

**Borough of Peapack & Gladstone
Land Use Board**

April 6, 2016

Opening Statement: Adequate notice of this meeting of the Land Use Board of the Borough of Peapack & Gladstone was given to the Courier News on January 7, 2016 and was posted at the Municipal Complex, 1 School Street, Peapack; The Peapack Post Office, 155 Main Street, Peapack; and the Gladstone Post Office, 266 Main Street, Gladstone, New Jersey on January 13, 2016.

Salute to the Flag

Roll Call:

Present:

Greg Yannaccone, Chairman
Mayor William Muller
Stephen Neville, Vice-Chairman
Joan Dill, Class IV
Kingsley Hill
Mark Corigliano, Councilman
David DiSabato
Chris Downing
Judy Silacci, Alternate # 1
Susan Rubright

Absent:

Peter Sorge, Alternate # 2
Lisa Saunders, Alternate # 4
James Heck, Alternate # 3

Also Present:

Roger Thomas, Esq. Board attorney
William Ryden, Borough Engineer
John Szabo, Borough Planner

PulteGroup and its Representatives - Block 33, lot 11, 11.01 & 13 - Age Restricted Housing.

James Mullen, Esq. representing the applicant and also a member of the group. The property is in the R-5 Zone with an overlay. They explained that they wish to build as was approved for the age restricted units but use the Pulte architecture. 2006 approved the 68 luxury age restricted homes. In order to make the project successful however, they believe that the models approved in 2006 need to be updated in order to address the needs of today's active adult buyers. He went on to explain that Pulte is an award winning national homebuilding company founded in 1950 by Bill Pulte in Oakland County, Michigan. The company is now based in Atlanta, Georgia with local operations in Basking Ridge, New Jersey. Pulte operates in approximately 50 markets throughout the country. They offer a wealth of in-house expertise, financial strength and accomplishment, representing over 60 years of industry experience in building active adult, townhome and single family home development projects. Pulte is nation wide company. Largest premier builder of age restricted homes. They are still negotiating a contract with the owner.

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Mr. Ronald Kennedy of 265 Main Street was introduced. He showed the board the footprint of what the Board had approved and what is proposed. The proposed price is one million dollars per unit. It will be a one road network around with 2 cul-de-sacs with Duplex houses. Two are on septic because they were outside of the sewer district. The road network is in place from Route 206. The northbound access is not yet built. Plans have been approved by town, county and state on wetlands. They are proposing the identical plan with just a change in footprint of the units. The Driveway openings are still in place. The rear of the houses is closer to the road than what was approved; the sewer flows remain the same. A second exhibit that was submitted showed the changes in the footprint which showed the units closer to the road and more compact creating more lawn area in the back for recreational purposes. This would allow the homeowner some room to put a little garden in or something else. The storm water is not being redesigned. He explained the sewer line and how it is connected. There will be an access over the old Brady Drive during the construction and will not be an access after the completion of the development. Lot 10 is a separate distinct lot and not part of this project. The zoning table is from the past approval; it was not changed. The mayor suggested that Mr. Kennedy show a new table on any new plans with previous, present and what is requested. All setbacks will be the same. The lot coverage will be less. Nothing will be greater than that which was approved.

Public portion was open and closed when no one in the public wished to question the witness.

William Feinberg 227 laurel Rd., Fort lee, NJ – architect was introduced and explained the new design. They are proposing Luxury million dollar homes consisting of 3,600 s.f. of living space including finished basements. Finished attic and loft space was on the original approved plans. There will be walkout basements with windows and doors including office space and home entertainment areas. He explained that the exterior wall of the walkout basements must be finished and the ceilings of the first floor have to be rated. This code was effective in March 2016. The new units will provide larger spaces in kitchen and entertainment rooms and have 9' ceilings in basement. They are considering between 8' and 10' ceiling heights on the first floor. Showing dormers in attic space but not finished. They are seeking the approval of 4 different floor plans. There will be 4 to 5 different elevation styles. He displayed a colored rendering of a duplex. There will be metal roofs and Hardy Board. He explained the design of the windows; garage door; stone and pilasters which they added into the product line. Decks were approved on the original design and they have created open pergola over the deck and on grade patios on the level below. The garage attached to the house entering from it into the house thru a laundry room. A hip roof design was approved. Mayor Muller was not pleased with the roof line. Floor plan A is the smallest; Floor plan B. is larger; Unit C plan is larger. They will put the C unit on the end. Ron Kennedy had left the plan as it was; they will fix this. They do not construct miniature models of their homes. All of the units were shown to the Board. They were asked to provide some rear views that would be seen from Route 206. Joan Dill asked to see Unit D which looks like a single family home. Mark Corigliano questioned the change in the material product in order to reduce the price. They advised that exterior and interior finishes will be equal to or better than was approved previously.

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Mr. Mullen, Esq. spoke to the board of their experience addressing the consumers' needs. He asked the board for some direction. Mr. Thomas then asked if they had addressed the recent 2015 affordable housing decision and what the applicants' plans for affordable housing will be. They answered that they wanted to stay with this age restricted approval with no plans for affordable housing. Mr. Thomas asked if there were a requirement for affordable housing would this be the plan or would there be a different plan. Susan Rubright asked about the two single family houses. The owner of the property would have to address this. Mark Corigliano asked if they would accommodate affordable housing and suggested that they confer about this. The mayor asked if they could build affordable housing and would it fit in. Mr. Mullen said that they have never had to do something like this. Mr. Thomas then spoke to the board. He does think that it is important for them to think on how the project changes with this addition. Mr. Mullen said that the ordinances would have to change to address this. 68 units were approved. The borough planner has advised that it is obliged to provide affordable housing. Mark Corigliano commented favorably on the plans shown tonight and suggested that the Borough reconsider the zoning on this property to accommodate affordable housing. Greg Yannaccone agreed with Mr. Corigliano. Kingsley Hill asked about scheduling the build out. They don't custom build but could accommodate. They build as they sell usually a unit a month; depends on the market – long term would be 5 years. They thanked the board for their consideration and advised that they would be back.

The board members were reminded to fill out and send in the Financial Disclosure forms on line.

Resolution for approval:

Levinn - Minor Subdivision – Block 4.01 Lot(s) 2 & 3, 3 & 5 Sheephill Drive
Application No. 2016-001- Reconfigure two (2) adjacent lots via lot line adjustment –
Engineering Report dated – 02/10/2016, Planning Comments dated – 02/14/2016.

Attorney Thomas read the resolution. The board pointed out that one of the conditions was to add a key map to the plan.

Joan Dill moved to adopt the resolution with the addition; Kingsley Hill seconded the motion which was approved by the following roll call vote:

AYES: Neville, Mullen, Corigliano, Dill, Hill DiSabato, Silacci,

NAY: None.

The meeting was adjourned at 8:40 p.m.

Sarah Jane Noll
Assistant to Ruth Spae