

**Stanhope Land Use Board**  
**April 14, 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:

March 10, 2025 Regular Meeting

CORRESPONDENCE:

03-12-25 Ellen Horak, Clerk - Ordinance 2025-07  
04-01-25 Ellen Horak, Clerk - Ordinance 2025-09  
03-13-25 PSE&G - Notice of Application for Flood Hazard Area Individual Permit re: Electric Overhead Transmission System Rights-of-Way Vegetation Maintenance  
04-01-25 New Jersey Planning Officials - NJ Planner (Jan/Feb)  
04-02-25 Brian McNeilly, Administrator - Borough Owned Land Purchase Request by Gray Tischler  
04-04-25 Cassandra Constandelis - Variance Application re: Blk 10703, Lot 7  
04-07-25 Eric Keller - Stanhope Fuel LLC Change of Plan re: Blk 11702, Lot 5

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:

**25-02, Cassandra Constandelis**

Blk 10703, Lot 7 - Variance Application

Appl Rec'd: 04/04/25

45 days: 05/19/25

UNFINISHED HEARING:

**25-01, Gray Tischler**

Blk 10609, Lot 6 - Variance Application

Deemed Complete: 02/10/25

120 days: 06/10/25

BILLS:

None

NEW BUSINESS

- *Board Planner William Hamilton - Housing Element and Fair Share Plan*
- *Ordinance 2025-07*
- *Ordinance 2025-09*

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

ADJOURNMENT: