

Stanhope Land Use Board
May 13, 2019
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 Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 15, 2019 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 - absent
James Benson - present
Raymond Cipollini, Alt #1 – absent
Rosemarie Maio - present
Thomas Pershouse - absent

Thomas Romano - present
John Rogalo – present
Joseph Torelli – present
Paula Zeliff-Murphy - present
John Maguire - present

Others present: Board Secretary Ellen Horak

MINUTES

January 14, 2019 Reorganization Meeting – On motion by Ms. Zeliff-Murphy, seconded by Mr. Romano, the Minutes of the January 14, 2019 Reorganization Meeting were approved on majority voice vote. Mr. Torelli abstained.

CORRESPONDENCE

02-19-19 Eric Keller – Resolution Compliance Review #1 re: 7th Heaven Market & Delta Gas, Blk 11703 Lot 1
03-15-19 Eric Keller – Copy of TWA Permits for Port Morris Pump Station
03-20-19 New Jersey Planning Officials – New Jersey Planner (Jan/Feb 2019)
04-16-19 Manjit Bajaw Singh – Application for “D” Variance re: Block 11701, Lot 2
04-24-19 Brian McNeilly, Administrator – Proposed Ordinance Change and Short Term Rental
05-08-19 Ellen Horak, Clerk – Proposed Re-Zoning Ordinance

On motion by Mr. Rogalo, 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.

COMPLETENESS

19-01, Manjit Singh Bajwa

Block 11701, Lot 2 – “D” Variance

Application Rec’d: 4/16/2019

45 days: 5/31/2019

Chairman Maguire stated the Completeness Review Committee has reviewed the application and recommends it be deemed complete.

On motion by Mr. Torelli, seconded by Ms. Zeliff-Murphy and carried by the following unanimous roll call vote, 19-01 Manjit Singh Bajwa, “D” Variance Application re: Block 11701, Lot 2 was deemed complete:

AFFIRMATIVE: Mr. Benson, Mayor Maio, Mr. Rogalo, Mr. Romano, Mr. Torelli, Ms. Zeliff-Murphy, Chairman Maguire

OPPOSED: None

ABSTENSIONS: None

The hearing on this application will be scheduled for the June 10, 2019 meeting.

NEW BUSINESS:

Ordinances Amending Chapter 100 (Review and Advice):

Chairman Maguire noted the Mayor and Council forwarded three proposed ordinances for the Board’s review and comment.

Proposed Zone Change (Amend Chapter 100) - The Board reviewed the proposed ordinance, noting it is to be part of the Borough’s COAH obligation. After review, the Board has no comments on this proposed ordinance.

Ordinance Amending Section 100-3 (Short Term Rentals) – The Board reviewed the proposed ordinance and was in favor of its adoption. The Board has no comments on this proposed ordinance.

Ordinance to Re-Zone Block 11802, Lot 2 – The Board reviewed the proposed ordinance. Chairman Maguire noted this property is near the high school and he expressed concern with the increase of traffic on Sparta Road and Brooklyn Road that would result from the re-zoning to allow for high residential. Mayor Maio reminded the Board that Sparta Road will be undergoing considerable change. The federal grant the Borough received is moving forward. There will be trees along the road, which are traffic calming as well as decorative lighting, similar to Main Street,

which are also traffic calming. The roadway will be narrowed. The road surface from curb to curb will remain the same, but the driving route will be decreased. There will be a bike lane and a parking lane. There will also be a lighted crosswalk. Mayor Maio stated the Borough complied with the federal traffic calming measures for Sparta Road, which is the road the development will be on. Chairman Maguire again expressed concern that with a 256-unit development, there will be 256 or more additional cars travelling on Sparta Road and Brooklyn Road. Mayor Maio noted the Borough has limited opportunity to increase its property tax base. This provides an incredible opportunity to do that with very little strain on Borough services. Mayor Maio stated the County approved the extension service and are amenable to the developer's plans. Mr. Rogalo noted that part of the planning process of any development will be a possible need for a traffic light. Mr. Benson questioned if there is adequate water capacity for the development. Mayor Maio responded that according to the Borough Engineer, there is more than enough water for the development. After review of the proposed ordinance, the Board instructed the Secretary to inform the Mayor and Council of their concern with the increase of traffic on Sparta Road and Brooklyn Road.

BILLS:

Bowman Consulting Group, Ltd.

2/08/19	Re: Vincenzo Bruzzese Site Plan	\$ 37.50
2/08/19	Re: Bajwa, 7 th Heaven Market	\$ 225.00
2/08/19	Re: Juntos Holdings "D" Variance	\$ 412.50
3/07/19	Re: Bajwa, 7 th Heaven Market	\$1,326.66

Miscellaneous

1/17/19	NJ Herald – annual meeting notice and award of professional service contracts	\$ 29.10
1/24/19	Daily Record – annual meeting notice	\$ 50.91
1/24/19	NJ Planning Officials – Registration for Mandatory Training Class – Raymond Cipollini	\$ 85.00

On motion by Mr. Rogalo, seconded by Mr. Romano, the aforesaid bills were approved on the following unanimous roll call vote.

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

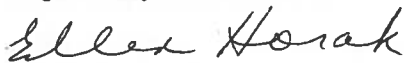
OPPOSED: None

ABSTENSIONS: Mr. Benson

ADJOURNMENT:

On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo, it was the consensus of the Board to adjourn the meeting at 7:30 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary

