

Stanhope Land Use Board
October 21, 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 – present
Christine Lipinski – present
Thomas Pershouse – absent

Anthony Riccardi – present
John Rogalo - absent
Edward Schwartz - present
Paula Zelif-Murphy – present
Rosemarie Maio – present

Others Present: Board Secretary Ellen Horak

MINUTES

August 12, 2024 Regular Meeting and Closed Session – On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz, the Minutes of the August 12, 2024 meeting were approved by majority voice vote. Mr. Kurtz abstained.

CORRESPONDENCE:

- 08-15-24 Eric Keller - Resolution Compliance Review #2 re: Patrick Lynch Minor Subdivision, Blk 11103, Lot 24.05
- 08-27-24 Eric Keller - Resolution Compliance Review #1 re: Kaczynski Minor Subdivision, Blk 11106, Lot 6
- 09-04-24 New Jersey Planning Officials - New Jersey Planner (July/Aug)
- 09-13-24 PSE&G - Notice of Application for NJDEP Flood Hazard Area and Freshwater Wetlands Individual Permit
- 09-30-24 Eric Keller - Resolution Compliance Review #3 re: Patrick Lynch Minor Subdivision, Blk 11103, Lot 24.05
- 09-30-24 Eric Keller - Resolution Compliance Review #2 re: Kaczynski Minor Subdivision, Blk 11106, Lot 6
- 10-09-24 John Armele - Variance Application re: Blk 11106, Lot 3

On motion by Mr. Riccardi, seconded by Ms. Zelif-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.

COMPLETENESS:

24-04, John Armele

Blk 11106, Lot 3 - Variance Application

Appl Rec'd: 10/09/24

45 days: 11/23/24

Chairwoman Maio said the Completeness Review Committee reviewed the application and there are a number of checklist items that were not provided. The Completeness Review Committee recommends the application be deemed incomplete due to the applicant's failure to provide checklist items 5(d), 5(e), 5(j), 7, 8, 9 and 10.

On motion by Mr. Schwartz, seconded by Ms. Zelif-Murphy and carried by the following unanimous roll call vote, the Variance Application submitted by John Armele for Block 11106, Lot 3 was deemed incomplete.

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

OPPOSED: None

ABSTENSIONS: None

Mr. Schwartz suggested giving the applicant the opportunity to come before the Board in November for Completeness, and if deemed complete, to conduct the hearing at the same meeting. The applicant would have to provide the missing checklist items at least ten days before the meeting and have noticed the hearing in the newspaper and have mailed notice to the property owners within 200' of their property. If the applicant is deemed incomplete at the November meeting, they would need to re-notice. The Board agreed to give the applicant this opportunity, but it will be the applicant's decision how they would like to proceed. The Board also instructed the Secretary to forward a copy of the application to the Board Engineer, after the additional items are submitted.

BILLS:

Bowman Consulting Group Ltd.		
07/09/24	Re: Elaine LaIacoma Variance	\$ 475.18
08/08/24	Re: Elaine LaIacoma Variance	\$ 196.88
08/08/24	Re: Juntos Holdings D Variance	\$ 39.38
08/08/24	Re: Patrick Lynch Minor Subdivision	\$1,939.86
09/12/24	Re: Kaczynski Minor Subdivision	\$ 472.50
09/12/24	Re: T3 Innovations (Lusardi) Variance	\$ 28.75
09/12/24	Re: Patrick Lynch Minor Subdivision	\$ 472.51
09/12/24	Re: Elaine LaIacoma Variance	\$ 39.38
10/07/24	Re: Kaczynski Minor Subdivision	\$ 275.63
10/07/24	Re: T3 Innovations (Lusardi) Variance	\$ 172.50

Miscellaneous

08/28/24	Local Media Group, Inc. (NJ Herald) re: legal notice of Resolution of Memorialization for Elaine LaIacomo Variance	\$ 14.94
10/16/24	NJ Planning Officials - 2025 Dues	\$ 325.00

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

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Riccardi, 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 Mr. Riccardi, seconded by Mr. Schwartz, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:06 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary