

**Stanhope Land Use Board**  
**August 12, 2024**  
**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 9, 2024, 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  
Glenn Kurtz – absent  
Christine Lipinski – present  
Thomas Pershouse – absent

Anthony Riccardi – present  
John Rogalo - present (arrived @ 7:05 pm)  
Edward Schwartz - present  
Paula Zelif-Murphy – present  
Rosemarie Maio – present

Others Present: Board Attorney Glenn Gavan and Board Secretary Ellen Horak

PRESENTATION: Sussex County - Parcel Document Viewer: Dan Freed, the Records Manager at the County came forward and explained that the Sussex County Parcel Document Viewer allows users to search for parcels by parcel ID, address or via the map and discover planning, environmental and tax map documents related to the parcel of interest. The County has scanned all of their documents and any documents submitted to the County are scanned. Mr. Freed said he wants people to know that the County has this resource. You can retrieve information on all parcels and you can access the documents relating to the property. Mr. Freed spoke of the benefit if planning boards sent their resolutions to the County to be scanned. Any restrictions placed on the property would then be known to anyone who looks at the parcel. Mr. Freed noted that names are not shown in the search. The link for the site is: <https://gis.sussex.nj.us/parceldocviewer>. Chairwoman Maio thanked Mr. Freed for his presentation and information.

MINUTES

**June 10, 2024 Regular Meeting** – On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz, the Minutes of the June 10, 2024 meeting were approved by majority voice vote. Mr. Riccardi abstained.

CORRESPONDENCE

07-12-24 Dana Wefer, Esq. - Summons and Complaint; Village Way, LLC v. Stanhope Land Use Board  
07-15-24 Environmental Commission - concern re: Elaine LaIacoma variance application, Blk 11403, Lot 4

- 07-16-24 Glenn Gavan - Resolution of Memorialization re: Elaine LaIacoma variance application, Blk 11403, Lot 4
- 07-29-24 New Jersey Planning Officials - New Jersey Planner (May/June)
- 08-01-24 Eric Keller- Resolution Compliance Review #1 re: Elaine LaIacoma Variance, Blk 11403, Lot 4
- 08-02-24 Angelica Sabatini, CFO - 2025 Budget Request

On motion by Mr. Rogalo, seconded by Ms. Zeliff-Murphy 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.

RESOLUTION OF MEMORIALIZATION

**24-03, Elaine LaIacoma**

Block 11403, Lot 4, Variance Application

Approval Granted: 7/10/24

On motion by Ms. Zeliff-Murphy, seconded by Ms. Lipinski and carried by the following majority roll call vote, the Resolution of Memorialization granting the Variance, filed by Elaine LaIacoma for Block 11403, Lot 4 was adopted:

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

BILLS:

<b>Bowman Consulting Group Ltd.</b>		
06/11/24	Re: Patrick Lynch Subdivision	\$2,088.88
08/08/24	Re: T3 Innovations (Lusardi) Variance	\$ 78.75
08/08/24	Re: Kaczynski Minor Subdivision	\$ 39.38
<b>Gavan Criscuoli Lenar</b>		
06/24/24	Re: Elaine LaIacoma Variance	\$ 561.00
06/24/24	Re: Juntos Holdings D Variance	\$1,071.00
06/24/24	Re: Lynch Minor Subdivision	\$ 204.00

On motion by Ms. Lipinski, seconded by Mr. Riccardi, the aforesaid bills were unanimously approved by the following roll call vote:

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

**NEW BUSINESS:**

**Summons and Complaint: Village Way, LLC v. Stanhope Land Use Board** - Mr. Gavan noted this topic will be discussed in Executive Session.

**2025 Budget Request** - Chairwoman Maio noted the Secretary prepared a proposed budget that was distributed to the Board. The proposed budget has a very slight decrease from last year. The Board reviewed the budget line items. On motion by Mr. Schwartz, seconded by Mr. Rogalo and carried by the following unanimous roll call vote, the Board approved the budget as presented and directed the Secretary to forward it to the CFO.

AFFIRMATIVE: Ms. Lipinski, Mr. Riccardi, Mr. Rogalo, Mr. Schwartz, Ms. Zelif-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.

Patrick Lynch, 6 Summit Street, asked if the Board received the final deeds from his attorney. Mr. Gavan said he recalls receiving the deeds via email and that compliance is now in the Board Engineer's hands. Mr. Lynch said notarized deeds were sent to the Borough offices because the County Clerk said the Board has to sign the deeds. The Board Secretary said she received the deeds via email, but does not recall if she received original notarized deeds. The Board Secretary will check the file and see if the deeds were received.

Seeing no one further from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

**CLOSED SESSION**

1. The general nature of the subject matter(s) to be discussed is as follows:

1 – Litigation

2. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
3. This resolution shall take effect immediately.

On motion by Mr. Schwartz, seconded by Ms. Zelif-Murphy, and unanimously carried by voice vote, the foregoing resolution was adopted.

The Board went into Closed Session at 7:38 P.M.

**RETURN TO OPEN SESSION**

At the conclusion of the Closed Session, the Board reconvened the public meeting at 7:45 P.M. with all present.

Summons and Complaint: Village Way, LLC v. Stanhope Land Use Board - On motion by Mr. Schwartz, seconded by Ms. Lipinski and carried by the following majority roll call vote, the Board authorized Mr. Gavan to file an answer on behalf of the Board with regard to Docket Number SSX-L-000294-24.

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

ADJOURNMENT:

On motion by Mr. Riccardi, seconded by Mr. Rogalo, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:47 P.M.

Respectfully submitted,



Ellen Horak  
Board Secretary