

**Stanhope Land Use Board  
June 10, 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 - present

James Benson - present

Raymond Cipollini, Alt #1 – present

Rosemarie Maio – present (arrived @7:12pm)

Thomas Pershouse - absent

Thomas Romano - present

John Rogalo – absent

Joseph Torelli – present

Paula Zelif-Murphy - present

John Maguire - present

Others present: Board Attorney Glenn Gavan and Board Secretary Ellen Horak

**MINUTES**

**May 13, 2019 Meeting** – On motion by Mr. Torelli, seconded by Mr. Benson, the Minutes of the May 13, 2019 meeting were approved on majority voice vote. Mr. Cipollini abstained.

**CORRESPONDENCE**

05-15-19 Dykstra Walker Design Group – Notice of application for a flood hazard area individual permit re: Block 10710, Lot 1 (Spring Lane)

05-28-19 New Jersey Planning Officials – New Jersey Planner (March/April)

On motion by Mr. 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.

Jim O'Bitz, 19 New Street asked if the Board knows when Juntos Holdings will appear before the Board. Chairman Maguire stated the Board has not received an application from Juntos Holdings; and therefore, cannot respond to anything about the matter. Mr. O'Bitz asked if there is a time limit within which they must submit an application. Mr. Gavan informed Mr. O'Bitz that at this time, this is not a matter for the Board. It is an enforcement issue and is in the Court and the Board cannot make on comment on it.

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

### NEW HEARING

#### **19-01, Manjit Singh Bajwa**

Block 11701, Lot 2 – "D" Variance

Deemed Complete: 5/13/2019

120 days: 9/10/2019

Jessica Caldwell, Planner for the applicant came forward. Ms. Caldwell informed the Board that the applicant was not able to attend the hearing, but his wife would attend; however, she has not arrived yet. Mr. Gavan stated he knows Ms. Caldwell and her credibility, having testified before this and other Boards and he would have no objection to permitting her to move forward with the hearing on behalf of her client. Ms. Caldwell of the firm J Caldwell & Associates, Newton, New Jersey was sworn in. Ms. Caldwell stated she is a licensed planner in the State of New Jersey and has practiced for over 20 years. She has previously been qualified before this Board as well as numerous other Boards.

Since this application is for a "D" Variance, Mr. Romano stepped down from the dais.

Ms. Caldwell stated the property is Block 11701 Lot 2; 273 US Route 206 North. They are requesting a D-1 use variance for a pre-existing structure that was used as a residence in the past. The property is in the Planned Light Industrial/Commercial District where residential units are not permitted. Ms. Caldwell noted a Resolution of the Board from 2008 where John Mendez received approval to convert the prior residential use to an office (commercial use) and to construct a two-story garage, which was not done. None of the improvements were constructed on the site. As a result of the 2008 application, the current use is for an office even though it was used as a residence many years ago. Ms. Caldwell acknowledged the arrival of Mrs. Singh. Ms. Caldwell stated the building looks like a single-family residence and they are requesting a D-1 variance to use it as a residence. The parcel is undersized for the zone. There is a two-story 1,180 square foot building on the property and is located in the PIC zone. They are proposing to convert the existing structure back into a single-family residence. There will be no new development on the lot, except to renovate the existing building and add a driveway adjacent to the structure to provide parking for the structure. Ms. Caldwell noted the existing property is non-conforming for lot area, lot frontage, front yard setback and one side yard setback. Lot frontage is 47 ft and 275 ft is required; front yard setback is 25 ft and 100 ft is required; side yard setback is 2 ft (e) and 25 ft is required; rear yard setback is 250 ft and 75 ft is required. No changes are proposed with respect to the existing non-conformities. Ms. Caldwell stated they would need four parking spaces and propose a 60-foot long driveway which would be 24-foot wide. Other than the driveway, there are no changes proposed to the site.

Chairman Maguire noted the old driveway on the site and asked if they are using the same area. Ms. Caldwell responded in the affirmative. They will bring the driveway up the side and to the rear of the existing structure. Chairman Maguire questioned if there will be enough room for a turn-around, adding he does not want cars to be backing up onto Route 206. Ms. Caldwell responded in the affirmative, stating there will be plenty of turn-around space for the vehicles. Chairman Maguire asked if there is water and sewer at the site. Ms. Caldwell responded in the affirmative.

Mayor Maio arrived, but since this application is for a "D" Variance, she did not sit at the dais.

Mr. Benson stated he was informed the house is going to be used as a residence for the workers at the development going in across the street and he asked how they would get to the property. Mr. Gavan stated how residents will access their property is not to be a concern for this Board.

Chairman Maguire stated his only concern was the driveway and turn-around in the rear of the property, which Ms. Caldwell has addressed. Chairman Maguire noted building permits will be needed for the inside renovations.

Chairman Maguire opened the meeting to the public for questions on this application. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

Mr. Gavan noted, if not for the 2008 application changing the use from residential to commercial, this applicant would not have had to come before the Board and, because the 2008 application was not completed, that use does not exist.

On motion by Ms. Zelif-Murphy, seconded by Mr. Cipollini and carried by the following unanimous roll call vote, 19-01 Manjit Singh Bajwa, "D" Variance Application re: Block 11701, Lot 2 was approved as presented with the comments provided in testimony.

AFFIRMATIVE: Mr. Benson, Mr. Bielanowski, Mr. Cipollini, Mr. Torelli, Ms. Zelif-Murphy,  
Chairman Maguire  
OPPOSED: None  
ABSTENSIONS: None

Mayor Maio and Mr. Romano returned to the dais.

ADJOURNMENT:

On motion by Mr. Romano, seconded by Ms. Zelif-Murphy, it was the consensus of the Board to adjourn the meeting at 7:17 P.M.

Respectfully submitted,

  
Ellen Horak, Board Secretary

