

Stanhope Land Use Board
November 13, 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 – present	John Rogalo – present
Glenn Kurtz – present	William Thornton - absent
Christine Lipinski – present (arrived @ 7:02pm)	Edward Schwartz - present
Thomas Pershouse – absent	Paula Zelif-Murphy - present
	Rosemarie Maio – present

Others Present: Board Secretary Ellen Horak

MINUTES

August 14, 2023 Regular Meeting – On motion by Mr. Kurtz, seconded by Mr. Schwartz, the Minutes of the August 14, 2023 meeting were approved on majority voice vote. Mr. Iftikhar and Mr. Rogalo abstained.

CORRESPONDENCE

09-11-23 Glenn Gavan – Resolution of Memorialization Re: Patrick Lynch Minor Subdivision
09-19-23 New Jersey Planning Officials – New Jersey Planner (July/Aug)
09-25-23 Eric Keller – Resolution Compliance Review #2 re: Stanhope Fuel LLC, 256 Route 206, Blk 11702, Lot 5
10-25-23 Sussex County Dept. of Engineering & Planning – Preliminary Site Plan re: Manjit Bajwa, Blk 11702, Lot 5 (256 Route 206)
11-03-23 T3 Innovations (Adam Lusardi) – Variance Application re: Blk 10607, Lot 8 (3 Walton St.)

On motion by Ms. Zelif-Murphy, 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:

23-05, T3 Innovations (Adam Lusardi)

Block 10607, Lot 8, Variance Application

Appl Rec'd: 11/03/23

45 days: 12/18/24

Chairwoman Maio stated the Completeness Review Committee reviewed the application and recommends it be deemed complete. On motion by Mr. Iftikhar, seconded by Ms. Lipinski and carried by the following unanimous roll call vote, 23-05, T3 Innovations Variance Application re: Block 10607, Lot 8 was deemed completed.

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

OPPOSED: None

ABSTENSIONS: None

The Board instructed the Secretary to forward a copy of the application to the Board Engineer for review and comments. The hearing for this application is scheduled for the December 11, 2023 meeting. A copy of the application will be sent to the Lake Musconetcong Regional Planning Board due to the close proximity to the lake.

RESOLUTION OF MEMORIALIZATION

23-02, Metro Storage LLC

Block 11701, Lot 21, Site Plan Amendment

Approval Granted: 07/10/23

On motion by Mr. Schwartz, seconded by Ms. Zelif-Murphy and carried by the following unanimous roll call vote, the Resolution of Memorialization granting the site plan amendment for 23-02 Metro Storage LLC, Block 11701, Lot 21 was adopted.

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

OPPOSED: None

ABSTENSIONS: None

(Ms. Lipinski was not eligible to vote.)

23-04, Patrick Lynch

Block 11103, Lot 24.05, Minor Subdivision Application

Approval Granted: 08/14/23

On motion by Mr. Schwartz, seconded by Ms. Lipinski and carried by the following unanimous roll call vote, the Resolution of Memorialization granting the minor subdivision for 23-04 Patrick Lynch, Block 11103, Lot 24.05 was adopted.

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

OPPOSED: None
ABSTENSIONS: None

(Mr. Iftikhar and Mr. Rogalo were not eligible to vote.)

BILLS:

Bowman Consulting Group Ltd		
09/11/23	Re: Lynch Minor Subdivision	\$1,458.75
09/11/23	Re: Demattheis Development	\$3,000.00
09/11/23	Re: Metro Storage Site Plan Amend	\$ 37.50
10/16/23	Re: Lynch Minor Subdivision	\$ 75.00

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, Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: None

NEW BUSINESS:

2024 Budget – Chairwoman Maio noted a copy of the proposed budget was provided to the Board members for review. There is a slight decrease in the budget. The line item for Board Engineer and Board Planner was reduced due to the fact that most of what comes before the Board for these professionals is paid through the applicant’s escrow. On motion by Mr. Iftikhar, seconded by Mr. Schwartz and carried by the following unanimous roll call vote, the Board approved the 2024 budget, as presented:

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

The Secretary will forward the budget request to the Borough’s CFO.

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. Rogalo, seconded by Ms. Zelif-Murphy, it was the consensus of the Board to adjourn the meeting at 7:12 P.M.

Respectfully submitted,


Ellen Horak, Board Secretary