



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

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Land Use Board Agenda

August 6, 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, 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

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

August 6, 2025

William Ryden, LUB Engineer

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; John Sweeney;
David DiSabato; Joan Dill; July Silacci; Sarah Jane Noll; Chris Downing; Robert
Riedel.*

Other Business

Adjourn

Sarah Jane Noll
Clerk/Administrator

Upcoming meetings:

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