

**Stanhope Land Use Board
December 8, 2014
Regular Meeting
Minutes**

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 6:00 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, 2014 and was placed on the municipal bulletin board.

Furthermore, notice of the meeting time change was forwarded to the New Jersey Herald and Daily Record on July 15, 2014 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	Thomas Pershouse – present
Michael Depew - present	Joseph Torelli - present
John Rogalo – absent	Michael Vance - present
Rosemarie Maio – present	Paula Zeliff-Murphy - present
Andrew Orinick, Alt # 1 - absent	John Maguire – present

Others present: Board Attorney Roger Thomas and Board Secretary Ellen Horak.

MINUTES

November 10, 2014 Regular Meeting & Closed Session – On motion by Ms. Zeliff-Murphy, seconded by Mayor Maio, the Minutes of the November 10, 2014 meeting and closed session were approved on majority voice vote. Mr. Vance abstained.

CORRESPONDENCE

11-17-14 NJ Planning Officials – New Jersey Planner (Sept/Oct edition)

On motion by Mayor Maio, seconded by Ms. Zeliff-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 advised that the resolution is not available at this time. Attorney Thomas noted the application was denied and he would like confirmation that there are sufficient funds in the applicant’s escrow account. The Board Secretary did not have information on escrow because the CFO was out of

the office and therefore, no escrow report was provided. She will inquire when the CFO returns and will inform Attorney Thomas. Attorney Thomas stated he will have the resolution available at the next meeting.

Chairman Maguire revised the Agenda and moved discussion on the 2015 Budget to after the Closed Session.

BILLS:

Dolan & Dolan
09/30/14 Re: Boyle \$ 52.52

On motion by Mr. Torelli, seconded by Mr. Depew, the aforesaid bill was approved on the following unanimous roll call vote:

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

CLOSED SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently existing;

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Stanhope, County of Sussex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is as follows:

1 Contract and
1 Potential Litigation
3. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
4. This resolution shall take effect immediately.

On motion by Ms. Zeliff-Murphy, seconded by Mr. Torelli, and unanimously carried by voice vote, the foregoing resolution was adopted. The Board went into Closed Session at 7:05 P.M.

At the conclusion of the Closed Session, the Board reconvened the public meeting at 7:10 P.M. with all present.

On motion by Mayor Maio, seconded by Chairman Maguire and carried by the following majority roll call vote, the Board agreed to appoint Eric Keller of Omland Engineering as Board Engineer.

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

The Board Secretary will inform Mr. Keller that he will be appointed as the Board's Engineer. Chairman Maguire will contact Mr. Golden and inform him of the Board's decision.

NEW BUSINESS:

2015 Budget – Chairman Maguire noted the Board previously received a budget request form for 2015. The Board reviewed the budget and discussed each line item, making adjustments as they deemed necessary. The Board discussed the need to include sufficient funds to cover the Master Plan that must be presented in 2016 with the bulk of the work being done in 2015. The Board questioned the cost involved with the 2006 Master Plan. The Secretary will ask the CFO to provide information on the costs charged for the 2006 Master Plan. After careful review and discussion the Board agreed to the following line item amounts: office supplies - \$150; dues & subscriptions - \$325; engineering - \$1,000; professional planner - \$1,000; master plan - \$10,000; printing/advertising - \$200; contract for recorder - \$500; board attorney & other professionals - \$2,000 and training & education - \$70 for a total budget of \$15,245.

On motion by Mr. Torelli, seconded by Mayor Maio and carried by the following majority roll call vote, the Board agreed to the above 2015 budget request.

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

Mr. Vance voiced his objection to the budget amount for engineering, planning and the master plan, expressing his opinion that the budget amounts are too high. Chairman Maguire noted a vote has been taken on the budget. He agreed that the budget is higher than in the past and acknowledged Council may send it back to them for revisions, at which time they will take into consideration Mr. Vance's comments.

ADJOURNMENT:

On motion by Mr. Pershouse, seconded by Mr. Vance, it was the consensus of the Board to adjourn the meeting at 7:40 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary

