

**BOROUGH OF PEAPACK & GLADSTONE  
LAND USE BOARD**

April 3, 2024

Chairman Greg Yannaccone called the meeting to order at 7:00 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 January 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:**

Mayor Mark Corigliano, Class I  
Councilman John Sweeney, Class III  
Sarah Jane Noll, Class II  
Greg Yannaccone, Class IV  
Judy Silacci, Class IV  
Joan Dill, Class IV  
Chris Downing, Class IV  
David DiSabato, Class IV  
Robert Riedel, Alternate #1  
Scott Ross, Alternate # 3  
William Hillsinger, Alternate #4

**Absent:**

Matt Sutte, Class IV  
Craig Darvin, Alternate # 2  
William Ryden, Borough Engineer  
John Szabo, Borough Planner

**Also Present:**

Roger Thomas, Esq.  
Sarah Jane Noll, Clerk/Administrator

**Minutes – March 6, 2024** - A motion approving the LUB minutes of March 6, 2024 meeting was made by Joan Dill and seconded by Mark Corigliano. The motion passed. David DiSabato abstained.

**Application for Request to Extend Protection for Site Plan and Variance Approval**

– P-G Residential Developers, LLC. – Block 33, Lots 11, 11.01 and 13.

Ryan Benson, Esq. was present representing the applicant. Roger Thomas, LUB Attorney advised that a letter had been submitted by Kevin Coakley, Esq. requesting the extension

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of site plan approval. The delay is due to the issue involving the interchange on Rt. 206. The applicant is negotiating with the N.J. Dept. of Transportation and Somerset County. Regarding the maintenance of the intersection/bridge. Roger Thomas, Esq. advised that the LUB had granted an extension from 2023 through to April 7, 2024. This approval would grant an extension until April 7, 2025.

**Public Portion** The public portion was open and closed to the public since there was no one in the public wishing to question the application.

Joan Dill moved to grant approval of the requested extension of Site Plan approval to April 7, 2025; John Sweeney seconded the motion which was approved by the following roll call vote:

**AYES:** Mark Corigliano; John Sweeney; Sarah Jane Noll; Greg Yannaccone; Judy Silacci; Joan Dill; Chris Downing; David DiSabato; Robert Riedel; Scott Ross and William Hillsinger.

**NAYS:** None

**Resolution:** The resolution was carried to the April 17, 2024, meeting.

**Master Plan Land Use Element Amendment - Pfizer Campus Development – 100 Route 206; Block 20, Lots 7, 8, 9, 9.01, 10 and 15**

**CLOSED SESSION**

Mark Corigliano moved to close the meeting to the public at 7:20 p.m.; John Sweeney seconded the motion. The motion passed.

The Land Use Board came back into the public meeting at 7:57 p.m.

**Environment Resource Inventory** – prepared by the Land Conservancy of NJ will have a public hearing on May 15<sup>th</sup>. The document will be distributed to the LUB and posted on the website.

**Other Business** - none

**Adjourn** – By motion of Joan Dill and seconded by Judy Silacci, the meeting was adjourned at 8:30 p.m. The motion passed.

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**Sarah Jane Noll  
Clerk/Administrator**