

**Stanhope Land Use Board
October 15, 2018
Regular Meeting Minutes**

CALL MEETING TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Chairman Maguire invited all those present to stand in a salute to the colors.

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Regular Meeting was forwarded to the New Jersey Herald and Daily Record on January 10, 2018 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 Romano - present
James Benson - absent	John Rogalo - present
Raymond Cipollini, Alt #1 – present	Joseph Torelli - present
Rosemarie Maio – present	Paula Zelif-Murphy - present
Thomas Pershouse - absent	John Maguire - present

Others present: Substitute Secretary Linda Chirip

MINUTES

March 12, 2018 Regular Meeting – On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo, the Minutes of the March 12, 2018 meeting were approved by a majority voice vote. Mr. Torelli abstained.

CORRESPONDENCE

3-26-18 New Jersey Planning Officials – New Jersey Planner (Jan/Feb Edition)
4-23-18 New Jersey Planning Officials – New Jersey Planner (March/April Edition)
6-11-18 Eric Keller – Resolution Compliance Review #3 Re: Vincenzo Bruzzese Final Site Plan with Variances for Block 11207, Lot 1
7-14-18 Eric Keller, Borough Engineer – Notice of NJDEP Application Re: Proposed Trail Improvements Between Elm Street & Lenape Valley Regional High School
7-16-18 New Jersey Planning Officials – New Jersey Planner (May/June Edition)
9-17-18 New Jersey Planning Officials – New Jersey Planner (July/Aug Edition)
10-5-18 Erik Hassing, Esq. – Request for Extension of Variance Approval for Block 11304, Lots 6&7, 30 Linden Avenue (Ryan Leavy Application)

On motion by Councilman Romano, 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.

Cory Kirk stated he is waiting for his attorney to arrive. Mr. Kirk stated he will be purchasing the property located at 30 Linden Avenue. Chairman Maguire stated the Board will wait for the attorney. The order of the agenda was amended.

Seeing no one further from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

BILLS:

Bowman Consulting Group, Ltd.

09/10/18	Re: Bajwa, 7 th Heaven Market	\$86.53
09/30/18	Re: Bajwa, 7 th Heaven Market	\$35.00

(Bills Approved via Sept. email vote):

Bowman Consulting Group, Ltd.

04/09/18	Re: Bajwa, 7 th Heaven Market	\$210.00
07/09/18	Re: Vincenzo Bruzzese Site Plan	\$70.00

(Bills Approved via May email vote):

Criscuoli & Gavan

03/28/18	Re: Bajwa, 7 th Heaven Market	\$1,280.00
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Miscellaneous

03/12/18	Linda Chirip – Secretarial Services March Meeting	\$40.00
03/15/18	NJ Herald – Legal Notice Re: Bajwa Singh Approval	\$12.00
03/29/18	NJ Herald – Legal Notice Re: Award Professional Service Contracts (Annual)	\$16.50

On motion by Mr. Torelli, seconded by Mr. Rogalo, the aforesaid bills were unanimously approved by the following roll call vote:

AFFIRMATIVE: Mr. Bielanowski, Mr. Cipollini, Mayor Maio, Councilman Romano, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy, Chairman Maguire

OPPOSED: None

ABSTENTIONS: None

NEW BUSINESS:

2018 Budget – Chairman Maguire asked for any questions regarding the proposed budget. Mayor Maio stated the Open Space Plan for the Borough needs to be revised next year. The plan is revised every ten years. Mayor Maio asked if funds will need to be available for this. Attorney Gavan stated the Borough Planner will be responsible for writing the Open Space Plan. Mayor Maio stated the Borough will attempt to obtain a grant to cover some of the costs. Mr. Rogalo stated the Environmental Commission may be able to apply for grants as well. Chairman Maguire asked Ms. Chirip to contact the CFO to obtain what the costs were in the past. The line item for the Land Use Board Professional Planner was changed from \$100 to \$1,000.

On motion by Councilman Romano and seconded by Ms. Zeliff-Murphy, the 2018 LUB Budget was approved unanimously by the following roll call vote, with the change to \$1,000 for the Professional Planner.

AFFIRMATIVE: Mr. Bielanowski, Mr. Cipollini, Mayor Maio, Councilman Romano, Mr. Rogalo,
Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire
OPPOSED: None
ABSTENTIONS: None

Ryan Leavy Request for Variance Extension
Block 11304, Lots 6 & 7

Chairman Maguire stated the Board could wait a few more minutes for Mr. Kirk's attorney. Cory Kirk, the contract purchaser for the property, stated his attorney and the current owner, Ryan Leavy, had informed him they would be present this evening. Chairman Maguire stated this evening the Board is considering the request for a Variance Extension. The variance is in place and the approval would extend the timeframe for one year for Mr. Kirk's benefit. Chairman Maguire invited Mr. Kirk to come forward and have a seat. Chairman Maguire stated if the exact same house is not going to be built, Mr. Kirk will have to meet with the Zoning Official to have his plans approved. The Zoning Official may refer Mr. Kirk back to the Board if necessary. Mr. Kirk stated he is of the opinion that the home he intends to build will be a smaller footprint. Chairman Maguire stated there was a variance for the slope of the driveway and impervious coverage. There was also an issue regarding a sewer ejector pump if a laundry is being considered for the basement. Mr. Kirk stated he is not planning on having a basement. The Zoning Official has looked at the plans and the contractor has contacted Ms. Fisher as well. The home will be a pre-manufactured container home and due to the fact this is a historic area, the home will have to look similar to the existing homes. Chairman Maguire asked Mr. Kirk if he was comfortable with the Board moving forward. Mr. Kirk's attorney still had not arrived. Mr. Kirk stated he was agreeable.

Chairman Maguire stated a request has been received from Mr. Leavy for a Variance Extension for the approval with was granted a year ago by the Board. Chairman Maguire asked if there were any objections in granting a one year extension for the variance. There were no objections.

On motion by Mayor Maio, seconded by Mr. Torelli and unanimously carried by the following roll call vote, the Variance Extension for Block 11304, Lots 6 & 7, was adopted.

AFFIRMATIVE: Mr. Bielanowski, Mr. Cipollini, Mayor Maio, Councilman Romano, Mr. Rogalo,
Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire
OPPOSED: None
ABSTENTIONS: None

Mr. Kirk thanked the Land Use Board members. Chairman Maguire stated the current owner will receive a letter from the Board stating the Variance Extension has been granted.

Attorney Gavan stated due to the fact this is a standard extension and the resolution will state the one year extension is approved with all the terms and conditions of the original resolution, the Board can vote to memorialize the resolution this evening. Mr. Kirk will not have to wait another month for the memorialization. Attorney Gavan stated he will have the resolution prepared by the end of the week.

Chairman Maguire asked for a motion to approve the resolution which has not been provided as yet. On motion by Ms. Zeliff-Murphy and seconded by Mr. Bielanowski, the resolution for a one year variance extension was unanimously adopted by voice vote.

Mayor Maio asked if escrow funds have been received. Chairman Maguire stated \$300 has been received for the escrow.

OTHER BUSINESS:

Mr. Bielanowski asked for an update on the status for the gas station to be built on Route 206. Mayor Maio stated the gas station is being delayed by the County Soil Erosion Department.

ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Ms. Zeliff-Murphy, it was the consensus of the Board to adjourn the meeting at 7:19 P.M.

Respectfully submitted,



Linda Chirip