

**Stanhope Land Use Board
December 14, 2020
Regular Meeting
Minutes**

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BOROUGH

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.

Furthermore, notice of the change in meeting location was forwarded to the New Jersey Herald and Daily Record on October 20, 2020 and was placed on the official website of the Borough of Stanhope.

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 Bielanski - present
James Benson - absent
Raymond Cipollini - present
Rosemarie Maio - present
Thomas Pershouse - present

John Rogalo - present
Joseph Torelli - present
Paula Zelif-Murphy - present
John Maguire - present

Others present: Board Attorney Glenn Gavan, Board Engineer Eric Keller and Board Secretary Ellen Horak

MINUTES

November 9, 2020 Regular Meeting – On motion by Ms. Zelif-Murphy, seconded by Ms. Maio, the Minutes of the November 9, 2020 Meeting were approved on unanimous voice vote.

CORRESPONDENCE

- 11-18-20 Environmental Commission – Juntos Holdings, LLC Site Plan and Variance Application re: Blk 11205, Lots 1 & 4.01
- 11-24-20 Mayor Zdichocki – Holiday Card
- 11-24-20 Adam Lusardi – Request for 1-year extension of variance granted for 49 Linden Avenue, Blk 11007, Lot 9.05
- 11-30-20 New Jersey Planning Officials – New Jersey Planner (Sept/Oct. Edition)
- 12-03-20 PSE&G – Notice of Application for Extension of Wetlands General Permit No. 1 re: electric & overhead and underground transmission system maintenance
- 12-07-20 Stanhope Hose Co. No. 1 – Juntos Holdings LLC site plan and variance application
- 12-10-20 Virginia Liotta, Esq. – copy of letter sent to Sussex County Dept. of Engineering & Planning Re: Juntos Holdings, LLC Combined Subdivision and Site Plan

On motion by Mr. Torelli, seconded by Ms. 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.

NEW BUSINESS:

19-03, Adam Lusardi

Request for One-Year Extension
Block 11007, Lot 9.03 Variance Application

Chairman Maguire noted Mr. Lusardi sent a letter to the Board requesting a one-year extension to the variance previously approved by the Board. Chairman Maguire asked if there was any objection to granting the request. On motion by Mr. Torelli, seconded by Mr. Rogalo and carried by the following unanimous roll call vote, the Board approved a one-year extension of the variance granted to Mr. Lusardi for property at 49 Linden Avenue, Block 11007, Lot 9.03.

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

COMPLETENESS:

20-05, Michael & Kenia Choquette

Block 11403, Lot 3, Variance Application
Appl Rec'd: 10/29/2020 60 Days (COVID-19 Extension Period): 12/28/2020

Chairman Maguire stated the Completeness Review Committee reviewed the application and recommends it be deemed complete. On motion by Mr. Torelli, seconded by Mr. Cipollini and carried by the following unanimous roll call vote, 20-05 Michael and Kenia Choquette's Variance Application re: Block 11403, Lot 3 was deemed complete.

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

NEW HEARING:

20-03, Juntos Holdings, LLC

Block 11205, Lots 1 & 4.01, Site Plan and Use Variance Application
Deemed Complete: 11/09/2020 120 Days: 04/09/2021

Attorney Gavan stated he has two issues to bring to the Board's attention. It is his understanding that the application, as submitted, does not include a formal use variance application. The notice sent by the applicant states they are seeking a D1 variance for Lot 1. The notice indicates a D variance is being asked to use the residential lot for a non-residential use, being a parking lot. Attorney Gavan explained the notice, as provided, is deficient and, although this matter has been on-going for some time and all parties are anxious to see it through, legally he cannot recommend the hearing be

conducted tonight. Attorney Gavan stated the matter must be properly noticed. Attorney Gavan asked what meeting all the professionals involved will be able to attend. Board Engineer Keller stated he will not be available for the January meeting. Ms. Liotta stated the applicant's professionals are available; however, the applicant will be traveling at the time of the February 8th meeting. Attorney Gavan announced that the hearing on this matter will be scheduled for the March 8th meeting. The applicant is required to re-notice the property owners and the newspaper. Ms. Liotta, attorney for the applicant, apologized to the Board for her error in the notice and thanked the Board for their attention to this matter.

BILLS:

New Jersey Herald

12/04/20	LUB General – legal notice re: meeting location change	\$12.60
12/04/20	Legal Notice re: Goduto Variance Approval	\$17.10
12/04/20	Legal Notice re: Juntos Holdings Dismiss Appl	\$17.70

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

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

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 Mr. Rogalo, seconded by Ms. Zelif-Murphy, it was the consensus of the Board to adjourn the meeting at 7:20 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary