



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

Land Use Board Agenda

August 20, 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:

Mark Corigliano, Class I

Jamie Murphy, 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, Class IV

Scott Ross, Alternate # 1

William Hillsinger, Alternate # 2

Thomas Nieberding, Alternate # 3

David Holleb, Alternate #4

Also Present:

John Szabo, Planner

Roger Thomas, Esq., LUB Attorney

William Ryden, LUB Engineer

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

August 20, 2025

Absent:

Minutes: June 4th and June 18, 2025

Public Hearing: - #2025-006 – 100 Rt. 206 PG LLC (Pfizer)-
Waivers requested – Checklist 23-33.2 Preliminary Major Subd.

Items 4, 10, 14, 17, 23, 24, 25, 26, 28, 29, 31, 32, 33

Checklist 23-33.3 – Final Major Subdivision:

Items 4 & 5

Checklist 23-33.4 – Preliminary and Final Site Plan

Items 9, 10, 13, 14, & 18

See W. Ryden's report pages 2 & 3 dated 7-21-25.

Resolutions To Be Adopted: #2025-005 – 219 Main Street, Gladstone

Members eligible to vote: *Greg Yannaccone; Jamie Murphy; David DiSabato;
Joan Dill; July Silacci; Sarah Jane Noll; Chris Downing; Robert Riedel.*

 **The applicant has requested discussion of the wording in the resolution regarding the 'production of beer per year'.**

Other Business

Adjourn

Sarah Jane Noll
Clerk/Administrator

Upcoming meetings:

Continuation of # 2025-006 - 100 Rt. 206 PG, LLC

New Application:

- Café Azzurro – In review, not deemed complete. No public hearing scheduled.