

Stanhope Land Use Board
June 13, 2022
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, 2022 and was placed on the municipal bulletin.

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	John Rogalo
Najib Iftikhar	Edward Schwartz
Glenn Kurtz	Michael Vance
Christine Lipinski (Alt #1)	Paula Zelif-Murphy
Thomas Pershouse	Rosemarie Maio

APPROVAL OF MINUTES:

May 9, 2022 Regular Meeting

CORRESPONDENCE:

- 05-13-22 Michael Rowan – Variance Application re: Blk 11006, Lot 13
- 05-27-22 Tom Gilmore – Site Plan Waiver Application re: Blk 10105, Lot 12
- 05-31-22 New Jersey Planning Officials – New Jersey Planner (March/April)
- 06-01-22 Andrew and Shana Walther – Variance Application re: Blk 11208, Lot 2
- 06-06-22 Tom Dixon – Zoning Official – Request for Clarification the Outdoor Concerts Needed Approval re: BGK Realty Group (Stanhope House)
- 06-07-22 Eric Keller – (dated April 29, 2022) Technical Review #1 re: Anna Temporale Variance, Blk 11208, Lot 4
- 06-07-22 Eric Keller – Technical Review #1 re: Juana Lanchipa Variance, Blk 11004, Lot5

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:

22-05, Michael Rowan

Block 11006, Lot 13, Variance

Appl Rec'd: 05/13/22

45 Days: 06/27/22

22-06, Gilmore Electric

Block 10105, Lot 12, Site Plan Waiver

Appl Rec'd: 05/27/22

45 Days: 07/11/22

22-07, Andrew and Shana Walther

Block 11208, Lot 2, Variance

Appl Rec'd: 06/01/22

45 Days: 07/16/22

NEW HEARING

22-02, Anna Temporale

Block 11208, Lot 4, "D" Variance

Deemed Complete: 03/14/2022

120 Days: 07/12/2022

22-04, Juana Lanchipa

Block 11004, Lot 5, Variance Application

Deemed Complete: 05/09/22

120 days: 09/06/22

RESOLUTION 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

BILLS:

Miscellaneous

05/18/22

Local Media Group (NJ Herald) legal notice re:

Resolution of Memorialization (Stanhope Fuel, LLC)

\$ 19.59

GENERAL DISCUSSION

- *Request Clarification on Accessory Structures Being Prohibited in a Front Yard (revised February 28, 2022 Memorandum from Tom Dixon, Zoning Officer)*
- *Request Clarification That Outdoor Concerts Needed Approval (Memorandum dated June 6, 2022 from Tom Dixon, Zoning Officer)*

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

ADJOURNMENT: