

**Stanhope Land Use Board
November 10, 2025
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 14, 2025, was placed on the municipal bulletin board.

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
Patrick Lynch (Alt. #1) - present
Thomas Pershouse – absent

John Rogalo - present
Edward Schwartz - present
Scott Wachterhausser - present
Paula Zelif-Murphy - present
Rosemarie Maio - present

Others Present: Board Attorney Glenn Gavan, Board Engineer Eric Keller and Board Secretary Ellen Horak

MINUTES

October 20, 2025 Regular Meeting – On motion by Mr. Schwartz, seconded by Mr. Kurtz, the Minutes of the October 20, 2025 meeting were approved by unanimous voice vote.

CORRESPONDENCE:

- 10-31-25 Lenape Valley Regional High School-Request for Non-Binding Review and Recommendation re: installation of back-lit LED sign
- 11-10-25 Eric Keller - Technical Review No. 1 re: ADG Amity Rd LLC (Thomas Gilmore), Blk 10105, Lot 12

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.

Chairwoman Maio revised the Agenda and moved the Hearing for ADG Amity Road LLC to this portion of the meeting.

NEW HEARING

25-04, ADG Amity Road LLC (Gilmore Electric)

Block 10105, Lot 12 - Site Plan and Variance Application

Deemed Complete: 10/20/25

120 days: 02/17/26

Mr. Gavan stated he reviewed the public notice sent for this hearing and he spoke to the applicant's attorney before the meeting regarding the notice. Chairwoman Maio stated there is an issue with the public notice and the applicant needs to re-notice. This hearing will be scheduled for the December 8, 2025 meeting.

PRESENTATION - REVIEW AND RECOMMENDATIONS - LVRHS Back-Lit LED Exterior Sign

Geoffrey Laurie, representing Lenape Valley Regional High School came forward and stated they are looking to install a backlit sign on the school's main exterior wall. Copies of the proposed sign and location were previously provided to the Board members for their review. The exterior wall is currently a bare brick wall by the auxiliary gym. The sign will display the school's name and will be lit at night. Chairwoman Maio noted this is a presentation and is for informational purposes only and for any recommendations the Board would like to make. It is for the Board's review and comment and is not an issue for the Board's approval. Mr. Laurie said the sign will commemorate the school's achievement of being named a "Blue Ribbon Schools Lighthouse of Excellence." The Board was in favor of the new sign and had no recommendations. Mr. Laurie thanked the Board. Mr. Gavan explained that this is a school board and they have to come before the Board and give you their plan for comments only of the Board. The Board can give input, but they do not have to do the Board's recommendations. The Board has no authority to require changes to the plan.

Mr. Gavan informed the Board that the notice for the ADG Amity Road LLC hearing stated variance relief for impervious coverage and critical slope disturbance and any other variance that may be deemed necessary. The notice did not include the "d" variance needed, which is an important variance and must be stated. A "d" variance cannot be included with "any other variances;" it must be identified in the notice. The applicant must re-notice for the "d" variance.

BILLS:

	Bowman Consultants Group Ltd.	
10/23/25	Re: Kaczynski Subdivision	\$433.13

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. Lynch, Mr. Rogalo, Mr. Schwartz, Mr. Wachterhauser, Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED:	None
ABSTENTIONS:	None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

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ADJOURNMENT:

On motion by Ms. Lipinski, seconded by Mr. Rogalo, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:08 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ellen Horak".

Ellen Horak
Board Secretary