



*A welcoming community.*

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

Office Hours Wednesdays 12-4 p.m.

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

**September 18, 2024  
7 P. M.**

#### **Agenda**

**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 18, 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:**

Mark Corigliano, 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  
Craig Darvin, Alternate # 2  
Scott Ross, Alternate # 3  
William Hillsinger, Alternate # 4

#### **Absent:**

**Borough of Peapack & Gladstone  
Land Use Board  
September 18, 2024**

**Also Present:**

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

**Minutes:** June 19, 2024

**Abstains:** John Sweeney, Greg Yannaccone, Craig Darvin, Joan Dill,

**Public Hearings:**

**#2024-008 – Tomothy Ryan –** Block 26, Lot 14 – 30 Willow Ave. – R-18 Zone. Variance for proposed front porch which encroaches into the front yard setback. 50’ setback required; 28.6’ exists and 19.5’ is proposed.

**#2024-010 – Borough of Peapack & Gladstone –** Block 8, Lot 16 – 5 Willow Ave. – R-18 Zone. minor subdivision with front and rear yard variance request. *John DeLuca, Esq. will represent the Borough of Peapack & Gladstone.*

**Slope Ordinance:** for discussion.

**Resolutions for Adoption:**

- **# 2024-007 - Andrew Tucker** – Block 8, Lots 2 & 2.12 – 57 Willow Ave. – applicant is represented by Robert F. Simon, Eq. of Herold Law. – ***Members eligible to vote:*** *Mark Corigliano; Sarah Jane Noll; Judy Silacci; David DiSabato; Matt Sutte; Chris Downing; Robert Riedel; Scott Ross and William Hillsinger*
  
- **#2024-004 – Tim Peters –** Block 23, Lot 16 – 87 Main Street - applicant is represented by Nicole M. Magdziak, Esq. of Day Pitney LLP. – ***Members eligible to vote:*** *Mark Corigliano; Sarah Jane Noll; Judy Silacci; David DiSabato; Matt Sutte; Robert Riedel; Scott Ross and William Hillsinger*

**Other Business -** None

**Adjourn**

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**Sarah Jane Noll  
Clerk/Administrator**

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**Future Meetings:**

**October 2, 2024 – #2024-009 - Bethal Ridge Major subdivision and site plan**