

**Stanhope Land Use Board
December 13, 2021
Regular Meeting
Agenda**

CALL MEETING TO ORDER: 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 Regular Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2021 and was placed on the municipal bulletin board and the official website of the Borough of Stanhope.

Furthermore, notice of the change in the meeting location was sent to the New Jersey Herald and Daily Record on June 24, 2021 and was placed on the official bulletin board in the Municipal Building.

In the event that 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.

OATH OF OFFICE: Glenn Kurtz

ROLL CALL:

Nicholas Bielanowski
Najib Iftikhar
Glenn Kurtz (Alt #1)
Rosemarie Maio
Thomas Pershouse

John Rogalo
Joseph Torelli
Michael Vance
Paula Zelif-Murphy
John Maguire

APPROVAL OF MINUTES:

October 18, 2021 Regular Meeting

CORRESPONDENCE:

- 10-27-21 Ellen Horak, Clerk – Mayor and Council Resolutions 185-21 Declaring Land Use Board Vacancy; 190-21 Appointment of Najib Iftikhar to fill unexpired Class IV seat; 191-21 Appointment of Glenn Kurtz as Alternate #1
- 10-29-21 Virginia Liotta – revised plans re: Juntos Holdings, LLC Preliminary Site Plan and Variance re: Blk 11205, Lots 1 and 4.01
- 11-05-21 Eric Keller – Technical Review #2 re: Juntos Holdings LLC Site Plan and Variance Appl, Blk 11205 Lots 1 & 4.01
- 11-08-21 Virginia Liotta – reschedule of Juntos Holdings LLC hearing
- 11-09-21 Sussex County Dept of Engineering & Planning–Exempt Site Plan re: 16RT206STANHOPENJ LLC, 16 & 16 Route 206 (Byram)
- 11-11-21 Eric Keller – Review of Deed of Easement re: Adam Lusardi, 49 Linden Avenue, Blk 11007, Lot 9.05
- 11-15-21 Sergio Lemus – Variance Application re: Blk 10105, Lot 1.01 (39 Sparta Road)
- 11-22-21 New Jersey Planning Officials – New Jersey Planner (Sept/Oct)
- 12-06-21 Virginia Liotta – confirmation of Juntos Hearing scheduled for Jan. 10, 2022

OPEN TO THE PUBLIC NON-AGENDA ITEMS: (5 Minutes given to each Speaker)

The “Open to the Public” portion of this meeting is to give the public time to address the Land Use Board on subjects which are relevant to the responsibilities of the Land Use Board, but not on the agenda.

Each person wishing to address the Land Use Board shall be limited to five minutes of the meeting time. The exceptions will be for members of the public, which at the pleasure of the Board, be granted additional time to answer questions from the Land Use Board. Anyone who chooses not to adhere to this statement will be subject to the ramifications of disrupting a public meeting.

COMPLETENESS:

21-03, Sergio Lemus

Block 10105, Lot 1.01, Variance Application

Date Rec’d: 11/15/21

45 Days: 12/30/21

NEW HEARING

21-01, Manjit Bajwa

Block 11702, Lot 5, Preliminary & Final Site Plan and Variance Application

Deemed Complete: 09/13/2021

120 Days: 01/11/2022

BILLS:

	Bowman Consulting Group, Ltd.	
11/04/21	Re: Juntos Holdings, LLC	\$367.50
12/06/21	Re: Bajwa Site Plan, C Variance	\$ 75.00
12/06/21	Re: Lusardi Variance	\$187.50
12/06/21	Re: Juntos Holdings, LLC	\$900.00
	Miscellaneous	
11/17/21	Local Media Group (NJ Herald) - legal notice re: Kirk Variance Extension	\$ 13.50

OPEN TO THE PUBLIC NON-AGENDA ITEMS (5 Minutes given to each Speaker)

ADJOURNMENT: