

**Stanhope Land Use Board
June 9, 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 - present
Glenn Kurtz – present
Christine Lipinski - present
Thomas Pershouse – absent

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

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

Chairwoman Maio called for a moment of silence to honor the memory of Diana Kuncken who recently passed away. Diana's service to this community and her dedication to the residents are without equal.

MINUTES

May 12, 2025 Regular Meeting – On motion by Mr. Kurtz, seconded by Mr. Schwartz, the Minutes of the May 12, 2025 meeting were approved by majority voice vote. Mr. Iftikhar abstained

CORRESPONDENCE:

05-27-25 New Jersey Planning Officials - NJ Planner (March/April)
06-06-25 Eric Keller - Technical Review #1 re: Cassandra Constandelis Variance, Blk 10703, Lot 7
06-08-25 Cassandra Constandelis - Response to Eric Keller's Technical Review #1

On motion by Ms. Zelif-Murphy, seconded by Ms. Lipinski 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.

Bill Eaves, 8 Lloyd Avenue, said he spoke to Tom Dixon, the Zoning Officer, because he is looking to put a prefabricated Amish style 24' x 24' garage on his property. It comes in two pieces and is like a

temporary structure that can be moved. Mr. Dixon gave him a denial letter. Mr. Gavan informed Mr. Eaves, if he is trying to appeal Mr. Dixon's decision, the Board has a process to be followed. Mr. Eaves can apply for the variance needed or he can appeal the zoning officer's decision or apply for a variance and appeal the decision. The Board can then determine whether the Zoning Officer was wrong in his denial. Mr. Gavan stated the Board does not have jurisdiction to answer general questions or give its advice.

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

NEW HEARING

25-02, Cassandra Constandelis

Blk 10703, Lot 7 - Variance Application

Deemed Complete: 04/14/25

120 days: 08/12/25

Ms. Constandelis came forward. Mr. Gavan explained that this application has two significant issues. The first was the notice was not sent properly to one individual. The applicant got that person to sign that she was waiving the requirement to receive notice within ten days, which they could have overlooked with the applicant knowing that person could appeal; however, the notice is also insufficient because it only states relief for the pool in the side yard. Mr. Gavan noted they need three variances that were not included in the application. One of the variances is impervious coverage which is a major variance. Mr. Gavan informed Ms. Constandelis that she must re-notice for all three variances indicated in Mr. Keller's report dated June 6, 2025; those being the pool being located in the side yard, the pool size because pools cannot occupy more than 25% of the yard and her pool occupies 28% and for impervious coverage because 25% is the maximum permitted and she has 28% impervious coverage. Ms. Constandelis asked about including a possible deck. Mr. Gavan suggested she submit a revised application and include everything she may possibly want to add, including a deck. Mr. Gavan stated she needs to re-notice the property owners and newspaper. Mr. Gavan offered to review the notice to make sure it is sufficient if she provides the Secretary with a copy, who will forward it to him. Chairwoman Maio noted the revised application will be on next month's Agenda for Completeness and, if deemed complete, the hearing will be held at the same meeting.

RESOLUTION OF MEMORIALIZATION:

25-03, First Impressions Day Care School

Block 11102, Lot 10 - Site Plan Application

Approval Granted: 05/12/25

On motion by Ms. Zelif-Murphy, seconded by Ms. Lipinski and carried by the following majority roll call vote, the Resolution of Memorialization granting the Site Plan and "D" Variance, filed by First Impressions Day Care School for Block 11102, Lot 10 was adopted:

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

Mr. Iftikhar, Mr. Schwartz and Mr. Wachterhauser were not eligible to vote.

BILLS:

Bowman Consulting Group Ltd.
05/20/25 Re: First Impressions School \$172.50

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. Schwartz, Mr. Wachterhauser, Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENSIONS: None

OLD BUSINESS

Housing Element and Fair Share Plan - Board Planner William Hamilton came forward. Mr. Hamilton noted he attended last month's meeting and discussed the Housing Element with the Board. At that time, he presented 12 areas that they could rezone to accommodate the 101 units of affordable housing. He heard the comments of the Board and reduced it to 8 areas that could be rezoned. Mr. Hamilton said he then presented the plan to the Borough Council. The Borough Council had comments and he is here tonight to present a final plan where they accommodate over 101 units, being up to about 114 possible units based upon the rezoning of certain areas. The six areas in the plan include two areas on Route 206 westbound and eastbound side, one area on Route 183 on the northbound side south of the Self-Storage area and two areas along Route 183 where they can accommodate units on the second and third story apartments. Area 1 which is currently in the Highway Commercial Zone will be over-lay re-zoned to permit mixed use development on the 3.5 acres at a density of 15 units per acre which allows for a total of 52.5 units with a total of 10.5 affordable units being proposed. Area 2 which is currently in the Planned Light Industrial/Commercial Development Zone will be overlay re-zoned to permit residential development on the 8.8 acre area at a density of 22 units per acre which allows for a total of 193.6 units with a total of 38.7 affordable units being proposed. Area 3 which is currently in the Highway Commercial Zone will be overlay re-zoned to permit residential development on the 2.5 acre area at a density of 22 units per acre which allows for a total of 55 units with a total of 11 affordable units proposed. Area 4 which is currently in the Highway Commercial Zone and does not permit apartments will be overlay re-zoned to permit multi-family residential on the upper floors at a density of 6 units per acre which allows for a total of 20.5 units with a total of 4 affordable units proposed. Area 5 which is currently in the Highway Commercial Zone will be overlay re-zoned to permit multi-family residential on upper floors on the 8 acre area at a density of 6 units per acre which allows for a total of 48 units with a total of 9.5 affordable units proposed. Area 6 which is the Ryan Homes development was recently re-zoned at 10 units per acre. Mr. Hamilton said they allocated less than that on the plans they presented. Mr. Hamilton noted he eliminated from his original plan the area by the DPW, the area behind Highland Avenue and the Stanhope House. The Borough Council decided not to include the Stanhope House in the Housing Element. Mr. Hamilton stated the Board has a revised plan. The first two sections are information that is required to be included in the Housing Element. The third section is the Fair Share Plan which is the bulk of what is being proposed this evening. The Board discussed the proposed Housing Element and Fair Share Plan and questioned the impact on certain property owners. Mr. Hamilton noted they are proposing overlay zoning so they would have the additional benefit of providing housing to meet the standard. We are providing the opportunity for housing, we are not dictating what they can build on the property. Mr. Keller noted the plan has more than 101 affordable

units, which is the Borough's obligation. Mr. Hamilton stated the fourth round is from 2025 to 2035. Mr. Hamilton explained that the next step is to present the final plan to the Council at their next meeting and by June 30th they need approval by this Board and the Council on this plan so they can provide it to the Court.

On motion by Mr. Kurtz, seconded by Mr. Iftikhar and carried by the following unanimous roll call vote, the Board approved the Housing Element and Fair Share Plan as presented this evening by Mr. Hamilton.

AFFIRMATIVE: Mr. Iftikhar, Mr. Kurtz, Ms. Lipinski, 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. Wachterhauser, seconded by Mr. Kurtz, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:36 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary