

Stanhope Land Use Board
March 9, 2015
Regular Meeting
Minutes

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Meeting was forwarded to the New Jersey Herald and Daily Record on January 14, 2015 and was placed on the municipal bulletin board.

In the event the Board has not addressed all the items on its agenda by 11:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place, within ten (10) days of this meeting.

At this time, please turn off all cell phones.

ROLL CALL:

Nicholas Bielanowski - present	John Rogalo - absent
James Benson, Alt. #1 - present (arrived 7:20 pm)	Joseph Torelli - present
Michael Depew - present	Michael Vance - absent
Rosemarie Maio - present	Paula Zelif-Murphy - present
Thomas Pershouse - absent	John Maguire - present

Others present: Roger Thomas, Esq. and Board Secretary Ellen Horak

MINUTES

January 12, 2015 Reorganization Meeting – On motion by Ms. Zelif-Murphy, seconded by Mr. Bielanowski, the Minutes of the January 12, 2015 Reorganization Meeting were approved on unanimous voice vote.

CORRESPONDENCE

- 01-21-15 LAN Associates – Notice of Application for Freshwater Wetlands Permit filed by NJDEP re: Block 10401, Lot 30 (near intersection of Port Morris Avenue & Coursen St.)
- 02-05-15 PS&S – Notification of Application for Freshwater Wetlands Permit, etc. filed by JCP&L re: Vegetative Maintenance, Utility Infrastructure Maintenance, Repair & Replacement Activities
- 02-24-15 Sussex County Dept. of Engineering & Planning – notice of preliminary site plan Application submitted by Airport Road Properties, LLC re: County Route 605, Hopatcong

On motion by Mayor Maio, seconded by Ms. Zelif-Murphy, and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

RESOLUTION OF MEMORIALIZATION

14-01, CBS Outdoor, LLC

Block 11701, Lot 11 "D" Variance

Application Denied: 11/10/14

Attorney Thomas stated it is his understanding that the billboard has been removed and, although there is an outstanding escrow balance, he recommends the Board take action on the Resolution of Memorialization. Attorney Thomas will call and send a letter to Mr. Jenkins, attorney for the applicant, advising him of the outstanding escrow. Attorney Thomas stated that since the Board attained the goal of having the billboard removed, the resolution should be adopted.

On motion by Mr. Torelli, seconded by Ms. Zeliff-Murphy and carried by the following unanimous roll call vote, the Board adopted the Resolution of Memorialization for 14-01, denying the d(1) variance application of CBS Outdoor, LLC for Block 11701, Lot 11:

AFFIRMATIVE: Mr. Bielanowski, Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

(Mayor Maio and Mr. Depew were not eligible to vote.)

The Secretary will ask the CFO for a final amount of the outstanding escrow and advise Attorney Thomas accordingly.

NEW BUSINESS:

Master Plan Re-Examination – Chairman Maguire noted the last Master Plan Re-Examination was done in 2006 and must be done every 10 years. Attorney Thomas briefly noted past amendments to the Master Plan and he explained the process involved. Attorney Thomas also advised that the Master Plan is the sole and exclusive process and property of the Land Use Board. The Board is responsible for preparing and amending the Master Plan. The re-examination process can be extensive or minimal. (Mr. Benson arrived.) Attorney Thomas stated the Board must understand it is their responsibility to adopt a Re-Examination Report and they must adopt the document by May 2016. Chairman Maguire recommended asking the Board's new Planner to attend the next meeting and have him lay out what he feels the process should be. Attorney Thomas said if the Board wants to start the process now, they should make sure there is money in the budget and that they authorize the Planner to begin the review process. Once the Planner reports back to the Board, he will hear the thoughts of the Board. The Board discussed prior Master Plans and amendments thereto. Chairman Maguire will scan the 2006 Master Plan Re-Examination and provide color copies to the Board. It was the consensus of the Board to have the Planner attend the April meeting. The Secretary will contact the Planner and ask him to attend the April meeting and also ask what documents he needs to begin the review process.

Escrow – Chairman Maguire questioned why money is still in the Boyle escrow. The Secretary explained the process is not complete. Ms. Boyle's attorney is to prepare deeds and forward them for the Board attorney's review. Chairman Maguire questioned why there is money in the following escrow accounts, all of which are old applications: Ahmad, Patel and Race. The Secretary responded in January she advised the CFO that the money in those escrow accounts should be refunded to the applicants. She will remind the CFO to refund the money.

BILLS: Chairman Maguire questioned a disbursement charge in the amount of \$14.46 on the Dolan & Dolan bill for Land Use Board General. Attorney Thomas agreed to remove the disbursement charge from the bill.

Golden & Moran

09/09/14	Re: CBS Outdoor	\$ 550.00
11/11/14	Re: CBS Outdoor	\$ 500.00

John Cilo Jr. & Associates, Inc.

09/30/14	Re: CBS Outdoor	\$ 385.00
12/22/14	Re: CBS Outdoor	\$ 522.50

Dolan & Dolan

09/30/14	Re: CBS Outdoor	\$ 766.52
11/28/14	Re: CBS Outdoor	\$ 518.04
11/28/14	Re: Boyle	\$ 572.36
12/31/14	Re: CBS Outdoor	\$1182.46
12/31/14	Re: LUB General	\$ 174.46
01/30/15	Re: CBS Outdoor	\$ 182.55

Miscellaneous

01/20/15	Gramco re: recording discs	\$ 22.15
01/20/15	NJ Planning Officials re: 2015 Membership Dues	\$ 315.00
01/22/15	Daily Record re: annual meeting notice	\$ 50.84
02/03/15	Linda Chirip re: secretarial services	\$ 40.00
01/23/15	NJ Herald re: annual meeting notice	\$ 13.50
01/23/15	NJ Herald re: award of prof service contracts	\$ 16.50

On motion by Mr. Torelli, seconded by Ms. Zeliff-Murphy, the aforesaid bills were approved, with the amendment to the Dolan & Dolan bill, on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Bielanowski, Mr. Depew, Mayor Maio, Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: Mr. Benson

ADJOURNMENT:

On motion by Ms. Zeliff-Murphy, seconded by Mr. Torelli, it was the consensus of the Board to adjourn the meeting at 7:35 P.M.

Respectfully submitted,


Ellen Horak, Board Secretary

