

Stanhope Land Use Board
May 11, 2015
Regular Meeting
Minutes

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STANHOPE
BOROUGH

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
James Benson, Alt. #1 - absent
Michael Depew - present
Rosemarie Maio - present
Thomas Pershouse - absent

John Rogalo - absent
Joseph Torelli - absent
Michael Vance - absent
Paula Zeliff-Murphy - present
John Maguire - present

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

MINUTES

April 13, 2015 Regular Meeting – On motion by Ms. Zeliff-Murphy, seconded by Mr. Depew, the Minutes of the April 13, 2015 Regular Meeting were approved on majority voice vote. Mayor Maio abstained.

CORRESPONDENCE

04-15-15 Ellen Horak, for the Mayor and Council – COAH

05-01-15 NJ Planning Officials – New Jersey Planner (March/April edition)

On motion by Ms. Zeliff-Murphy, seconded by Mayor Maio, 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.

OLD BUSINESS

Master Plan Re-Examination – Chairman Maguire asked if the Board members had an opportunity to review the 2006 Master Plan Re-Examination. The Board responded in the affirmative. Chairman Maguire expressed his opinion that forming a committee for the Master Plan review would be most

beneficial and will give them the ability to meet with the Board Planner outside of the quorum meeting to review and discuss the Master Plan. The committee would then present their recommendations to the Board. Chairman Maguire asked Ms. Zeliff-Murphy to Chair the committee and he appointed Mr. Torelli and Mr. Bielanowski to serve on the Master Plan Review Committee. Chairman Maguire stated the Master Plan is the most important document the Land Use Board oversees and he noted the importance of taking into consideration future plans for the town. Chairman Maguire said after reviewing the 2006 plan he noted a number of areas that should be reviewed. Chairman Maguire stated signage for commercial properties should be addressed in the Master Plan. There is also a section in the document regarding COAH which must be addressed. Mayor Maio advised that the Governing Body is aware of the issue with COAH and it will be discussed with the Borough Attorney at the May 26th meeting. Mayor Maio agreed that information regarding COAH must be included in the Master Plan. Chairman Maguire suggested that they review age restricted housing and he asked Mayor Maio if there are any areas in the Borough where age-restricted housing would work. Mayor Maio responded the Governing Body has no intention of designating any additional areas as age-restricted. Chairman Maguire also suggested they review the business district with an emphasis on promoting business as well as the highway business district. Chairman Maguire said Mr. Pershouse will put together a list of developable land in the Borough prior to the next meeting. Mayor Maio noted the Administrator has a list of all vacant land in the Borough and she suggested they ask him for a copy of the document. Chairman Maguire asked the Master Plan Review Committee to coordinate meetings with the Board Planner.

Attorney Thomas stated there must be a Master Plan in order to have a zoning ordinance. The Master Plan document makes recommendations; however, the Governing Body is not required to implement those recommendations. If they do choose to implement any of the recommendations, the ordinance will be sent to the Board for review.

BILLS:

Dolan & Dolan

03/31/15	Re: CBS Outdoor, LLC	\$ 93.47
03/31/15	Re: Master Plan	\$180.09

On motion by Mr. Depew, seconded by Ms. Zeliff-Murphy, the aforesaid bills were approved on the following unanimous roll call vote:

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

ADJOURNMENT:

On motion by Ms. Zeliff-Murphy, seconded by Mayor Maio, it was the consensus of the Board to adjourn the meeting at 7:20 P.M.

Respectfully submitted,


Ellen Horak, Board Secretary