

Stanhope Land Use Board
February 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 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

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

Others Present: Board Secretary Ellen Horak

MINUTES

January 13, 2025 Reorganization Meeting – On motion by Ms. Zelif-Murphy, seconded by Ms. Lipinski, the Minutes of the January 13, 2025 meeting were approved by unanimous voice vote.

CORRESPONDENCE:

01-10-25 New Jersey Planning Officials - NJ Planner (Nov/Dec)
01-28-25 Gray Tischier - Variance Application re: Blk 10609, Lot 6

On motion by Mr. Schwartz, 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:

25-01, Gray Tischier

Blk 10609, Lot 6 - Variance Application

Appl Rec'd: 01/28/25

45 days: 03.14.25

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, 25-01 Variance Application of Gray Tischier for Block 10609, Lot 6 was deemed complete.

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

The Board instructed the Secretary to send a copy of the application to the Board Engineer for his review and comments.

NEW HEARING:

24-04, John Armele (Applicant to submit revised appl. and fees for a “d” variance)

Blk 11106, Lot 3 - Variance Application

Deemed Complete: 12/09/24

120 days: 04/08/25

Chairwoman Maio stated the applicant was to submit a revised application to include a “d” variance and to pay the additional fees for the “d” variance. To date, the applicant has not submitted any additional documents and the Secretary was informed by the Borough’s Zoning Officer that the applicant told him they are abandoning the application because they are not moving forward with the proposed work and they will be taking down the addition put on the garage without approval. The Secretary said the Board Attorney suggested the Board dismiss the application with prejudice.

On motion by Ms. Zelif-Murphy, seconded by Mr. Kurtz and carried by the following unanimous roll call vote, 24-04 Variance Application of John Armele for Block 11106, Lot 3 was dismissed without prejudice.

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

BILLS:

Miscellaneous

01/21/25	Local Media Group re: annual meeting notice (\$10.85) and award of professional service contracts (\$11.61)	\$ 22.46
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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. Kurtz, Ms. Lipinski, Mr. Rogalo, Mr. Schwartz, Mr. Wachterhauser, 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.

ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Ms. Lipinski, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:05 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary