

**Stanhope Land Use Board
December 9, 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 – present	Anthony Riccardi – absent
Glenn Kurtz – present	John Rogalo - absent
Christine Lipinski – present (arrived @7:02pm)	Edward Schwartz - present
Thomas Pershouse – absent	Paula Zelif-Murphy – present
	Rosemarie Maio – present

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

MINUTES

October 21, 2024 Regular Meeting – On motion by Mr. Kurtz, seconded by Ms. Zelif-Murphy, the Minutes of the October 21, 2024 meeting were approved by majority voice vote. Mr. Iftikhar abstained.

CORRESPONDENCE:

11-12-24 Eric Keller - Resolution Compliance Review #1 re: Kaczynski Minor Subdivision, Blk 11106, Lot 6
11-21-24 New Jersey Planning Officials - NJ Planner (Sept/Oct)
11-25-24 Tom Dixon, Zoning Officer - John Armele's Variance Application re: Blk 11106, Lot 3
12-02-24 John Armele - additional variance application checklist items re: Blk 11106, Lot 3

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:

24-04, John Armele (deemed incomplete on 10/21/24)

Blk 11106, Lot 3 - Variance Application

Appl Rec'd: 10/09/24

45 days: 11/23/24

Chairwoman Maio stated the Completeness Review Committee has 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, 24-04 Variance Application of John Armele for Block 11106, Lot 3 was deemed complete.

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

NEW HEARING:

24-04, John Armele (if deemed incomplete)

Blk 11106, Lot 3 - Variance Application

If deemed completion 12/09/24

120 days: 04/08/25

Chairwoman Maio stated the application was scheduled for a hearing if it was deemed complete. Mr. Gavan said he reviewed the notice given by the applicant and the notice is deficient. The Board Engineer realized the applicant needs a "d" variance for the expansion of a non-conforming use so they must add that to their application. The notice also did not list the variances the applicant is seeking relief from. The applicant must re-notice and include the variance relief they are seeking including the "d" variance for the expansion of the non-conforming use. Mr. Gavan informed Mr. Armele, who was present in the public, that he should submit an amended application for a "d" variance, pay the fees associated with a "d" variance and re-notice and if done by January 3, 2025, the hearing will be heard at the January 13, 2025 meeting.

BILLS:

	Gavan Criscuoli Lenar		
05/08/24	Village Way, LLC - Interpretation	\$	935.00
11/15/24	Village Way, LLC - Litigation	\$	1,615.00

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

- AFFIRMATIVE: Mr. Iftikhar, Mr. Kurtz, Ms. Lipinski, 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. Seeing no one 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 Mr. Iftikhar, and unanimously carried by voice vote, the foregoing resolution was adopted.

The Board went into Closed Session at 7:06P.M.

RETURN TO OPEN SESSION

At the conclusion of the Closed Session, the Board reconvened the public meeting at 7:35 P.M. with all present.

ADJOURNMENT:

On motion by Ms. Lipinski, seconded by Mr. Kurtz, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:35 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary