



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

snoll@peapackgladstone.org

Land Use Board Agenda

May 7, 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:

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
Scott Ross, Alternate # 2
William Hillsinger, Alternate # 3

Also Present:

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

Absent:

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Jamie Murphy
Robert Riedel, Alternate # 1
Thomas Nieberding, Alternate # 4

Minutes: March 5, 2025
Members not eligible to vote: none

Resignation of Matt Sutte

Public Hearing:

#2025-004 –9 Apgar Ave, Gladstone, NJ – Applicant **David & Carolina Hill** is seeking bulk variance relief to allow the proposed covered portico on the existing front stoop of the dwelling. Front yard setback whereas 50' is required and 48.51' is proposed.

Conceptual Review

#2025-003 - 89 Main Street – El Monello Restaurant – Block 23, Lot 15 – VN Zone. Addition to the back/rear of the building showing a conceptual plan which includes a bar, accessible restrooms, an enclosed deck area for a new dining area of up to 75-80 diners.

Resolutions To Be Adopted:

- **Natirar Resort Development Minor Site Plan Waiver – Social Pavilion** – Block 28, Lot 24.02 – **Members eligible to vote:** Greg Yannaccone; Jamie Murphy; John Sweeney; Sarah Jane Noll; David DiSabato; Judy Silacci; Joan Dill; Chris Downing; Robert Riedel; Scott Ross; William Hillsinger and Thomas Nieberding
- **P-G Residential Developers, LLC**, - 3rd Extension - **Request to Extend Protection for Site Plan and Variance Approval to April 7, 2026** - Block 33, Lots 11, 11.01 and 13.- **Members eligible to vote:** *Greg Yannaccone; Jamie Murphy; John Sweeney; Sarah Jane Noll; David DiSabato; Judy Silacci; Joan Dill; Chris Downing; Robert Riedel; Scott Ross; William Hillsinger and Thomas Nieberding*
- **Consistency Review** - An Ordinance to amend Chapter XXIII, “Land Development Ordinance” of the Revised General Ordinances of the Borough of Peapack and Gladstone Amending Article XIA, MU-AH Mixed Use – Affordable Housing Zone.
Members eligible to vote: *Greg Yannaccone; Jamie Murphy; John Sweeney; Sarah Jane Noll; Judy Silacci; Robert Riedel*

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(Chris Downing and David DiSabato voted 'no') (Joan Dill abstained.)

Other Business – 2024 Annual Report – prepared by Roger Thomas

Executive Session – Affordable Housing/Litigation

Adjourn

**Sarah Jane Noll
Clerk/Administrator**

Upcoming meetings:

May 21, 2025 - 219 Main PG, LLC (the "Applicant")
Preliminary and Final Site Plan Application
Block 22, Lot 13 (the "Property")
217 Main Street, Gladstone, New Jersey 07934