said that there would be a total of 10 bedrooms with this proposal. She asked if a family could live in a group home and Mr. Szabo answered that each bedroom counts as an affordable housing unit and they're considered a single family under zoning laws. He noted that group homes also satisfy the very low-income requirement which is an added benefit.

Councilwoman Murphy asked Mr. Melillo for a clarification about Lackawanna Avenue. Mr. Melillo stated that this project would require a leveling of a portion of Lackawanna Ave. He also stated that Lackawanna would be enhanced to accommodate the development being proposed and would not require ownership, but would require collaboration on the Borough's part. Councilwoman Murphy asked about below ground parking and was told there would be three locations. Councilwoman Murphy asked if they can incorporate alternative power such as solar into this project. Mr. Melillo responded that they try to build as green as possible, and how they build and the materials they choose are all considered throughout the project.

Councilman Sweeney asked Mr. Melillo to touch on the emergency exit for the project, that it's not just Lackawanna. Mr. Melillo said that due to developing the floodplain there is a requirement for a second means of egress in case of a flood and the proposed road would come through 191 Main Street, the back end of the property.





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Councilman Smith stated that he is hopeful that the Liberty Park improvement project will actually have shovels in ground towards the end of the year and asked what the thought process was about the interface between this project and Liberty Park. He asked if there would be anything special with the sidewalk entry or bicycle paths to make an attractive entrance to the park. Mr. Melillo said that due to the proximity of the project, we would anticipate collaboration with Borough officials to do all of the above. He said there's an idea to create a river walk from the promenade to the park, encouraging people to live, walk, and be a part of the downtown. So, although it's premature to propose actual improvements, they would make it a point to work with the Borough to provide improvements that would allow this project to flow seamlessly into Liberty Park.

Mayor Skinner asked if Mr. Melillo could touch on what his vision of retail and office space would be in this project. Mr. Melillo responded that the big box stores like Home Depot and Walgreens would not be attractive, nor would this type of retail allow for something like a boutique clothing store. He stated that the retail you would see here would be service retail like nail salons, hair salons, and service providers like architects and engineers. It's tailored to smaller uses, anywhere from 800 to 1,000 square feet, and they're targeting the basic necessities that any town of this size and character would want, like an ice cream parlor or a pizza shop and anything in between.

No additional Council members had questions.

Mayor Skinner asked LUB Chairwoman Rubright to get questions from any LUB members. Chairwoman Rubright stated that the LUB would look at aspects such as green roofs, rain gardens, and alternative energy features, and also the Liberty Park interface, during the planning stages. Chairwoman Rubright asked Ms. Noll to go through the LUB roll to determine who had questions and comments.

Mr. Hill asked about the zoning changes required to accommodate this. Mr. Szabo said that if this was to move forward as conceived right now, there would have to be a rezoning of the Lackawanna and Main Street area. He continued that 291 Main Street and 201 and 215 Main Street would not require any rezoning. Mr. Szabo explained what would be incorporated into a very comprehensive zoning ordinance. Mr. Hill asked if they would be rewriting the whole zoning for the area and Mr. Szabo said they would target the zoning, creating a multi-use affordable housing zone here that encompasses these parcels on Main and wrapping down into Lackawanna. Mr. Hill said that where he's going with his questioning is whether fundamentally these buildings with maybe a couple of variances could be built by right. Mr. Szabo responded that this isn't possible because existing zoning doesn't contemplate this type of development and that the Borough needs to demonstrate to Fair Share Housing Center, the Court Appointed Master, and Judge Miller that this is a viable project and is approvable. Mr. Szabo stated that the Borough can't rely on variances or the whim of a particular board. Mr. Hill asked Mr. Melillo about the planned time frame to implement this project. Mr. Melillo answered that they would request a phased approach either from front to back or back to front, and that considering the density it takes time to allow the market to absorb and then move forward in phases. Mr. Melillo said that it would likely be done in three plus years, and agreed when Mr. Hill asked if three to five years was a good estimate.





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Chairwoman Rubright noted that she wanted to make sure that the Public had time to ask questions. She said that the LUB already had a meeting on this and asked that members keep questions as tight as possible in order to keep the meeting moving forward.

Mr. Downing stated that he objected a little to the comment just made because they were given these documents and were asked to review them the same day on Monday and normally there's a 10-day rule where they have time to review and ask questions. He continued that there's a very rushed schedule ahead of us and the zoning change for Lackawanna looks like they want it to be done in a couple of weeks. Mr. Downing's first question was about Building Four, noting that in the village neighborhood zone right now there is a 35-foot rear yard setback and as there seems to be five sections of that building and he wonders if it can be reconfigured so that there's at least more of a rear yard setback to the properties towards Main Street. Mr. Melillo said that he can look into it. Mr. Downing said that zoning setbacks are very important and that there are many between Buildings 1, 4 and 5 and so for his project there are adequate setbacks but he thinks that Building Four could have more of a setback. Mr. Downing also asked about the mixed use of office and retail that is being asked for and wanted a breakdown on numbers that exist now, noting that the presentation's summary indicates there are 7,000 square feet of existing office space. Mr. Melillo and Mr. Downing discussed further. Chairwoman Rubright asked if in summary Mr. Downing was saying he objects to the characterization and that has an impact on how he views the project. She continued that his objection is duly noted and that the rest of the LUB members and Council would have to evaluate if this affects the nature of what's being proposed. Mr. Downing asked Mr. Szabo if the LUB is supposed to approve a zoning change for the Lackawanna project within the next 30 days and Mr. Szabo said there would be a presentation in August or September because there is a compliance hearing with the Court at that time where all adopted documents would have to be presented. Mr. Szabo said this is required to demonstrate that the Borough can meet its obligation of 104 affordable units. Mr. Szabo said to not lose sight of the fact that we have a very favorable settlement agreement that we don't want to jeopardize.

Ms. Silacci asked if the people on Lackawanna like Café Saponi and Dominick's Pizza are aware of this project and Mr. Melillo responded that he believes so.

Mr. Heck said that his question is similar to Mr. Downing's concerning the use of existing commercial space versus what is being proposed. He also reiterated Ms. Silacci's question on if the active retail establishments have been informed of the changes. Mr. Melillo responded.

Chairwoman Rubright said that this project doesn't have the same kind of property and commercial uses and that comparing the current uses isn't meaningful. Mr. Downing responded that the reason he asked his questions is because the project far exceeds the FAR for the village neighborhood zone and he wants to reduce the size of the project if possible.

No additional LUB members had questions.





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**PUBLIC COMMENTS – 5 MINUTES PER PERSON – AGENDA ITEMS ONLY**

Mayor Skinner asked if any member of the Public wishes to speak about agenda items.

Tom Nieberding - 2 Hunt Lane, Gladstone – Mr. Nieberding asked if there were any eminent domain costs due to the displaced businesses and residents. He also asked where Café Sapori was going, if there was a flood water management plan, and would you use organizations such as Rutgers Extension Program to identify indigenous trees and plantings that do well in New Jersey. Mr. Melillo replied that in regards to the flood water concern and the endangered species, there is an NJDEP application process and that this is just a conceptual plan. If it moves forward, the site plan application would require approvals from NJDEP. Mr. Szabo said that in ordinances that he drafts, it is a standard where the applicant is instructed to use indigenous rather than invasive species. Councilman Sweeney stated that there is no eminent domain issue. Mr. Melillo said that he has been in direct dialog with the current owner of Café Sapori and they will have every opportunity to be part of the new development.

Mayor Skinner asked Councilman Sweeney to address the ruling that just came from President Trump on Affordable Housing and he indicated that it doesn't apply. Councilman Sweeney said that we're operating under a decision from the New Jersey Supreme Court and Trump is rescinding a regulation under the Federal Fair Housing Act. Mr. Bruder noted that these are two different issues.

Will Connell – 7 Bodine Ave., Gladstone – Mr. Connell wanted to understand what the traffic mitigation would be and he commented that it seems as if the town is not ready for two very large developments. He asked how the town would prioritize these. He also recommended that, if this goes ahead, the developer should assist in funding Peapack and Gladstone in becoming a NJ Transit quiet zone. He said he supports the development but there should be stringent conditions attached. Mr. Szabo said that Mr. Melillo engaged a firm to do a preliminary analysis on traffic levels which indicated that the volume would be manageable. He added that parking is shared in this mixed-use development and he's seen these elsewhere and they work very well.

Robert Dunne – 12 Pfizer Dr., Gladstone – Mr. Dunne asked about water table levels considering the number of underground parking spaces. Mr. Melillo replied that, because of the elevation differences, it is not really underground parking and that this would be taken into consideration.

Bob Weible – 9 Farm Cottage Rd., Gladstone – Mr. Weible commented that he doesn't have a problem with having affordable housing but asked if the commercial part of it could be eliminated as it seems that there's much empty commercial space when you look at other towns nearby. Mayor Skinner responded that Mr. Melillo gave their view on commercial space and that they're not proposing huge offices. Mr. Weible stated that for the last ten years all commercial space numbers are going down and he thinks we could drop the commercial space by another 10,000 square feet. Mr. Melillo responded that he wanted to be clear that their target market for commercial space is not the generic variety similar to Costar listings, that these are a variety from 600 to 1200 square feet. Based on what they currently control, with occupancies above 97 percent, he is confident that not only will the space be leased but it will be a benefit to the town. Mr. Weible stated that this is his opinion and he is looking at more than Costar, he owns





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commercial property himself, and he respectfully disagrees with this. He concluded by stating that he's not saying you shouldn't have office space but you shouldn't have so much.

Steve Kinsey – 8 Mosle Rd., Gladstone – Mr. Kinsey wanted to express some support for this development in principle. He believes that it has addressed many of the concerns that he had along with residents concerning the density development and he appreciates the effort to re-use existing buildings in town. He continued that the quality of construction of Melillo Equities will do much good for the community as a whole, and so as long as it's done in line with the details presented, he's in support. Mr. Kinsey asked how the residents that are in existing buildings are being taken care of. He also asked about the caveat on one of the slides that said something along the lines that Melillo Equities would require the town to redefine this zone as a special area in need of redevelopment. Then he asked about the timeline noting that his fear is that the developer would build one building but has no obligation to develop the rest of the project, leaving the Borough with a partial project that may or may not work in its favor. Mr. Melillo replied that by having the project phased, existing tenants would be able to shift buildings if they wanted. Mr. Melillo said that the request to have an area categorized as an area in need for redevelopment allows for specific types of funding such as Low-Income Housing Tax Credits. Mr. Melillo continued that there are mechanisms that the State uses that allows projects like this one to be more competitive and to provide less density, but to do so requires that designation of an area in need of redevelopment. Council President Corigliano stated that it is absolutely imperative that anything that is done here tax-wise does not affect our residents. That being said, there could be opportunities for funding grants, corporate tax credits, and the like that will help the project succeed. Mr. Melillo addressed the timing and why Vernon Cottage hasn't been built to date, discussing the demographics.

David and Jeanne Ten Barge – 168 Main St., Peapack – Mr. Ten Barge asked about the rescinding of the Federal Affordable Housing rules and whether that affects the considerations for the obligations which is driving the motivations for this project. Councilman Sweeney responded that our affordable housing obligation comes from the New Jersey Supreme Court and has nothing to do with federal law.

John Kappler – Chair of the Environmental Commission, 25 Holland Ave., Peapack – Mr. Kappler asked about Peapack Brook and if Mr. Melillo had a drawing that shows the 300-foot buffer. Mr. Melillo said that it's not a 300-foot buffer but rather a 100-year flood line noted on the plan and model. Mr. Melillo said that there will be permits required from an NJDEP perspective. Mr. Kappler also asked if the applicant is seeking approval for all the properties discussed or is this a piecemeal deal. Council President Corigliano replied that in order to make our affordable housing obligation they would structure everything discussed. Mr. Kappler also asked if at Vernon Cottages three affordable housing units are being removed, and Mr. Melillo said that no, the proposal is to place those three units to where three market rate units currently exist at another property. So, rather than deed restricting onsite which would make the project even harder to stabilize, he noted that he's asking that those units be deed restricted offsite at the One Railroad location. Mr. Kappler asked if they're addressing walkability on these properties. He stated that the School Street sidewalk was an oversight on the Vernon Cottages and that this is a very dangerous road. Mr. Thomas said that these are site planning questions that the LUB will deal with. Chairwoman Rubright said that the Vernon Cottages application is finished so if there were going to be sidewalks that is not in play now.





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W. C. Jack Miller and John Sorrenti – 26 Brady Drive West, Gladstone – Mr. Sorrenti noted that he is a registered architect and Chairman of landmarks in a town in New York, and is very familiar with the town we have and would like to preserve it. Mr. Sorrenti asked about the parking in front of Building One and whether it can be redesigned so that one doesn't see 25 to 30 cars coming down Main Street. Mr. Melillo said his points are well taken and that this is just conceptual and there can be collaborative changes to the project. He continued by saying that parking in those spaces and those on top would most likely be restricted to a 10 to 15-minute timeframe. Mayor Skinner noted that he had time for one more question, and Mr. Sorrenti said he doesn't see the reason for these buildings to have flat roofs and it's out of character for Peapack and Gladstone and they could be redesigned. Mr. Melillo responded with some of the design reasons but he agrees that some of the design can be tweaked.

Rob Simon – 7 Pfizer Dr., Gladstone – Mr. Simon thanked Mr. Melillo and all the volunteers on the LUB and Council for their time. He continued that he doesn't understand the justification for departing from the existing zoning standards for the village neighborhood zone that are supported not just in the ordinance but in the Master Plan, particularly in the most recent reexamination report done in 2016. He continued that as a former LUB member, they took much time working through the zoning requirements and it appears that they're going to be exceeded significantly. He specifically asked Mr. Szabo for the justification and analysis. Mr. Szabo responded that we've been working out the details because an approvable project needs to be presented to the Court and it's going to take some zoning changes. Mr. Simon said he would add as a comment that we often lose sight once an affordable housing project site is approved and they go through the Master Plan amendment and ordinance adoption. Once it gets to Planning Board, the Public is told not to worry as it will be thoroughly vetted at the Planning Board, but he noted that by then the horse has left the barn. If the developer provides a fully compliant plan, the LUB needs to approve it. His recommendation is along the lines of what Mr. Szabo was stating, at the time the ordinance is introduced and comes up for public hearing that there be a more detailed concept plan so that we can have intelligent planning. Mr. Simon asked if there's been any type of analysis on whether any of these properties actually do qualify for the in need of redevelopment designation. Council President Corigliano replied that the analysis has not been done. Mr. Thomas added that a study would have to be done and criteria would have to be reviewed for this to go forward. Mr. Thomas said that in terms of justification, the Borough has an obligation to meet its affordable housing requirements so the reality is that rezoning is required. Chairwoman Rubright stated that the LUB will pay attention to the standards and make sure that we have a viable ordinance because the worst thing is to have an ordinance and a concept plan that need to be amended.

Bill Simpson – 53 Mendham Rd., Gladstone - Mr. Simpson stated that this looks like a good project although it's a little too big for his taste with too many residences in that little area, but if that's what we're going to get that's ok. He asked what happens to our fair share housing settlement if the Borough uses this plan to fulfill obligation, then something goes wrong. Council President Corigliano answered that we believe that this plan is the best option but if for some reason this plan couldn't happen, we could seek to replace it or if it's after 2025 it becomes part of our unmet need and we address it in conformance with the affordable housing laws at that time. Mr. Simpson asked about the Lackawanna Assemblage and if it's not approved would you still go forward with the other projects, namely Railroad Ave., Main Street, and the place by the market. Mr. Melillo said that as the proposals were provided, One Railroad Ave. would





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move forward irrespective of Lackawanna but the other two locations 201-205 and 291 Main Street would not because they're one proposal. Mr. Simpson asked Mr. Szabo if the change in zoning and the change in the Master Plan may make it possible for other developers to come in. Mr. Szabo said that this absolutely not will happen because the Borough is doing this in conjunction with its settlement agreement. The Borough is only obligated to the extent of that agreement and the zoning that it implements to effectuate that agreement and is under no obligation to rezone any other parts of town. In fact, the community is afforded protection against developer's suit because it will have met its obligations. Mr. Thomas added that if a plan is not approved by the Court, the Borough will lose immunity and developers can come in and say to a judge that they can put in affordable housing wherever they want. Mr. Simpson said that when he was on Council and this was starting, we needed to be reminded of this, and he knows it could be much worse. Lastly, Mr. Simpson said he doesn't need an answer but as food for thought, if we weren't up against a wall, would you be considering a project of this scope.

Corneilia Fuller – 65 Main St., Peapack – Ms. Fuller said that she's glad historical aesthetics were addressed. Her question is about the idea of a community space, where it would be, how would it be oriented towards the retail locations, and what is the plan for attracting or incentivizing certain types of retail that is geared towards the young people of our community so that they can safely congregate. Mr. Melillo answered by showing on a slide that area of congregation would be amidst Buildings One through Four. He added that the river walk connecting into Liberty Park would be an incentive for pulling people into this area. He continued that he understands her frustration with nail and hair salons. Ms. Fuller said that the ice cream parlor with outdoor seating mentioned would be wonderful as you meet your neighbors this way, and it would be especially good for the youth to have a place to go. Mr. Melillo said that the landscape and hardscape are very important and that they will be a priority.

Valerie Pawlowski – 61 Main St., Peapack – Ms. Pawlowski asked if upon approval when would the start and completion dates be. Mr. Melillo responded that the start is driven by the Council and the LUB, but once he has what they need, a site plan with NJDEP approvals will take easily over a year. So, if the town is able to provide what's needed before year's end, it would be a year in a half to have the project shovel ready and another three years after that to complete it if phased as proposed.

Fran Tosti – 41 Old Chester Rd., Gladstone – Ms. Tosti stated that she was interested in those from the LUB who did and didn't ask questions and it seems like this is a done deal, which she's not really happy about. She continued that Melillo and Associates has done some great work in neighboring towns. She has concerns with the scope of the project and noted that the gas station on Pottersville Road is unsightly so that she's worried about what this project may look like. Ms. Tosti asked if this can be addressed at some point, and also asked how many affordable housing units would be done by the Lackawanna Avenue project. She also expressed concern about the rent costs for existing commercial tenants. Council President Corigliano said that there are 17 affordable units for the entire proposal, excluding Vernon Manor (20 including Vernon Manor). If the Lackawanna Project isn't done then the Borough is short 17 units. Ms. Tosti asked who would be managing the projects once built and Mr. Melillo said that his company would, using the same quality and standards that they do with all properties. Ms. Tosti asked if the Borough has another option if this doesn't happen. Council President Corigliano replied that the Affordable Housing Committee reviewed the very limited options and believes this is the single best option and any other options would get ugly. Ms. Tosti said that she's not stating that this is a bad option





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per se but she asked if everyone came into this meeting knowing this is the only option. Council President Corigliano said that the LUB members could turn this down and the Borough would scramble to try to put something together to present to the Court and the Fair Share Housing Center and if they didn't buy it, they'd be facing a Builder's Remedy situation.

Rebecka and Don Trelstad – 7 Apgar Ave., Gladstone – Ms. Trelstad said that she thinks this is a great project and asked if this works out does it remove the need or the designation for a tract of land at Komline. Council President Corigliano said that he believes she's referring to the Smith property which is a separate parcel owned by the Borough adjacent to Komline and that it doesn't remove this. The settlement is 104 units in credits comprised of 78 units and 26 credits. He continued that what we're talking about tonight is 17 units, so there are 61 units that the Borough has plans for elsewhere. She asked about the number of units at the Smith Property, and Council President Corigliano said that it's designated for a total of 28 units including two four-bedroom group homes. He continued that the Borough has a Memorandum of Understanding, an MOU, with one developer for the 20 units and another non-profit developer for the group homes but neither of those entities has funding so there is no plan on the table to build them. Ms. Trelstad asked about the size of the complex and three-story building and whether the fire department is equipped to handle the demands. Council President Corigliano said that this would need to be evaluated when the site plan review takes place. She stated that we all understand that the members of the Borough's Fire Department and EMS are volunteers and they give up their time, but there's also the cost of equipment and asked if we are properly equipped. Council President Corigliano took the moment to give a plug for both our First Aid Squad and Fire Company who desperately need volunteers.

No additional members of the Public had comments.

Council President Corigliano said that he doesn't believe an executive session would be productive as they've absorbed a lot of information and have much to think about. He asked Ms. Bretzger if it's possible to carry this meeting to a later date at which time an executive session for Council and LUB can be considered. Ms. Bretzger deferred to Mr. Bruder. Mr. Bruder said that a new meeting would need to be noticed but the topic could be continued at that new meeting. Council President Corigliano asked if Council members and LUB members see a need for an executive session to discuss this matter in the near future. Chairwoman Rubright asked what the schedule is and whether the LUB needs to meet as a whole to have further discussions. Council President Corigliano said that the next key date is the Council meeting on August 18<sup>th</sup> at which they'd discuss and likely propose a first reading of an ordinance as well as a revised housing element and fair share plan. The LUB meeting is on August 19<sup>th</sup> and assuming those documents are approved they would be presented to the LUB for review. Action would need to be taken at the LUB meeting. Mr. Szabo noted that everything would have to be done by early next week in order to advertise and notify the State. Council President Corigliano stated that this means Council would have to discuss this by early next week. Ms. Bretzger stated that she could notice the meeting in time and discussion was had on setting a public meeting for August 5<sup>th</sup>.

There being no other matters to be addressed by the Governing Body at this time, a motion was made by Councilman Sweeney, seconded by Councilman Smith, that this meeting be adjourned. This motion was carried unanimously.





**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
SPECIAL JOINT MEETING OF  
THE BOROUGH COUNCIL AND LAND USE BOARD  
MEETING MINUTES  
JULY 29, 2020**

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There being no other matters to be addressed by the LUB at this time, a motion was made by Judy Silacci, seconded by James Heck, that this meeting be adjourned at 10:04 p.m. This motion was carried unanimously.

Respectfully submitted,

*Nancy A. Bretzger*

Nancy A. Bretzger  
Borough Clerk

*Sarah Jane Noll*

Sarah Jane Noll  
Clerk and Secretary to the Land Use Board