

**Stanhope Land Use Board
July 8, 2019
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:

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 - absent
Raymond Cipollini, Alt #1 – present
Rosemarie Maio – absent
Thomas Pershouse - present

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

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

MINUTES

June 10, 2019 Meeting – On motion by Mr. Romano, seconded by Ms. Zelif-Murphy, the Minutes of the June 10, 2019 meeting were approved on majority voice vote. Mr. Rogalo and Mr. Pershouse abstained.

CORRESPONDENCE

06-24-19 Virginia Liotta, Esq. – Site Plan (Conceptual) and Variance Application for Juntos Holdings, LLC re: Blk 11205, Lots 1 and 4.01 (1-3 Kelly Place)
07-02-19 Glenn Gavan, Esq. – Resolution of Memorialization re: Manjit Singh Bajwa, “D” Variance, Blk 11701, Lot 2

On motion by Mr. Bielanowski, 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. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

COMPLETENESS:

19-02, Juntos Holdings LLC

Block 11205, Lots 1 and 4.01, Variance Application and Conceptual Site Plan

Appl Rec'd: 6/24/19

45 days: 8/08/19

Chairman Maguire deferred to the Board Attorney to clarify completeness of an application. Mr. Gavan noted this matter is on the agenda for completeness only. Deeming an application complete does not require that everything needed is to have been provided only that the applicant has provided the bare minimum. When deeming an application complete, it is to be deemed "conditionally" complete which means you have the minimum information needed, but if you need additional information during the hearing you can require it of the applicant. The Board has 45 days from receipt of an application to deem it complete or incomplete and depending on the type of application, there is a timeframe within which the Board must act on an application. This application is a "D" Variance so the Board has 120 days from the date the application is deemed complete to act on it. If the Board does not act on the application within the 120 days, it is deemed approved. The applicant can ask to carry the matter without further notice and the Board can ask the applicant for an extension of time to act. Mr. Gavan noted that in the application before the Board, the attorney attempted to give a lot of information, but he does not know if it is the right information. The applicant has requested a Conceptual Site Plan, but this is a use variance and the law does not permit conceptual on a use or "d" variance. Due to the history of this matter Mr. Gavan suggested the Board deem this application conditionally complete so they can start the process. Mr. Gavan informed the Board that when an applicant requests a change in a previous condition, the Board can change other conditions. If facts have changed enough to allow you to consider modifying one condition there may be other changes that need to be made based on the reasonableness of what is going on. The Board cannot change the use because a use variance goes with the land. Mr. Gavan noted the applicant is asking for multiple things in this application.

On motion by Mr. Romano, seconded by Mr. Pershouse and carried by the following unanimous roll call vote, 19-02 Juntos Holdings, LLC Application for Block 11205, Lots 1 and 4.01 was deemed conditionally complete:

AFFIRMATIVE: Mr. Bielanowski, Mr. Cipollini, Mr. Pershouse, Mr. Rogalo, Mr. Romano,
Ms. Zelif-Murphy, Chairman Maguire

OPPOSED: None

ABSTENSIONS: None

Chairman Maguire noted the hearing for this application will be scheduled for the August 12, 2019 meeting. The Board agreed the application should be sent to the Board Engineer and the Board Planner. The Board Secretary will inform the applicant's attorney of the hearing date and notice requirements. Mr. Gavan asked the Secretary to suggest the applicant's attorney call him.

RESOLUTION OF MEMORIALIZATION:

19-01, Manjit Singh Bajwa

Block 11701, Lot 2 – "D" Variance

Approval Granted: 6/10/19

Ms. Zelif-Murphy noted a number of typographical errors in the resolution. Mr. Gavan acknowledged the typographical errors and will have a corrected version forwarded to the Board's Secretary.

On motion by Ms. Zelif-Murphy, seconded by Mr. Cipollini and carried by the following majority roll call vote, the Resolution of Memorialization for 19-01 Manjit Singh Bajwa, "D" Variance Application re: Block 11701, Lot 2 was adopted, as corrected.

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

(Mr. Romano was not eligible to vote.)

BILLS:

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|---------|---|----------|
| | Bowman Consulting Group, Ltd. | |
| 4/05/19 | Re: Singh/Bajwa – Variance Application | \$288.75 |
| | Miscellaneous | |
| 6/21/19 | Gramco Business Communications re: Liberty Digital Recording System Support Contract (1/2) | \$522.50 |

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

AFFIRMATIVE: Mr. Bielanowski, Mr. Cipollini, Mr. Pershouse, Mr. Rogalo, Mr. Romano, Ms. Zelif-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

ADJOURNMENT:

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

Respectfully submitted,



Ellen Horak, Board Secretary

