

**Stanhope Land Use Board
November 14, 2022
Regular Meeting Minutes**

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**STANHOPE
BOROUGH**

CALL MEETING TO ORDER:

Chairwoman Maio called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairwoman Maio invited all those present to stand in a salute to the colors.

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, 2022 and was placed on the municipal bulletin board.

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.

ROLL CALL:

Nicholas Bielanowski - absent
Najib Iftikhar - present
Glenn Kurtz – present
Christine Lipinski – present
Thomas Pershouse - absent

John Rogalo – absent
Edward Schwartz - present
Michael Vance - present
Paula Zelif-Murphy - present
Rosemarie Maio - present

Others Present: Board Attorney Glenn Gavan and Substitute Secretary Linda Chirip

APPROVAL OF MINUTES

October 17, 2022 Regular Meeting – On motion by Mr. Iftikhar and seconded by Ms. Lipinski, the Minutes of the October 17, 2022 meeting were approved by a majority of the following roll call vote. Mr. Schwartz and Councilman Vance abstained.

Roll Call:

Nicholas Bielanowski - absent
Najib Iftikhar - yes
Glenn Kurtz – yes
Christine Lipinski – yes
Thomas Pershouse - absent

John Rogalo – absent
Edward Schwartz - abstain
Michael Vance - abstain
Paula Zelif-Murphy - yes
Rosemarie Maio - yes

CORRESPONDENCE

10-19-22 Eric Keller – Resolution Compliance Review #1 Re: Northwest Construction, LLC, Blk 10902, Lot 5

On motion by Councilman Vance, seconded by 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:

Chairwoman Maio opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

UNFINISHED HEARING:

22-08, 30 Main Stanhope, LLC

Block 11203, Lot 9, Use Variance and Site Plan Waiver

Deemed Complete: 8/08/22

120 Days: 12/06/22

Chairwoman Maio stated the applicant has not made any additional submissions to the Land Use Board.

On motion by Mr. Iftikhar, seconded by Councilman Vance and unanimously carried by the following roll call vote, the request for the use variance and site plan waiver was dismissed for lack of prosecution.

Roll Call:

Nicholas Bielanowski - absent
Najib Iftikhar - yes
Glenn Kurtz – yes
Christine Lipinski – yes
Thomas Pershouse - absent

John Rogalo – absent
Edward Schwartz - yes
Michael Vance - yes
Paula Zelif-Murphy - yes
Rosemarie Maio - yes

RESOLUTIONS OF MEMORIALIZATION

22-10, Northwest Construction, LLC

Block 10902, Lot 5 Variance Application

Approval Granted: 10/17/22

On motion by Councilman Vance, seconded by Ms. Zelif-Murphy and carried by a majority of the following roll call vote, the Variance Resolution for Block 10902, Lot 5 for Northwest Construction, LLC was memorialized. Mr. Schwartz abstained.

Roll Call:

Nicholas Bielanowski - absent
Najib Iftikhar - yes
Glenn Kurtz – yes
Christine Lipinski – yes
Thomas Pershouse - absent

John Rogalo – absent
Edward Schwartz – abstain
Michael Vance – yes
Paula Zelif-Murphy - yes
Rosemarie Maio – yes

BILLS:

Gavan Criscuoli Lenar

09/13/22	Re: Walther - Variance	\$231.00
10/26/22	Re: Northwest Construction – Variance	\$462.00

New Jersey Herald

11/04/22 Local Media Group – Resolution of
Memorialization Re: Murphy Variance \$16.08

On motion by Mr. Schwartz, seconded by Mr. Iftikhar, the aforesaid bills were unanimously approved by the following roll call vote:

AFFIRMATIVE: Mr. Iftikhar, Mr. Kurtz, Ms. Lipinski, Mr. Schwartz, Councilman Vance, Ms. Zelif-Murphy, Chairwoman Maio

OPPOSED: None

ABSTENTIONS: None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairwoman Maio opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

ADJOURNMENT:

On motion by Mr. Iftikhar, seconded by Councilman Vance, it was the consensus of the Board to adjourn the meeting at 7:06 P.M.

Respectfully submitted,



Linda Chirip