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JUN 14 2022

**STANHOPE
BOROUGH**

**Stanhope Land Use Board
May 9, 2022
Regular Meeting
Minutes**

CALL MEETING TO ORDER:

Chairwoman Maio 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, 2022, 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
Najib Iftikhar – present
Glenn Kurtz - present
Christine Lipinski (Alt #1) - present
Thomas Pershouse - absent

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

Others present: Board Secretary Ellen Horak

MINUTES

April 11, 2022 Regular Meeting – On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz, the Minutes of the April 11, 2022 Regular Meeting were approved on majority voice vote. Mr. Iftikhar and Mr. Vance abstained.

CORRESPONDENCE

04/04/22 Juana Lanchipa – Variance Application re: Block 11004, Lot 5

On motion by Mr. Vance, seconded by Mr. Rogalo 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.

COMPLETENESS:

22-04, Juana Lanchipa

Block 11004, Lot 5, Variance Application

Appl Rec'd: 04/04/22

45 days: 05/19/22

Chairwoman Maio stated the Completeness Review Committee reviewed the application and recommends it be deemed complete. On motion by Ms. Zeliff-Murphy, seconded by Mr. Schwartz and carried by the following unanimous roll call vote, 22-04 Juana Lanchipa's Variance Application re: Block 11004, Lot 5 was deemed complete.

AFFIRMATIVE: Mr. Iftikhar, Mr. Kurtz, Ms. Lipinski, Mr. Rogalo, Mr. Schwartz, Mr. Vance, Ms. Zeliff-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: None

The hearing for this application will be scheduled for the June 13, 2022 meeting. The Board directed the Secretary to send the application to the Board Engineer for review and comments.

NEW HEARING

22-02, Anna Temporale

Block 11208, Lot 4, "D" Variance

Deemed Complete: 03/14/2022

120 Days: 07/12/2022

Chairwoman Maio informed the Board that notice on this application was not published at least ten days before the hearing date so therefore, the Board cannot conduct the hearing at this meeting. Notice was mailed to all property owners within 200 feet of the applicant's property within ten days of the meeting. Chairwoman Maio announced that this matter will be carried to the June 13, 2022 meeting, with no further notice required. The Secretary will inform the applicant of the new hearing date to be published.

RESOLUTIONS OF MEMORIALIZATION

21-03, Sergio Lemus

Block 10105, Lot 1.01, Variance Application

Approval Granted: 04/11/22

22-01, BGK Realty Group, LLC

Block 11207, Lot 8, Request for Interpretation

Approval Granted: 04/11/22

Chairwoman Maio stated the Board Attorney has not completed the Resolutions of Memorialization and therefore, action on the Resolutions will be carried to the next meeting.

BILLS:

Gavan Criscuoli Lenar

04/24/22	Juntos Holdings, LLC	\$ 429.00
04/25/22	Bajwa (Stanhope Fuel, LLC)	\$1,765.50
04/25/22	BGK Realty Group	\$ 231.00

Bowman Consulting Group, Ltd.

05/04/22	Re: Bajwa (256 Rt 206)	\$ 187.50
05/04/22	Re: BGK Realty Group	\$ 262.50
05/04/22	Re: Sergio Lemus	\$ 262.50
05/04/22	Re: Anna Temporale	\$ 262.50

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

AFFIRMATIVE: Mr. Iftikhar, Mr. Kurtz, Ms. Lipinski, Mr. Rogalo, Mr. Schwartz, Mr. Vance, Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: None

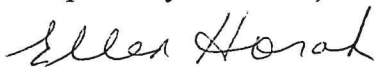
OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

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ADJOURNMENT:

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

Respectfully submitted,



Ellen Horak, Board Secretary