

Stanhope Land Use Board
March 9, 2020
Regular Meeting
Minutes

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CALL MEETING TO ORDER:

Chairman Maguire 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 - absent
James Benson - absent	Joseph Torelli - present
Raymond Cipollini - present	Paula Zelif-Murphy - present
Rosemarie Maio - present	John Maguire - present
Thomas Pershouse – present (arrived at 7:10 pm)	

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

MINUTES

February 10, 2020 Regular Meeting – Ms. Maio noted a correction to the Minutes. The first roll call on page 5 indicates Ms. Maio and Mr. Cipollini voted in the affirmative; however, they had recused themselves and did not vote on the matter. On motion by Ms. Zelif-Murphy, seconded by Mr. Torelli, the Minutes of the February 10, 2020 Meeting were approved, as amended, on unanimous voice vote.

CORRESPONDENCE

02-18-20 Eric Keller – Resolution Compliance Review #3 re: Adam Lusardi, Blk 11007 Lot 9.05
02-26-20 Glenn Gavan – Resolution of Memorialization re: Ashton Thomas Section 68 Approval

Ms. Maio noted the Resolution of Memorialization indicates there were no members recusing themselves; however, she and Mr. Cipollini had recused themselves. Mr. Gavan will prepare a corrected Resolution. On motion by Ms. Maio, seconded by Mr. Bielanowski, 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.

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

Mr. Gavan said he thought he sent the Resolution; however, the Board Secretary informed him she did not receive it. Mr. Gavan will forward the Resolution of Memorialization for this matter to the Board Secretary for distribution. The Resolution of Memorialization dismissing the application of Juntos Holdings LLC will be moved to the April meeting.

20-02, Ashton Thomas

Block 10401, Lot 16, Section 68 Approval
(valid preexisting non-conforming use as an Airbnb)
Certification Approved: 02/10/2020

Mr. Gavan noted he will make the correction previously noted by Ms. Maio. On motion by Ms. Zelif-Murphy, seconded by Mr. Bielanowski and carried by the following roll call vote, the Resolution of Memorialization memorializing action taken by the Board accepting the evidence presented that Unit 43 was a pre-existing, non-conforming use as an Airbnb prior to the June 2019 adoption of the ordinance banning Airbnb's in the Borough, as amended, was adopted.

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

(Mr. Cipollini and Ms. Maio had recused themselves and were not eligible to vote.)

NEW HEARING:

20-01, Leonard Goduto

Block 11104, Lot 1, Variance Application
Deemed Complete: 2/10/2020 120 days: 6/09/2020

Mr. Goduto, currently living at Village Green in Budd Lake, was sworn in. Mr. Goduto testified he is constructing a single-family home at 27 Musconetcong Avenue. He has received zoning approval for the construction of a 20' x 8' deck, but he is seeking a variance to add 2' onto the deck which would impede on the rear setback. He is proposing a 2' cantilever overhang off the footings. The footings are in at 8'. Mr. Goduto stated he would like the additional 2' for comfort and convenience. He would like to be able to put a table and grill on the deck and still have easy access around the deck. Chairman Maguire asked if there will be a railing around the deck. Mr. Goduto responded in the affirmative. Chairman Maguire asked if the footings are inside the envelope. Mr. Goduto responded in the affirmative. Mr. Gavan stated the Board is to deal only with the setback issue. Mr. Gavan noted approval should be for 22' from the rear yard as the plans show. The deck would be 22' off the back-property line. Mr. Gavan noted the property has three front yards.

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

(Mr. Pershouse arrived.)

On motion by Ms. Maio, seconded by Mr. Bielanowski, and carried by the following majority roll call vote, the Board approved the variance application of Leonard Goduto to construct a 20' x 10' deck on Block 11104, Lot 1.

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

Mr. Gavan asked Mr. Goduto if he would like to move forward with obtaining his building permits prior to adoption of the resolution. Mr. Goduto responded in the affirmative. Mr. Gavan informed Mr. Goduto that by waiving approval of the resolution and appeal period to allow him to pull his building permits, he is doing so at his own sole risk and if there are any successful objections, he would need to remove any work already done. Mr. Goduto acknowledged the risk and agreed to waive reading of the resolution.

On motion by Chairman Maguire, seconded by Ms. Zelif-Murphy, and carried by the following roll call vote, the Board permitted the applicant to move forward with waiving reading of the resolution, at his own risk.

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

BILLS:

	Bowman Consulting Group Ltd.	
02/06/20	Re: Juntos Holdings, LLC "C" Variance	\$ 75.00
02/05/20	Re: Singh/Bajwa Site Plan	\$217.50
	Criscuoli & Gavan, LLC	
02/28/20	Re: Ryan Leavy Variance Extension	\$ 66.00
	Miscellaneous	
02/19/20	Local Media Group – legal notice in NJ Herald: Annual Meeting Notice and Award of Contracts	\$ 30.60
02/20/20	Local Media Group – legal notice re: Lusardi Resolution of Memorialization	\$ 17.40

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

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

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.

ADJOURNMENT:

On motion by Ms. Maio, seconded by Ms. Zeliff-Murphy, it was the consensus of the Board to adjourn the meeting at 7:18 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary