



A welcoming community.

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

January 15, 2025

7 p.m.

Opening Statement Pursuant to the Open Public Meetings Act, Adequate notice of 2024 Meeting Dates was published in the Courier News and Bernardsville News on April 20, 2024, 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
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
Matt Sutte, Class IV
Robert Riedel, Alternate # 1
Scott Ross, Alternate # 2
William Hillsinger, Alternate # 3
Thomas Nieberding, Alternate # 4

Absent:

**Borough of Peapack & Gladstone
Land Use Board
January 15, 2025 - Reorganization**

Also Present:

Roger Thomas, Esq., LUB Attorney
William Ryden, LUB Engineer
John Szabo, LUB Planner

Minutes: December 4, 2024

Members eligible to vote: Greg Yannaccone, Sarah Jane Noll, Judy Silacci, David DiSabato, Chris Downing, Scott Ross, William Hillsinger,

Public Hearings:

- **219 Main PG LLC** – Hearing is cancelled. No further notice of hearing date.
- **Celebrity Auto Realty Peapack, LLC** - *Certification for lawfully pre-existing non-conforming uses and structures, relative to property located at 163-165 Main Street, Block 23, Lot 3, Borough of Peapack & Gladstone, Somerset County, New Jersey.*

Resolutions:

- **BETHEL RIDGE CORPORATION AND PG AFFORDABLE HOUSING, INC.**
BLOCK 20, LOT 1.03 – Preliminary and Final site plan and subdivision -
Members eligible to vote: *Greg Yannaccone; David DiSabato; Sarah Jane Noll; Judy Silacci; Scott Ross; William Hillsinger*
- **158 ROUTE 206 PG, LLC** -BLOCK 20, LOT 1.02 – Preliminary and Final Site Plan.
Members eligible to vote: *David DiSabato; Judy Silacci; Chris Downing, Matt Sutte; Sarah Jane Noll; William Hillsinger*

Other Business -

Adjourn

**Sarah Jane Noll
Clerk/Administrator**

Upcoming meetings:

No applications have been submitted for review therefore there are no applications scheduled for February 2025