

**Stanhope Land Use Board
October 19, 2020
Regular Meeting
Minutes**

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STANHOPE
BOROUGH

CALL MEETING TO ORDER:

Vice-Chairman Zeliff-Murphy called the meeting to order at 7:00 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 Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 14, 2020 and was placed on the municipal bulletin board.

In the event the Board has not addressed all the items on its agenda by 10:00 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.

At this time, please turn off all cell phones.

ROLL CALL:

Nicholas Bielanowski - present	John Rogalo - present
James Benson - absent	Joseph Torelli - present
Raymond Cipollini - absent	Paula Zeliff-Murphy - present
Rosemarie Maio - present	John Maguire - absent
Thomas Pershouse - absent	

Others present: Board Secretary Ellen Horak

MINUTES

March 9, 2020 Regular Meeting – On motion by Ms. Maio, seconded by Mr. Bielanowski, the Minutes of the March 9, 2020 Meeting were approved on unanimous voice vote.

CORRESPONDENCE

- 03-09-20 Eric Keller – Resolution Compliance Review #3 re: 7th Heaven Market & Delta Gas, Blk 11703, Lot 1; Block 11703.01, Lot 1
- 03-11-20 Glenn Gavan – Resolution of Memorialization re: Juntos Holdings Dismissing Application
- 03-11-20 Glenn Gavan – Resolution of Memorialization re: Goduto Variance Approval
- 03-16-20 New Jersey Planning Officials – New Jersey Planner (Jan/Feb Edition)
- 05-15-20 New Jersey Planning Officials – New Jersey Planner (March/April Edition)
- 06-02-20 PSE&G – Notice of Application for Flood Hazard Individual Permit Extension in Support of Electric Overhead Transmission System Rights-of-Way Vegetation Maintenance
- 07-15-20 New Jersey Planning Officials – New Jersey Planner (May/June Edition)
- 08-14-20 Dana Mooney, CFO – 2021 Budget Request
- 08-24-20 Virginia Liotta, Esq. – Site Plan and Use Variance Application for Juntos Holdings, LLC re: Blk 11205, Lots 1 and 4.01
- 09-14-20 Vincenzo Bruzzese -Variance Application re: Blk 11304, Lot 19
- 09-16-20 New Jersey Planning Officials – New Jersey Planner (July/August Edition)
- 09-30-20 Sussex County Dept. of Engineer & Planning – Administratively Disapproved for lack of information re: Juntos Holdings Combined Subdivision (minor) and Site Plan re: Block 11205, Lots 1 & 4.01

On motion by Mr. Torelli, seconded by Ms. Maio and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Vice-Chairman Zelif-Murphy opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Vice-Chairman Zelif-Murphy closed the public portion of the meeting.

RESOLUTION OF MEMORIALIZATION:

19-02, Juntos Holdings LLC

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

Application Dismissed: 01/13/2020

On motion by Mr. Bielanowski, seconded by Ms. Maio and carried by the following roll call vote, the Resolution of Memorialization memorializing action taken by the Board dismissing the referenced application was adopted.

AFFIRMATIVE: Mr. Bielanowski, Ms. Maio, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy
OPPOSED: None
ABSTENSIONS: None

20-01, Leonard Goduto

Block 11104, Lot 1, Variance Application

Approval Granted: 2/09/2020

On motion by Mr. Rogalo, seconded by Mr. Torelli and carried by the following roll call vote, the Resolution of Memorialization for 20-01 Leonard Goduto, Variance Application re: Block 11104, Lot 1 was adopted.

AFFIRMATIVE: Mr. Bielanowski, Ms. Maio, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy
OPPOSED: None
ABSTENSIONS: None

COMPLETENESS:

20-04, Vincenzo Bruzzese

Block 11304, Lot 19 Variance Application

Appl Rec'd: 09/14/2020

90 Days (COVID-19 Extension Period): 12/13/2020

Vice-Chairman Zelif-Murphy noted the Completeness Review Committee has reviewed the application and recommends it be deemed complete. On motion by Mr. Torelli, seconded by Mr. Bielanowski and carried by the following unanimous roll call vote, 20-04 Vincenzo Bruzzese's Variance Application re: Block 11304, Lot 19 was deemed complete.

AFFIRMATIVE: Mr. Bielanowski, Ms. Maio, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy
OPPOSED: None
ABSTENSIONS: None

The hearing on this matter is scheduled for November 9, 2020 at 7:00 p.m. The Board agreed that the application does not require the Board Engineer's review.

The Board Secretary noted that this hearing and the remaining yearly Board meetings will be held at the Stanhope Public School, 24 Valley Road, Stanhope.

BILLS:

Gavan, Criscuoli, Lenar

03/03/20	Re: Juntos Holdings, LLC	\$544.50
03/03/20	Re: Land Use Board General	\$330.00
03/10/20	Re: Goduto Variance	\$247.50
04/06/20	Re: Lusardi Variance	\$221.50
10/08/20	Re: Ashton Thomas	\$313.50

Bowman Consulting Group, LTD

04/06/20	Re: Singh	\$225.00
05/06/20	Re: Singh	\$337.50
06/06/20	Re: Singh	\$ 75.00

Miscellaneous

02/16/20	NJ Herald – Legal Notice re: Lusardi Approval (PO dated 8/20/20)	\$ 20.40
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(Bills Approved Via Email Vote) on June 8th and 9th):

Bowman Consulting Group Ltd.

03/05/20	Re: Manjit Singh Bajwa	\$425.81
03/05/20	Re: Lusardi Variance	\$ 75.00

Miscellaneous

03/17/20	Local Media Group (NJ Herald) Notice of Resolution re: Ashton Thomas	\$ 18.90
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On motion by Ms. Maio, seconded by Mr. Torelli, the aforesaid bills were approved on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Bielanowski, Ms. Maio, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy
 OPPOSED: None
 ABSTENSIONS: None

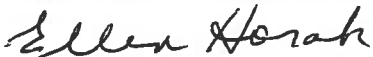
OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

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ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Mr. Bielanowski, it was the consensus of the Board to adjourn the meeting at 7:10 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary