



A welcoming community.

BOROUGH OF PEAPACK & GLADSTONE **LAND USE BOARD**

Office Hours Wednesdays 12-4:30 p.m.

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1 School Street, P.O. Box 218

Peapack, New Jersey 07977

snoll@peapackgladstone.org

Land Use Board Agenda

March 5, 2025

7 p.m.

Opening Statement Pursuant to the Open Public Meetings Act, Adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on January 19, 2025, and posted with the Municipal Clerk, on the bulletin board at the municipal building and posted at the Peapack and Gladstone post offices.

Flag Salute

Roll Call

Present:

Jamie Murphy, Class I
John Sweeney, Class III
Sarah Jane Noll, Class II
Greg Yannaccone, Class IV
David DiSabato, Class IV
Judy Silacci, Class IV
Joan Dill, Class IV
Chris Downing, Class IV
Matt Sutte, Class IV
Robert Riedel, Alternate # 1
Scott Ross, Alternate # 2
William Hillsinger, Alternate # 3
Thomas Nieberding, Alternate # 4

Absent:

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

March 5, 2025

Also Present:

Roger Thomas, Esq., LUB Attorney
William Ryden, LUB Engineer
John Szabo, LUB Planner

Minutes: January 15, 2025

Members not eligible to vote: Matt Sutte and Joan Dill.

Public Hearings: None

Natirar Resort Development Minor Site Plan Waiver – Social Pavilion – Request for a minor site plan waiver as it relates to improvements surrounding the Lawn Sprots Center/Social Pavilion. - Block 28, Lot 24.02
Borough of Peapack-Gladstone, Somerset County, New Jersey

The changes from the approved plans are de minimus in nature and include the removal of the proposed addition on the west side of the Social Pavilion and the inclusion of the Compass and Paintbox outbuildings located to the north of the Social Pavilion. No variances are required as a result of these changes, and in addition, the total floor area on the property will not be increased from the 2014 Site Plan Approval.

P-G Residential Developers, LLC, - 3rd Extension - **Request to Extend Protection for Site Plan and Variance Approval to April 7, 2026** - Block 33, Lots 11, 11.01 and 13.

CONSISTENCY REVIEW - AN ORDINANCE TO AMEND CHAPTER XXIII, "LAND DEVELOPMENT ORDINANCE" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF PEAPACK AND GLADSTONE AMENDING ARTICLE XIA, MU-AH MIXED USE - AFFORDABLE HOUSING ZONE

Resolutions:

- **Celebrity Auto Realty Peapack, LLC** - ***Certification for lawfully pre-existing non-conforming uses and structures, relative to property located at 163-165 Main Street, Block 23, Lot 3, Borough of Peapack & Gladstone, Somerset County, New Jersey.***

Members eligible to vote: John Sweeney, Jamie Murphy, David DiSabato; Greg Yannaccone; Judy Silacci; Sarah Jane Noll; Robert Reidel; Scott Ross; William Hillsinger; Chris Downing and Tom Nieberding

**Borough of Peapack & Gladstone
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Other Business -

Adjourn

**Sarah Jane Noll
Clerk/Administrator**

Upcoming meetings:

There is nothing pending at this time.