

BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

April 4, 2018

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 5, 2018 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 5, 2018.

Salute to the Flag

Roll Call:

Present:

Greg Yannaccone, Chairman
Susan Rubright
Joan Dill, Class IV
Chris Downing
Kingsley Hill
Peter Sorge, Alternate # 1
James Heck, Alternate # 2

Absent:

Mayor William Muller
Mark Corigliano, Councilman
Matt Sutte, Alternate # 4
David DiSabato
Judy Silacci
William Ryden, Borough Engineer
Lisa Saunders, Alternate # 3

Also Present:

F. Clifford Gibbons, Esq. standing in for Roger Thomas, Esq. Board attorney
John Szabo, Planner

Meeting convened at 7:05

Resolution to be adopted

Lots 13 and 18.01, Block 28 – 66 Main Street

James Mullen, Esq. representing the applicant and the applicant Anthony Melillo were present and Mr. Mullen commented on the resolution and some concerns which he had. They objected to the Zoning Official having a say on the demolition of the foundation based on it being unsafe. After some discussion, the board agreed to the following changes to the conditions of approval:

#6 - remove '**and the zoning official**'

12 – does not regulate lot 18.01. There is a deed to the Somerset Trust. They have sent the deed to Roger Thomas, Esq. and that is in # 7.

12 - is to be struck because we have # 7.

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5 was changed to include both lot 13 and **14**.

Anthony Melillo then testified. He advised that the Deed is for the lot that has the structures and was from Bolio to the trust back in October, 2017. He gave a copy of the deed to Mr. Gibbons. The guard rail will be reviewed by the Borough engineer. Mr. Yannaccone does not feel that a grading plan is required for the guard rail.

Joan Dill moved to approve the resolution with the above mentioned additions and changes; Kingsley Hill seconded the motion which was approved by the following roll call vote of the members eligible to vote:

AYES: Yannaccone; Rubright; Hill; Dill; Heck; Downing

NAYS: None

PUBLIC HEARING/APPLICATIONS:

Michael Virzi – Block 26, Lot 6 – 16 Tainter Street – Application deemed complete 2-2-18. Toll time is 6-2-18.

Michael Virzi, applicant spoke on behalf of himself. It is a blended family of 4 children from 8 to 11 age. They are proposing a 2 story addition to the existing residence at 16 Tainter Street. It also includes the removal of an existing garage in the location of the proposed addition.

The Chairman advised that the application has been deemed complete by the Borough engineer. He explained the procedure which the board follows to the public. Mr. Gibbons then swore in Mr. Virzi. Mr. Virzi then turned over to MK Divino of MK Divino Interiors located in Morristown. Mr. Divino was sworn in and he explained that he will have his license in May. He has testified in New York; Westbury; and Woodbridge, NJ. He explained why he is waiting for his license. He has passed all of his tests and testified that his license is pending. He then testified that he prepared the drawings and made sure that the structure is structurally sound. They wish to remove the dilapidated garage. They are attempting to remove several of the existing conforming variances. Currently the existing footprint is 410 s.f. and they are proposing 566 s.f. but it is a 2-story structure; 156 additional s.f. is proposed and they have reduced impervious coverage. Entered into Evidence is the following exhibit:

Exhibit A-1 thru- A-4 - photos of existing house and garage and

Exhibit A-5 - consists of 4 sheets of renderings of what is proposed.

The current garage is on the property line and the proposed addition is to be located 2' from the property line. There are no windows at eye level. He proceeded to explain the proposed addition and layout. The Board did question the increase in mass on the lot. The vestibule is connecting the new addition. Total # of bedrooms proposed is 4 and 3 is existing. The number of required parking spaces and the impervious coverage will be addressed by the engineer during his testimony.

Mr. Virzi was questioned by some of the board members. Ms. Rubright asked what the parking requirements are. Mr. Szabo advised that cars are not required to be garaged. Mr.

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Virzi advised that access to the basement is internal; he does not like bilco doors. There is an internal access to the basement; no bilco door. The board members suggested that this should be looked at since it appears that storage accessed from the inside might be difficult. The heat source is oil and public sewage; he has applied to PSE&G for gas service. He explained that he rented the house last year since he was assigned a position in Washington D.C. He has now been reassigned to this area and that his wife JoAnn will be selling her home and they will be living in this home with the four children. He was questioned about the proposed metal roof over the new addition.

Mr. Szabo then advised the RSI standards refers to 2.5 parking spaces per dwelling with 4 bedrooms which would be rounded off to 3 spaces. Mr. Szabo asked the architect if an analysis of the neighborhood had been made. He also questioned if the 566 s.f. includes the mud room. He also advised that the required setback is 15' and commented on this departure from the ordinance. Mr. Virzi was asked if he had spoken with the adjoining neighbor on the right side of the property where the structure is proposed to be located 2' from the line. He did advise that they had considered the addition to the rear but it was not feasible in that it would disrupt the interior of the house. Ms. Rubright asked if there were any photos of the backyard. She explained that she is looking for testimony that justifies this request. The height of the addition is 24.6' in height.

Public portion was opened.

Laura Coffley – 14 Tainter Street – advised that the property is owned by her family. She stated that she is concerned with the addition. Has the applicant reviewed the parking layout? Mr. Virzi advised that his wife JoAnn works in Summit and the boys go to Oratory. One of the boys works in town and the expectation is that he will walk to work.

Julie Sueta - 19 Tainter –questioned the original s.f. of the house and the height of the existing house. The existing height at the front is 26' but the grade at the front is lower. Drawing #2 shows the peak of the addition will be 6' higher than the existing.

Since there were no further questions of the witness by the public, this public portion was closed.

The following witness was sworn in and accepted as an expert and testified. James Chmielak, Jr. PE, PP - 360 Nassau Street, Princeton – Kensho Resources LLC, Civil Engineering and Planning. He addressed the parking requirements of 2 parking stalls according to the RSI Standards. They are demarcated on the site plan. The survey has a site photo which shows many conifer trees between the existing garage and the side property line. This existing buffer would remain. This buffer exists on the adjoining property. The existing house on this adjoining property is 12' off of the property line. He reviewed the limited lot sizes in this zone and the present and proposed setbacks. He addressed the exceptional narrowness of this property; best use of the property and the location of the existing garage; improving the side yard setback and the location of the existing house which is in the middle of the property. Also addressed was the FAR variance and the reasons that the board should consider so as to approve. He felt that the site could still handle the proposed addition by the replacement of the existing structure along the side line. He was asked how this home fits into the scope of the other existing

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homes in the area. According to Mr. Szabo, their calculations are not correct. The existing FAR of .22 is increasing to .37. He advised that basements and accessory structures are not included. The houses on Tainter range from 1,600 to 2,200 s.f. and the tax records indicates that on Tainter Street, they are 1,100 up to 2,300 s.f.– 17 Tainter has 30% FAR. 3 other lots contain floor area in excess of 2,000 s.f. Mr. Chmielak then entered into evidence the following exhibit and reviewed it.

Exhibit A-6 - Tainter Street FAR properties

He advised that this house would be the largest on the block. Most of the properties conform to the .17 % FAR.

Susan Rubright commented on the FAR and the distance from the property line.

Mr. Virzi asked to be allowed to relook at the proposal; make the footprint smaller and address the issues being heard tonight by the board and neighbors. He advised that he will need one month. The hearing is carried to 5-2-18 with no further notice needed.

Public Portion opened to question the planner.

Julie Sueta asked if multi-family housing is permitted in their zone.

The Minutes of the February 21, 2018 meeting were approved as corrected.

Annual Report –The board asked the Secretary to send the annual report out again so as to discuss it at the next meeting.

Kingsley spoke briefly to the mitigation plan which he will present at 4-18 meeting.

Quintennial reviewed the plan. Small areas that flood; big storms and mitigation of. He would like to meet with utilities and Fema and discuss underground burial. He asked the board members to please advise him of any known hazards or risks that the members may know of. This will be discussed at the 4-18-18 meeting.

A motion to adjourn was made and seconded and the meeting was closed at 9:20 p.m.

Sarah Jane Noll
Secretary/Administrator