

RECEIVED

JUN 15 2021

Stanhope Land Use Board
April 12, 2021
Regular Meeting
Minutes

STANHOPE

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 12, 2021, was placed on the municipal bulletin board and 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 Bielanowski - absent
James Benson - absent
Raymond Cipollini - present
Rosemarie Maio – present
Thomas Pershouse – absent

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

February 8, 2021 Meeting – On motion by Ms. Maio, seconded by Mr. Torelli, the Minutes of the February 8, 2021 Meeting were approved on majority voice vote. Mr. Rogalo and Chairman Maguire abstained.

CORRESPONDENCE

03-08-21 William Hamilton, Board Planner – Planning Review #1 re: Juntos Holdings, LLC, Blk 11205, Lots 1 & 4.01

03-15-21 New Jersey Planning Officials – New Jersey Planner (Jan/Feb)

04-06-21 Jeffrey Careaga – Withdrawal of Variance Application of Vincenzo Bruzzese re: Blk 11304, Lot 19

On motion by Ms. Zelif-Murphy, seconded by Mr. Torelli 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 HEARING:

20-04, Vincenzo Bruzzese (*Applicant Withdrew Application*)

Block 11304, Lot 19 Variance Application

Deemed Complete: 10/19/2020 120 Days: 2/16/2021

Chairman Maguire stated Mr. Bruzzese has withdrawn his application. Mr. Gavan noted the application was withdrawn without prejudice.

Chairman Maguire revised the order of the Agenda.

BILLS:

	Gavan, Criscuoli Lenar		
03/05/21	Re: Lusardi Variance		\$ 82.50
	Miscellaneous		
01/21/21	NJ Planning Officials – Annual Dues		\$325.00
01/14/21	Times Herald Record – Annual Meeting Notice and Award of Professional Service Contracts		\$ 28.20
01/14/21	Times Herald Record – Resolution of Memorialization Re: Lusardi Variance Extension		\$ 18.00
03/17/21	Times Herald Record – Resolution of Memorialization Re: Choquette Variance		\$ 18.00

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

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

NEW BUSINESS

Ordinance Revising Chapter 100, Article XXVII, Stormwater Control – Chairman Maguire noted the Mayor and Council forwarded the proposed ordinance for the Board’s review and comment. Ms. Maio commented that reference on page 3 to the Board of Chosen Freeholders should be changed to Board of County Commissioners. Chairman Maguire asked Mr. Keller if he has any comments on the proposed ordinance. Mr. Keller responded that the ordinance is required by the DEP. The stormwater regulations that are applicable to municipalities must follow what the State adopted. As of March 2, 2021, the State adopted new stormwater regulations so the Borough must adopt a revised stormwater ordinance that is consistent with the DEP’s stormwater rules. Mr. Keller added that residential projects are already subject to the new regulations. This covers commercial development and other development otherwise not covered by the RSI. The proposed ordinance is only updating the ordinance so the Borough is complying with the State’s stormwater rules. There being no other comments or concerns by the Board, Chairman Maguire directed the Board Secretary to inform the Mayor and Council of the one comment noted by Ms. Maio.

Mr. Gavan suggested the Board take a short recess so Chairman Maguire can call the three absent members to see if they will be attending the meeting. There are 6 members present, which is a quorum to open the meeting and conduct certain business; however, the Juntos Holdings application is for a "D" variance and therefore, the Council representative and Mayor's representative must step down. There is one member of the Board who resides within 200 feet of the applicant's property, so she also must step down. There will only be 3 Board members remaining and there must be at least 5 eligible members to start the hearing for a "D" variance.

Chairman Maguire called a short recess and called the three absent members. After the recess, Chairman Maguire informed the Board that he was only able to get a hold of Mr. Bielanowski, who is on his way to the meeting. Mr. Gavan noted 2 additional eligible members are needed.

Mr. Gavan announced to the public that there will only be 4 members present and there must be 5 eligible members to start the Juntos Holdings' hearing. The Board has no power to conduct any business other than what they just did. To hold a hearing for a "D" variance, they need a minimum of 5 members.

20-03, Juntos Holdings, LLC (*Extension Granted by Applicant*)

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

Deemed Complete: 11/09/2020

120 Days: 04/09/2021

Mr. Gavan stated this matter will be carried to next month's meeting without further notice. Mr. Gavan asked if the applicant will send a letter extending all deadlines through the next meeting. Ms. Liotta, attorney for the applicant, responded in the affirmative, saying she will submit a letter to the Board granting the extension of time. The next meeting is scheduled for May 10, 2021 at 7:00 p.m.

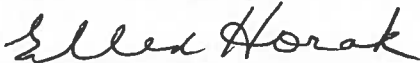
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ADJOURNMENT:

On motion by Ms. Zeliff-Murphy, seconded by Mr. Cipollini, it was the consensus of the Board to adjourn the meeting at 7:25 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary