

**Stanhope Land Use Board  
February 10, 2025  
Regular Meeting  
Agenda**

CALL MEETING TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE:

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 and was placed on the municipal bulletin.

In the event that 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  
Glenn Kurtz  
Christine Lipinski  
Thomas Pershouse

John Rogalo  
Edward Schwartz  
Scott Wachterhauser  
Paula Zelif-Murphy  
Rosemarie Maio

APPROVAL OF MINUTES:

January 13, 2025 Reorganization Meeting

CORRESPONDENCE:

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

OPEN TO THE PUBLIC NON-AGENDA ITEMS: (5 Minutes given to each Speaker)

The "Open to the Public" portion of this meeting is to give the public time to address the Land Use Board on subjects which are relevant to the responsibilities of the Land Use Board, but not on the agenda.

Each person wishing to address the Land Use Board shall be limited to five minutes of the meeting time. The exceptions will be for members of the public, which at the pleasure of the Board, be granted additional time to answer questions from the Land Use Board. Anyone who chooses not to adhere to this statement will be subject to the ramifications of disrupting a public meeting.

COMPLETENESS:

**25-01, Gray Tischier**

Blk 10609, Lot 6 - Variance Application

Appl Rec'd: 01/28/25

45 days: 03.14.25

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

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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NEW BUSINESS

OPEN TO THE PUBLIC NON-AGENDA ITEMS (5 Minutes given to each Speaker)

ADJOURNMENT: