



*A welcoming community.*

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

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

**908-234-2250 X 105**

**Fax: 908-781-0042**

**1 School Street, P.O. Box 218**

**Peapack, New Jersey 07977**

[snoll@peapackgladstone.org](mailto:snoll@peapackgladstone.org)

### **Land Use Board Agenda**

**May 21, 2025**

**7 p.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 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, Mayor Proxy

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

Robert Riedel, Alternate # 1

Scott Ross, Alternate # 2

William Hillsinger, Alternate # 3

Thomas Nieberding, Alternate # 4

#### **Also Present:**

John Szabo, Planner

Roger Thomas, Esq., LUB Attorney

William Ryden, LUB Engineer

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

May 7, 2025

**Absent:**

**Minutes:** May 7, 2025

Members **not eligible to vote:** Jamie Murphy; Robert Riedel, William Hillsinger, David DiSabato and Thomas Nieberding

**Public Hearing:**

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

Preliminary and final site plan and variance for signage application.

**Resolutions To Be Adopted:**

**#2025-004 –** 9 Apgar, David & Carolina Hill

**Other Business**

Affordable Housing Element Amendment - review

**Adjourn**

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**Sarah Jane Noll  
Clerk/Administrator**

**Upcoming meetings:**

**June 4, 2025 –** Public Hearing – Affordable Housing Element