

**Stanhope Land Use Board
October 20, 2025
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 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 (arrived @7:02 pm)

Thomas Pershouse – absent

John Rogalo - present

Edward Schwartz - present

Scott Wachterhauser - present

Paula Zelif-Murphy - present

Rosemarie Maio - present

Others Present: Board Secretary Ellen Horak

MINUTES

July 14 2025 Regular Meeting – On motion by Mr. Wachterhauser, seconded by Mr. Rogalo, the Minutes of the July 14, 2025 meeting were approved by majority voice vote. Mr. Schwartz abstained

CORRESPONDENCE:

07-16-25 Glenn Gavan - Resolution of Memorialization re: Constandelis Variance, Blk 10703, Lot 7

07-28-25 New Jersey Planning Officials - New Jersey Planner (May/June)

09-02-25 Eric Keller - Resolution Compliance Review No. 2 re: First Impressions Early Learning Center, Blk 11102, Lot 2

09-08-25 New Jersey Planning Officials - New Jersey Planner (July/August)

10-20-25 Heymann & Fletcher - Site Plan and Variance Application for ADG Amity Road, LLC re: 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.

COMPLETENESS

25-04, ADG Amity Road LLC (Gilmore Electric)
Block 10105, Lot 12 - Site Plan and Variance Application
Date Rec'd: 10/10/25 45 days: 11/24/25

Chairwoman Maio stated the Completeness Review Committee reviewed the application and they recommend it be deemed complete. On motion by Mr. Schwartz, seconded by Ms. Zelif-Murphy and carried by the following unanimous roll call vote, 25-04 Site Plan and Variance Application of ADG Amity Rd LLC re: Block 10105, Lot 12 was deemed complete:

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

The Board instructed the Secretary to send the application to the Board Engineer for review and comment.

RESOLUTION OF MEMORIALIZATION

25-02, Cassandra Constandelis
Blk 10703, Lot 7 - Variance Application
Approval Granted: 07/14/25

Chairwoman Maio noted the Resolution of Memorialization was previously sent to the Board. On motion by Mr. Rogalo, seconded by Mr. Kurtz and carried by the following majority roll call vote, the Resolution of Memorialization approving 25-02, Cassandra Constandelis' Variance Application re: Block 10703, Lot 7 was adopted:

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

BILLS:

Miscellaneous

06/04/25	Local Media Group Inc. (NJ Herald) legal notice re: Gray Tischler Resolution of Memorialization	\$14.01
07/23/25	Local Media Group Inc. (NJ Herald) legal notice re: First Impressions Day Care Resolution of Memorialization	\$16.18

On motion by Mr. Rogalo, 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

NEW BUSINESS

2026 Budget Request - Chairwoman Maio stated the Board received a request from the CFO for their budget request for the year 2026. A proposed budget was distributed to the Board. The Board reviewed the budget. Chairwoman Maio noted they maintained the budget on the professionals. The budget was adjusted to reflect \$0.00 for the maintenance agreement for the recorder since the Board no longer uses that recorder. On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz and carried by the following unanimous roll call vote, the Board approved the budget as presented.

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

The Secretary will forward the budget request to the Borough's CFO.

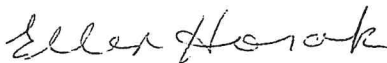
OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

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. Zelif-Murphy, 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