



# BOROUGH OF PEAPACK AND GLADSTONE

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Land Use Board – Sarah Jane Noll, Clerk/Administrator

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1 SCHOOL STREET  
P.O. BOX 218  
PEAPACK, NJ 07977

Notice of Public Hearing  
Regarding  
Non-Condemnation Redevelopment Area Designation Consideration  
9-35 Lackawanna Avenue, Block 20 Lot 5  
219 Main Avenue, Block 22 Lot 13  
Borough of Peapack and Gladstone Land Use Board  
Borough of Peapack and Gladstone, New Jersey

**PLEASE TAKE NOTICE** that on Wednesday, September 1, 2021 at 7:00 pm the Peapack and Gladstone Land Use Board will hold a virtual/audio public hearing to review an “area in need of redevelopment” study prepared on behalf of the Land Use Board by Burgis Associates, Inc. The public hearing will be held in accordance with the New Jersey Local Redevelopment and Housing Law, NJSA 40:A12A-1 et seq. The purpose of the investigation is to determine if the hereinafter described study area complies with the requirements of NJSA 40A:12A-5 to enable it to be designated as an “area in need of redevelopment.” An “area in need of redevelopment” determination shall establish a Non-Condemnation Redevelopment Area, which shall not authorize the Borough to exercise the power of eminent domain to acquire any property in the delineated area should the area be so designated.

The study area that the Peapack and Gladstone Governing requested the Land Use Board to consider is comprised of Block 20 Lot 5 with street address 9-35 Lackawanna Avenue and Block 22 Lot 13 with street address of 219 Main Street.

**PLEASE TAKE FURTHER NOTICE** that the public is invited to attend said public hearing and present any and all comments and information on the Planning Board’s investigation as to whether such area should be designated an “area in need of redevelopment.” All comments will be considered by the Planning Board and made part of the public record. The Board is utilizing the GOTOMEETING program, a cloud platform for video and audio conferencing across mobile devices, desktops, laptops and telephones, to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

During the virtual/telephonic public hearing, any interested party will have an opportunity to listen to the hearing, be heard (ask questions, provide comments or offer evidence) by joining online or by telephone at 7:00 p.m. here:

**Land Use Board of the Borough of Peapack & Gladstone  
Wed, Sep 1, 2021 7:00 PM - 11:00 PM (EDT)**

Please join my meeting from your computer, tablet or smartphone.

**<https://global.gotomeeting.com/join/233328821>**

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

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- One-touch: <tel:+18722403311,,233328821#>

Access Code: 233-328-821

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The Resolution of the Borough of Governing Body authorizing and directing the Land Use Board to undertake this investigation prepared by Burgis Associates, Inc. on behalf of the Planning Board, including a map depicting the boundaries of the study area, an identification of the properties within the study area, and the investigation report shall be on file with the Borough Clerk and the Land Use Board Clerk/Administrator and shall be posted on the municipal website at least ten (10) days prior to the public hearing. Anyone wishing to review these documents may do so by contacting the Board Clerk/Administrator, Sarah Jane Noll by telephone at 201-400-9043 or via email at [sjnoll@peapackgladstone.org](mailto:sjnoll@peapackgladstone.org). The documents will also be available on the municipal website at: [www.peapackgladstone.org](http://www.peapackgladstone.org).

*Sarah Jane Noll*  
Sarah Jane Noll  
Clerk/Secretary  
Borough of Peapack & Gladstone  
Land Use Board

DATED: August 12, 2021