

Stanhope Land Use Board
May 13, 2024
Regular Meeting Minutes

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STANHOPE
BOROUGH

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
Glenn Kurtz – present
Christine Lipinski – present
Thomas Pershouse – absent

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

Others Present: Board Engineer Eric Keller and Board Secretary Ellen Horak

MINUTES

April 8, 2024 Regular Meeting – On motion by Mr. Schwartz, seconded by Mr. Iftikhar, the Minutes of the April 8, 2024 meeting were approved by unanimous voice vote.

CORRESPONDENCE

04-10-24 Ellen Horak, Clerk – Redevelopment Plan
04-15-24 Eric Keller – Field Report #1 re: Patrick Lynch Minor Subdivision, Blk 11103, Lot 24.05
04-23-24 Elaine LaLacomo – Variance Application re: Blk 11403, Lot 4
04-25-24 Glenn Gavan – Resolution of Memorialization re: Juntos Holdings, LLC, Blk 11205, Lot 4.01
05-07-24 Glenn Gavan – Resolution of Memorialization re: Krakowski Variance One-Year Extension;
Blk 11104, Lot 4
05-08-24 Glenn Gavan – Resolution of Memorialization re: Village Way LLC Interpretation

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.

Patrick Lynch, 6 Summit Street noted a stop work order he received and the follow up arising from concerns raised. Mr. Lynch said he and his wife are following all of the rules and guidelines outlined by the Board. Mr. Lynch stated the Board Engineer visited the site and saw he did nothing wrong. Mr. Lynch said he and his wife look forward to building their home and moving forward with the process and they do not want to have any negativity with respect to the project. Mr. Keller stated he prepared two memorandums after the Council made him aware of concerns raised by the residents. The first was a stop work order prior to his visit to the site, after which he wrote a follow up memorandum stating that no trees were taken down that were not dead and there was no erosion or any other damage. Mr. Keller said his office is in the process of reviewing all of the documents and a review memorandum that addresses the deeds, plans, etc. will go out shortly and the applicant's attorney and engineer will have the opportunity to address his comments. After all his comments are addressed, the plans will be signed.

Sharon Anderson, 18 Musconetcong Avenue, asked if the Board Engineer's memorandum is open to the public. The Board Secretary responded the memorandum is a public record and Ms. Anderson can submit an OPRA request to obtain a copy. Ms. Anderson asked if anyone inspected her property for the water issue. Mr. Keller responded in the negative and stated the complaint made was that trees were removed. Ms. Anderson said water runoff was noted by her and she asked if someone would go and look at her property. Mr. Keller responded that citizen complaints go through the Administrator's office and if the Administrator deems it is something that the Borough Engineer or Zoning Officer should look at, he gives them direction. Mr. Keller also stated that unless it is an applicant before this Board, he does not go on resident properties.

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

COMPLETENESS:

24-03, Elaine LaIacoma

Block 11403, Lot 4, Variance Application

Appl. Rec'd: 04/23/24

45 days: 06/07/24

Chairwoman Maio stated the Completeness Review Committee 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, 24-03, Elaine LaIacoma's Variance Application re: Block 11403, Lot 4 was deemed complete:

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

OPPOSED: None

ABSTENSIONS: None

The Board directed the Secretary to send the application to the Board Engineer for review and comments.

RESOLUTIONS OF MEMORIALIZATION

23-06, Juntos Holdings LLC

Block 11205, Lot 4.01, "D" Variance Application

Approval Granted: 03/11/24

On motion by Mr. Kurtz, seconded by Mr. Rogalo and carried by the following majority roll call vote, the Resolution of Memorialization granting the "D" Variance, filed by Juntos Holdings LLC for Block 11205, Lot 4.01 was adopted:

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Rogalo, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: None

(Mr. Iftikhar, Mr. Schwartz and Ms. Zelif-Murphy were not eligible to vote.)

24-02, Village Way, LLC

Block 11203, Lot 13, Interpretation
Appeal Denied: 04/08/24

On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo and carried by the following majority roll call vote, the Resolution of Memorialization approving the Interpretation of the property as a single-family home, but denying the Interpretation that a multi-family school is homeschooling, filed by Village Way, LLC for Block 11203, Lot 13 was adopted:

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

(Mr. Schwartz was not eligible to vote.)

23-01, Stephen Krakowski

Block 11104, Lot 4, One-Year Extension of Variance Approval
One-Year Extension Approved: 04/08/24

On motion by Mr. Rogalo, seconded by Ms. Lipinski and carried by the following majority roll call vote, the Resolution of Memorialization granting a one-year extension of the variance approved for Block 11104, Lot 4 requested by Stephen Krakowski was adopted:

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

BILLS:

Bowman Consulting Group, Ltd.

04/05/24	Re: Juntos Holdings, LLC	\$433.13
04/05/24	Re: T3 Innovations (Adam Lusardi)	\$260.25
04/05/24	Re: 256 Rt 206 (Bajwa/Singh)	\$136.79
05/09/24	Re: Juntos Holdings Variance	\$ 78.75
05/09/24	Re: Lynch Minor Subdivision	\$551.26
05/09/25	Re: T3 Innovations (Lusardi) Variance	\$236.25

Gavan Criscuoli Lenar

04/19/24	Re: Kaczynski Minor Subdivision	\$646.00
04/19/24	Re: T3 Innovations (Lusardi) Variance	\$272.00

Miscellaneous

04/18/24	NJ Planning Officials re: Mandatory Training Class for Ed Schwartz	\$ 95.00
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On motion by Mr. Kurtz, seconded by Mr. Schwartz, the aforesaid bills were unanimously approved by the following 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:

Proposed Redevelopment Plan re: 45 Main Street –Chairwoman Maio stated the Council sent the Board a revised redevelopment plan for review and recommendations. Mr. Keller noted the revised plan has the parking being compliant with RSIS standards, there was clarification about the maximum height of the cornices above the roof deck and a requirement that a total of 20% of the façade that does not have parking underneath must be brick material and the building façade with parking underneath shall have a variety of material and design orientation. Chairwoman Maio commented that will provide character to the building. Mr. Keller said vinyl siding is permitted as long as it is premium vinyl siding and they also put in a maximum size on the ground floor retail of 1,500 square feet. The Board reviewed the revised redevelopment plan and had no comments or recommendations to the plan. On motion by Ms. Lipinski, seconded by Mr. Rogalo and carried by unanimous voice vote, the Board instructed the Secretary to send the revised redevelopment plan back to the governing body informing them the Board has no comments and recommendations to the plan.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairwoman Maio opened the meeting to the public for non-agenda items.

Miguel Coulter, 4 Linden Avenue, said the corner of his mother’s property borders the property that is the subject of the redevelopment plan and he asked to see the redevelopment plan. The Board Secretary directed Mr. Coulter to submit an OPRA request for a copy of the plan.

Katy Smith, 6 High Street, said she submitted an OPRA request for the redevelopment plan, but does not have the recent plan. The Board Secretary explained when Ms. Smith submitted her OPRA request, she was provided with the current redevelopment plan. The redevelopment plan was revised after the date she submitted her request. Ms. Smith also said last August she received notice about the Board’s meeting on the redevelopment plan and she asked why she did not receive notice about tonight’s meeting. Chairwoman Maio explained that at that meeting the Board held a public hearing on the “Proposed Redevelopment Area.” This is a redevelopment plan and is only before this Board for review and recommendation. There will be a Mayor and Council meeting tomorrow night at which they will be voting on an Ordinance to adopt the Redevelopment Plan. The public will have an opportunity to voice

their concerns at the Mayor and Council meeting. If a specific plan for the property comes before the Board, Ms. Smith will receive notice as a property owner within 200 feet of the property.

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

ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Iftikhar, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:20 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary