

**Stanhope Land Use Board  
January 8, 2024  
Reorganization 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 10, 2023 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:

Class IV (Vacant)  
Glenn Kurtz  
Christine Lipinski  
Class II (Vacant)

Class III (Council Rep -Vacant)  
John Rogalo  
Class I (Mayor's Rep -Vacant)  
Paula Zelif-Murphy  
Rosemarie Maio

REORGANIZATION BUSINESS:

Election of Officers:

Election of Chairman  
Election of Vice-Chairman

Resolutions:

Resolution Appointing Board Secretary  
Resolution Appointing Board Attorney  
Resolution Appointing Board Engineer  
Resolution Appointing Board Planner  
Resolution Designating Official Newspaper  
Resolution Listing Scheduled Meeting Dates for Calendar Year 2024

APPROVAL OF MINUTES:

December 11, 2023 Regular Meeting

CORRESPONDENCE:

12-04-23 Mayor Patricia Zdichocki – Season's Greetings Card  
12-11-23 Jason Dunn, Dykstra Associates – Minor Subdivision Application re: Maria and Jacek Kaczynski, Block 11106, Lot 6  
12-12-23 Sussex County Dept. of Engineering – Notice of Preliminary Minor Subdivision Review re: Maria and Jacek for Kaczynski, Block 11106, Lot 6  
12-13-23 Ellen Horak, Clerk – Proposed Redevelopment Plan re: 45 Main Street

12-28-23 Sussex County Dept. of Engineering – Findings of Preliminary Minor Subdivision Review re:  
Maria and Jacek for Kaczynski, Block 11106, Lot 6  
01-02-24 Eric Keller, P.E. – Technical Review #1 re: Juntos Holdings, LLC, Blk 11205, Lot 4.01

OPEN TO THE PUBLIC NON-AGENDA ITEMS:

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:

**23-07, Maria and Jacek Kaczynski**

Block 11106, Lot 6, Minor Subdivision Application

Appl Rec'd: 12/11/23

45 days: 1/25/24

NEW HEARING

**23-06, Juntos Holdings LLC** (*carried to February meeting at request of applicant's attorney*)

Block 11205, Lot 4.01, “D” Variance Application

Deemed Complete: 12/11/23

120 days: 4/19/24

RESOLUTIONS OF MEMORIALIZATION

**23-05, T3 Innovations (Adam Lusardi)**

Block 10607, Lot 8, Variance Application

Approval Granted: 12/11/23

BILLS:

**Local Media Group Inc. (NJ Herald)**

12/15/23	Legal Notice – Resolution of Memorialization	
	Re: Metro Storage Site Plan Amendment	\$16.47
12/15/23	Legal Notice – Resolution of Memorialization	
	Re: Patrick Lynch Subdivision	\$16.08

NEW BUSINESS:

- *Annual Report*
- *Proposed Redevelopment Plan re: 45 Main Street*

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

ADJOURNMENT: