



BOROUGH OF PEAPACK & GLADSTONE

LAND USE BOARD

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

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Revised 5-20-25

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

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

May 7, 2025

William Ryden, LUB Engineer

Absent:

Minutes: May 7, 2025 – to be approved at the June 4th meeting.

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

Members eligible to vote: *John Sweeney; Sarah Jane Noll; Greg Yannaccone; Judy Silacci; Joan Dill; Chris Downing and Scott Ross.*

Other Business

2025 Housing Element and Fair Share Plan Amendment – dated May 19, 2025

Adjourn

Sarah Jane Noll
Clerk/Administrator

Upcoming meetings:

June 4, 2025 – Public Hearing – 2025 Housing Element and Fair Share Plan