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STANHOPE
BOROUGH

Stanhope Land Use Board
May 8, 2023
Regular Meeting
Minutes

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 10, 2023, 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:

Najib Iftikhar – absent	John Rogalo – absent
Glenn Kurtz – present	Edward Schwartz - present
Christine Lipinski - present	Paula Zelif-Murphy - present
Thomas Pershouse – absent	Rosemarie Maio - present

Others Present: Board Attorney Glenn Gavan, Board Engineer Eric Keller and Board Secretary Ellen Horak

MINUTES

April 10, 2023 Regular Meeting – On motion by Mr. Kurtz, seconded by Ms. Zelif-Murphy, the Minutes of the April 10, 2023 meeting were approved on unanimous voice vote.

CORRESPONDENCE

- 04-18-23 Sussex County Dept. of Engineering & Planning – Dismissal of Application re: Manjit Bajwa Preliminary Site Plan, Blk 11702, Lot 5
- 04-19-23 Metro Storage LLC – Site Plan Amendment Application re: Blk 11701, Lot 21
- 04-26-23 Mayor and Council – Resolution Authorizing and Directing the LUB to Undertake a Preliminary Investigation to Determine Whether the Proposed Study Area of Block 11207, Lot 8 is to be Delineated as an Area in Need of Non-Condemnation Redevelopment
- 05-04-23 Ursula Leo, Esq., Borough Attorney – Proposed Redevelopment Area

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

23-02, Metro Storage LLC

Block 11701, Lot 21, Site Plan Amendment

Appl Rec'd: 04/19/23

45 days: 06/03/23

Chairwoman Maio stated, with the resignation of Mr. Vance, she asked Ms. Zelif-Murphy to serve on the Completeness Review Committee. Chairwoman Maio stated the Completeness Review Committee reviewed the application and recommends it be deemed complete. On motion by Mr. Schwartz, seconded by Ms. Zelif-Murphy and carried by the following unanimous roll call vote, 23-02 Metro Storage, LLC Site Plan Amendment Application was deemed complete.

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

The Board directed the Secretary to forward a copy of the application to the Board Engineer for review and comments.

RESOLUTION OF MEMORIALIZATION:

23-01, Stephen Krakowski

Block 11104, Lot 4, Variance Application

Approval Granted: 04/10/23

On motion by Ms. Zelif-Murphy, seconded by Ms. Lipinski and carried by the following unanimous roll call vote, the Resolution of Memorialization granting the variance for 23-01 Stephen Krakowski, Block 11104, Lot 4 was adopted.

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

DISCUSSION:

Chairwoman Maio noted the Board received a Resolution from the Borough Council and correspondence from the Borough Attorney concerning a property for a proposed redevelopment area. The Resolution directs the Board to undertake a preliminary investigation to determine whether or not the proposed area should be a redevelopment area. The Board is to authorize the Board Planner to look into it and provide the Board with a report and a recommendation on whether or not the property should be deemed an area in need of redevelopment. On motion by Ms. Lipinski, seconded by Ms. Zelif-Murphy and carried by the following unanimous roll call vote, the Board authorized the Planner to undertake a preliminary investigation to determine whether the property at Block 11207, Lot 1 is an area in need of redevelopment:

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

OPPOSED: None
ABSTENSIONS: None

Mr. Keller will inform the Board Planner, Mr. Hamilton, of the Board's request. Mr. Gavan explained that after the Planner completes his report, the Board will review the report and then hold a public hearing, with notice required, after which the Board will make a decision and relay their recommendation to the Governing Body. Ms. Maio asked Mr. Keller to let Mr. Hamilton know that the Board would like his report for review at the June meeting. The public hearing will be held at the July meeting. Ms. Zeliff-Murphy asked to be provided a copy of N.J.S.A. 40:12A-6, which is referenced in the Borough Attorney's letter. Mr. Gavan will provide the Board with the statute together with an overview.

Mr. Gavan noted for the record that this is for a Non-Condensation Redevelopment Area. According to the Resolution, there is already a contractor in line and there is a willing seller of the property.

Ms. Maio noted the importance of all Board members being present for the public hearing at the July 10th meeting and she asked the Board Secretary to confirm that all members will be present. If all members cannot be present at the July 10th meeting, a special meeting will be held at the end of June.

BILLS:

	Gavan, Criscuoli & Lenar	
04/25/23	Re: Krakowski Variance	\$215.00
	Miscellaneous	
04/20/23	Local Media Group (NJ Herald) re: legal notice 30 Main Stanhope LLC	\$ 16.86

On motion by Mr. Kurtz, seconded by Ms. Zeliff-Murphy, the aforesaid bills were approved on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Schwartz, Ms. Zeliff-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: 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 Ms. Zeliff-Murphy, seconded by Ms. Lipinski, it was the consensus of the Board to adjourn the meeting at 7:11 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary