

**Stanhope Land Use Board  
November 9, 2020  
Regular Meeting  
Minutes**

**RECEIVED**

DEC 15 2020

**STANHOPE  
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.

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 - absent

James Benson - absent

Raymond Cipollini - present

Rosemarie Maio – present (arrived @7:05pm)

Thomas Pershouse – absent

John Rogalo - present

Joseph Torelli - present

Paula Zelif-Murphy - present

John Maguire - absent

Others present: Board Secretary Ellen Horak

Chairman Maguire announced that the Vincenzo Bruzzese hearing listed on the agenda will not be heard tonight and will be rescheduled. The applicant did not provide proper notice which needed to be published at least ten days before the meeting.

MINUTES

**October 19, 2020 Regular Meeting** – On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo, the Minutes of the October 19, 2020 Meeting were approved on majority voice vote. Mr. Cipollini and Chairman Maguire abstained.

CORRESPONDENCE

10-29-20 Carl Nelson, Esq. – Variance Application for Michael & Kenia Choquette re: Blk 11403, Lot 3

On motion by Mr. Rogalo, 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.

(Ms. Maio arrived.)

**COMPLETENESS:**

**20-03, Juntos Holdings, LLC**

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

Appl Rec'd: 08/24/2020

90 Days (COVID-19 Extension Period): 11/22/2020

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, 20-03 Juntos Holdings, LLC Site Plan and Use Variance Application re: Block 11205, Lots 1 & 4.01 was deemed complete.

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

The hearing on this matter will be scheduled for the December 14, 2020 meeting.

**NEW HEARING:**

**Vincenzo Bruzese (*Hearing to be rescheduled due to improper notice*)**

Block 11304, Lot 19 Variance Application

Deemed Complete: 10/19/2020

120 Days: 2/16/2021

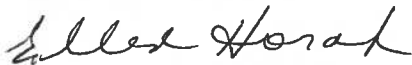
**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:**

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**ADJOURNMENT:**

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

Respectfully submitted,



Ellen Horak, Board Secretary