

**MAYOR AND COUNCIL
WORK SESSION AND
AGENDA MEETING MINUTES
April 8, 2025
7:00 P.M.**

CALL TO ORDER

SALUTE TO COLORS

Mayor Wronko invited all those present to stand in a salute to the colors.

MAYOR'S STATEMENT AS TO COMPLIANCE WITH P.L. 1975

Adequate Notice of this Meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this Meeting was included in the Annual Meeting Notice sent to the New Jersey Herald and the Daily Record on January 8, 2025, and was placed on the Official Bulletin Board in the Municipal Building.

In the event the Mayor and Council have not addressed all items on this Agenda by 10:00 PM and they are of the opinion that they cannot complete the Agenda in a reasonable time period, the Mayor and Council may exercise their option to continue this meeting at an agreed to date, time and place. Please turn off all cell phones for the duration of this Meeting.

ROLL CALL

Council Members:

Councilwoman Kuncken – present
Councilman Riccardi – present
Councilman Romano – present

Councilman Simpson – present
Councilman Thornton – present
Councilman Wachterhauser – present

Mayor Wronko – present

ADMINISTRATOR'S REPORT

Police / Crossing Guards – Administrator McNeilly stated PEOSH conducted an unplanned inspection on April 2nd which focused on the Police Department and particularly the Crossing Guard Program. There were no violations found. The Police Chief and the Department have an excellent program in place for the crossing guards which keeps them very safe. This is a particularly dangerous job.

20 Main Street – Administrator McNeilly stated there is an ongoing issue at 20 Main Street. There is an environmental encroachment and there are property maintenance issues. Eric Keller, Borough Engineer, has notified the owner regarding the materials in the water and the disturbance along the shoreline. The Zoning/Code Enforcement Officer has sent a notice of violation for the property maintenance issue regarding garbage and debris. Engineer Keller will provide updates on compliance and/or non-compliance at the next Mayor and Council meeting. This area of the Borough was surveyed a few years ago and there are monuments in place marking the boundaries and the waters edge.

Clean Up Day – Administrator McNeilly stated Clean Up Day is scheduled for Sunday, April 27th. A Nixle message has been prepared. The Clean Communities Committee have gloves and supplies for the event.

Stanhope Electronic Waste Collection – Administrator McNeilly stated the Electronic Waste Collection will take place on Saturday, April 26th at the DPW yard. A Nixle message has been prepared, and it is posted on the website. Glass tube televisions will not be accepted.

Surplus Property – Administrator McNeilly stated the property owner at 30 Highland Avenue thanks the governing body for reviewing the purchase request and may ask you to reconsider a sale in the future.

Stanhope School Request – Administrator McNeilly stated he received a request from the Stanhope School Superintendent, Steven Hagemann. Superintendent Hagemann would like to know if it would be possible to line parking spaces along Elm Street and Valley Road. Parents are blocking driveways and leaving cars running during pickup. Administrator McNeilly stated lining the roads would require funding which is not envisioned in the 2025 budget. The project would involve engineering and hiring the line painting company. This is not something that can be done in house. Councilman Wachterhauser asked Administrator McNeilly to ask the Borough Engineer to provide a cost analysis for review. Perhaps the school and the Borough could share the cost of lining the roads in next year's budget. Councilwoman Kuncken stated on Elm Street the cars park so closely together that you can barely walk between them and lining the road may not help. The residents may not like having the road by their homes lined. Administrator McNeilly stated lining the road will not prevent driveways from being blocked.

Bond Sale – Administrator McNeilly stated the bond anticipation note for \$2 million came in at 4%. The bond opinion notice will be provided to the governing body. Councilwoman Kuncken asked if this includes the Borough's share for the new water tower. Administrator McNeilly confirmed that is included.

Borough Engineer – Administrator McNeilly stated the Borough Engineer, Eric Keller, will be attending the April 22nd Mayor and Council Meeting.

Budget 2025 – Administrator McNeilly stated the Budget Adoption will be on the April 22nd agenda.

Sparta Road Lamp Posts – Councilman Riccardi asked if there is an updated timeframe for the installation of the lamp posts on Sparta Road which were damaged. Administrator McNeilly stated he does not have an update.

WORK SESSION

James McNeilly Scholarship – Mayor Wronko stated that Stanhope School has sent a letter asking the governing body if there is interest in sponsoring an award for a 2025 graduating student. Traditionally, the governing body does sponsor an award in the amount of \$100 for the James McNeilly Scholarship.

Mayor Wronko called for a straw poll and asked the governing body members if they are in favor of sponsoring the James McNeilly Scholarship in the amount of \$100.00. The results of the poll are as follows: Councilwoman Kuncken – yes; Councilman Wachterhauser – yes; Councilman Thornton – yes; Councilman Riccardi – yes; Councilman Simpson – yes; Councilman Romano – yes. The governing body approved sponsoring the award.

Veteran Banners – Councilman Wachterhauser stated the artwork is complete for the banners. The production is on target for delivery prior to the Memorial Day Parade. Councilman Wachterhauser stated he will pick up the banners in Clifton when they are ready instead of having them mailed. The banners will be hung on the lamp posts along Main Street. Hopefully, they will fit properly, as they are a standard size. Administrator McNeilly stated some of the existing flags have been short, but the DPW has been able to attach them with wire through the grommet. Councilman Wachterhauser stated 16 banners have been ordered. The Mayor and Council thanked Councilman Wachterhauser for his work on this project.

Rabies Clinic – Councilwoman Kuncken thanked Councilman Wachterhauser and Councilman Simpson for their assistance directing traffic for the rabies clinic which took place this past Friday.

Easter Egg Hunt – Councilwoman Kuncken stated the forecast for this coming Saturday's Easter Egg Hunt is not looking good. A Nixle may be needed to change the date to Sunday. Administrator McNeilly stated the Clerk's Office can send out a Nixle in his absence.

NEW BUSINESS

RESOLUTIONS

Mayor Wronko offered the following resolution which was read by title.

Resolution 083-25

**RESOLUTION BY THE BOROUGH OF STANHOPE
AUTHORIZING THE CONDITIONAL OFFER OF
EMPLOYMENT IN THE STANHOPE BOROUGH POLICE
DEPARTMENT TO MATTHEW GARRISON**

WHEREAS, upon recommendation of the Borough Police Chief, the Borough is seeking to issue a conditional offer of employment for a new Police Officer; and

WHEREAS, one candidate, Matthew Garrison, will be presented with a Conditional Offer of Employment; and

WHEREAS, Mr. Garrison has been found to meet the minimum initial requirements for the position of Police Officer, but must meet other additional requirements before the offer becomes final; and

WHEREAS, medical and psychological evaluations, interviews, continued background cooperation and drug tests are a few of the additional requirements that needs to be completed for Mr. Garrison; and

WHEREAS, Mr. Garrison must adhere to all of the conditions of the Conditional Offer of Employment, including obtaining certificates in the time frame designated and satisfactorily completing the one-year probation period.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey as follows:

Matthew Garrison is hereby conditionally offered a position of Police Officer effective April 8, 2025.

On motion by Councilman Thornton, seconded by Councilman Romano and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Councilman Riccardi asked if this is the last open position which needed to be filled on the Police Department. Administrator McNeilly confirmed this is the last open position.

Roll Call:

Councilwoman Kuncken – yes	Councilman Simpson – yes
Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes

CONSENT AGENDA (All items listed on the Consent Agenda are considered routine by the Borough Council and were enacted by one motion of the Borough Council with no separate discussion.)

Resolution 084-25

**ACCEPTING DONATION FROM MAVERICK’S LEGACY
OF LIFEVAC KITS TO THE STANHOPE
BOROUGH POLICE DEPARTMENT**

WHEREAS, LifeVac is a patented choking rescue/airway clearance device to be used when protocols like the Heimlich Maneuver and back-blows fail, and are now a part of the American Red Cross guidelines; and

WHEREAS, the Mayor and Council of the Borough of Stanhope recognize having a LifeVac available to the Police Department is beneficial; and

WHEREAS, Maverick’s Legacy has indicated a desire to donate six (6) LifeVac kits in pouches and one (1) LifeVac home kit, valued at \$438.00, to the Stanhope Borough Police Department; and

WHEREAS, N.J.S.A. 40A:5-29 authorizes the Borough to accept gifts such as the donation being made by Maverick’s Legacy.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the donation of six (6) LifeVac kits in pouches and one (1) LifeVac home kit, valued at \$438.00, from Maverick’s Legacy, is hereby accepted.

Resolution 085-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11010 Lot 11, also known as 4 Ridge Road, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00012 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, PennyMac Loan Services, LLC, mortgagee, has effected a redemption of certificate #24-00012 in the amount of \$2,259.53; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00012 and Interest	\$2,259.53
Premium Paid by Lienholder	600.00

Total From Current Fund:	\$2,259.53
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$2,859.53; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,859.53 for the total redemption of certificate #24-00012 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 086-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11601 Lot 13, also known as 18 Young Drive, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00024 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Corelogic, mortgagee, has effected a redemption of certificate #24-00024 in the amount of \$2,005.97; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00024 and Interest	\$2,005.97
Premium Paid by Lienholder	600.00

Total From Current Fund:	\$2,005.97
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$2,605.97; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,605.97 for the total redemption of certificate #24-00024 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 087-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11501 Lot 2 Qualifier C0147, also known as 8147 Ashland Court, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00019 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Emely Madera, property owner, has effected a redemption of certificate #24-00019 in the amount of \$1,666.71; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00019 and Interest	\$1,666.71
Premium Paid by Lienholder	600.00

Total From Current Fund:	\$1,666.71
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$2,266.71; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,266.71 for the total redemption of certificate #24-00019 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 088-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11501 Lot 2 Qualifier C0172, also known as 10172 Dell Place, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00022 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Corelogic, mortgagee, has effected a redemption of certificate #24-00022 in the amount of \$1,434.52; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00022 and Interest	\$1,434.52
Premium Paid by Lienholder	600.00

Total From Current Fund:	\$1,434.52
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$2,034.52; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,034.52 for the total redemption of certificate #24-00022 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 089-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11603 Lot 29, also known as 24 Dell Road, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00029 was sold to Bala Partners, LLC at 0% interest and a Premium of \$600.00; and

WHEREAS, Corelogic, mortgagee, has effected a redemption of certificate #24-00029 in the amount of \$2,288.08; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00029 and Interest	\$2,288.08
Premium Paid by Lienholder	600.00
Total From Current Fund:	\$2,288.08
Total From Tax Premium Account	600.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Bala Partners, LLC is entitled to the redemption in the amount of \$2,888.08; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,888.08 for the total redemption of certificate #24-00029 payable to Bala Partners, LLC, PO Box 303, Pottersville, NJ 07979; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

Resolution 090-25

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 30, 2024, a lien was sold on Block 11103 Lot 1, also known as 4 Hill Road, for 2023 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #24-00013 was sold to Pro Cap 8 FBO Firsttrust Bank at 0% interest and a Premium of \$500.00; and

WHEREAS, Corelogic, the mortgage company, has effected a redemption of certificate #24-00013 in the amount of \$2,128.58; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #24-00013 and Interest	\$2,128.58
Premium Paid by Lienholder	500.00
Total From Current Fund:	\$2,128.58
Total From Tax Premium Account	500.00

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that Pro Cap 8 FBO Firsttrust Bank is entitled to the redemption in the total amount of \$2,628.58; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$2,628.58 for the total redemption of certificate #24-00013 payable to Pro Cap 8 FBO Firsttrust Bank, PO Box 774, Fort Washington, PA 19034; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

On motion by Councilwoman Kuncken, seconded by Councilman Romano and unanimously carried by the following roll call vote, the foregoing resolutions were duly adopted.

Roll Call:

Councilwoman Kuncken – yes	Councilman Simpson – yes
Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes

Mayor's Appointment

Resolution 091-25

RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF JOHN C. HULSE, AS A MEMBER OF THE STANHOPE FIRE DEPARTMENT

Mayor's appointment of John C. Hulse, as a member of the Stanhope Fire Department.

BE IT RESOLVED by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's appointment of John C. Hulse, as a Member of the Stanhope Fire Department effective immediately.

On motion by Councilman Romano, seconded by Councilman Riccardi and unanimously carried by voice vote, the foregoing resolution was duly adopted.

PAYMENT OF BILLS

Resolution 092-25

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE AUTHORIZING PAYMENT OF BILLS

WHEREAS, the Chief Finance Officer has certified that funds are available in the proper account; and

WHEREAS, the Chief Finance Officer has approved payment upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the current bills list, dated April 8, 2025, and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

On motion by Councilman Romano, seconded by Councilman Thornton and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

Councilwoman Kuncken – yes	Councilman Simpson – yes
Councilman Riccardi – yes	Councilman Thornton – yes
Councilman Romano – yes	Councilman Wachterhauser – yes

AGENDA ITEMS

All items listed on the Agenda for April 22, 2025, were approved.

CITIZEN'S TO BE HEARD

Mayor Wronko opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Jeff Jozowski stated he is a member of the Stanhope Fire Department, and he has questions regarding the new ordinance which was introduced on February 11th and adopted on March 25th. Mr. Jozowski stated he, and other members of the Fire Department, were not informed that these changes were being made ahead of time. Councilwoman Kuncken stated several people from the Fire Department were present at the last meeting. Mayor Wronko stated all the officers of the Fire Department reviewed the ordinance prior to the introduction and the notices for the hearing were published. Mr. Jozowski stated the new ordinance states members must live in the Borough or in the neighboring towns and he asked if current members are going to be dismissed due to where they live. Mayor Wronko stated those members are grandfathered in and will not have to leave the department. Mr. Jozowski stated the ordinance outlines a certain amount of duty standards and he asked what members without gear are supposed to do. He is a career fireman elsewhere, but he has no gear here in Stanhope and has asked for new gear for the past six years. Mayor Wronko asked Mr. Jozowski how many calls and drills he has been to in the past five years. Mr. Jozowski stated he has no gear to do so, even though he has spoken with the Chief about this issue in the past. Mayor Wronko asked Mr. Jozowski to come to the firehouse and he will see that Mr. Jozowski gets the required gear. Councilwoman Kuncken stated the Borough has always stated that the Borough will always supply the Fire Department members with the safety gear they need to stay safe. Councilwoman Kuncken stated she and Councilman Riccardi will be meeting with the Fire Chief soon and they will discuss this issue with him. Mr. Jozowski stated he was told he was not qualified to receive gear. Councilman Wachterhauser thanked Mr. Jozowski for bringing this issue to their attention and it will get this rectified. The Borough relies on their volunteers. Mr. Jozowski asked if Life Members and Exempt Members are no longer in place, as they are not listed in the ordinance. Mayor Wronko stated all firematic activities must have standards maintained to respond. The Association is a different entity and covers those titles. No one is getting thrown out. The ordinance deals with being an active firefighter within the Borough to respond to calls. Mr. Jozowski stated the ordinance says you can be removed from being a member. Mayor Wronko stated the ordinance states that to be qualified to perform firematic duties, certain minimum requirements must be met. If those requirements are not met, then that person is not able to respond to and fight fires. Being a member of the Association is a separate legal entity. Mr. Jozowski stated he is of the opinion the wording of the ordinance with regard to the duties of a firefighter being required to respond to all calls should be different due to the fact this is a volunteer fire department. Mayor Wronko stated there is a certain percentage of calls that a member needs to respond to in order to meet the requirements. Mr. Jozowski stated he would appreciate any help that Councilwoman Kuncken can provide. Mayor Wronko stated he will see that Mr. Jozowski is provided with the proper gear.

Ken Smith stated he lives in Byram in the development behind Sparta Road. Mayor Wronko confirmed that Mr. Smith was referring to the proposed Ryan Homes project. Mr. Smith stated he is concerned about the proposed development for Sparta Road in Stanhope. He and his neighbors feel this would be a nightmare and they are prepared to appeal and sue the Borough. Mr. Smith stated he is of the opinion this will affect their quality of life and drop their property values. Councilman Wachterhauser stated the proposed units are not rentals. The units are townhomes which will be sold. Mr. Smith replied they will look like crap and they will be in his backyard. Councilman Wachterhauser stated the current zoning for that property is industrial and warehouse which if built would bring in truck traffic. Mr. Smith stated he would rather have the warehouse. That type of development would not have lights on all night long. Councilwoman Kuncken stated she understands that Mr. Smith is used to not having anything behind him, but she has lived her for fifty years and when Sagamore Woods was being built she felt that way too. The area was all trees back then. However, once built, the development became a comfort by having those neighbors nearby. Over the years traffic has increased with new developments being built like Towpath and Crestview, but you get used to it. Mayor Wronko stated the governing body is sensitive to all these issues and will do the best they can for the Borough. There are constraints placed on the municipality by the state and there are legal repercussions to be made aware of. Mr. Smith stated it would be better to put the development on the other side of

the street. Mayor Wronko stated the Borough cannot tell people where to build. The land is owned by someone that wants to sell it. Administrator McNeilly stated the lot consists of 36 acres just past the high school. Mr. Smith stated he believes the buildings will be tall enough to be seen from his backyard. Administrator McNeilly stated there are four lots behind the Black Forest which are located in between the proposed development and the Byram area and it seems unlikely that the buildings would be visible from the Byram side. One of the lots comes right up behind Ross Road and there is also a Borough owned piece of property, which is probably undevelopable. There is a lot which has a section located in Byram Township, which is undevelopable. Mr. Smith stated he is of the opinion the buildings will be seen from his backyard. Mr. Smith stated he is going to hand out flyers and appeal the development.

Patricia Moschella stated she lives in Byram and asked what the current zone is for the area on Sparta Road. Councilman Riccardi stated the area is zoned light industrial. Ms. Moschella asked what are the parameters for it being changed to high density. Administrator McNeilly stated the proposed development would be townhouses similar to what currently exists in Highpoint Condominiums and Stonegate. Mayor Wronko stated there would be 206 units which would have a mix of one-, two- and three-bedroom units on 36 acres. Ms. Moschella stated this will add people to the schools and will affect the EMS, fire department, Police Department and traffic. Councilman Wachterhauser stated Byram's emergency services are separate from Stanhope's. The high school is shared with Byram Township, but any additional people will not affect Byram's schools. The Borough has COAH regulations to abide by and Byram does too. Ms. Moschella stated the development will affect the air quality and noise. The light industrial zone would not have activity 24/7. Ms. Moschella stated she is of the opinion that the area should remain light industrial. There is concern about water issues, and this was a superfund site. Councilman Wachterhauser stated the site in question was not a superfund site and this property is uphill from that area. Nothing is going to travel uphill. The development will be added to the Borough's existing water and sewer system. No wells will be installed. Ms. Moschella stated there will be issues with Radon. Councilman Wachterhauser stated Radon is everywhere in the county. There was a uranium mine in Byram. Ms. Moschella stated it seems like the council has already made up their minds. Councilman Wachterhauser stated this discussion has been going on for months. Ms. Moschella stated the development near Route 80 by the cemetery is awful and there is lots of wildlife which has been displaced.

Mayor Wronko stated the state has passed laws with regard to affordable housing. The governing body could choose to vote this down but there is the issue of builders' remedy and the municipalities that have fought this have all lost in court. That is what we are now faced with. At this point, the Borough is able to work with the developer without lawsuits involved and without losing control over the land. Large municipalities have fought this issue and have lost every time. There are many towns that pooled their funding together and have lost in court. The governing body is empathetic to the concerns and no decisions have been made as yet. The public is still welcome to attend meetings and voice their concerns and the governing body will vote on the ordinance after the public hearing. Councilman Riccardi stated this is not the first time this property has come up as a location for development. The first developer wanted to build 500 units. That was voted down, but the Borough cannot sit back and do nothing. Ms. Moschella asked why the Borough would change the zoning to roll over to the demands. Councilman Riccardi stated in this way the Borough will still have input into what is built. Councilman Wachterhauser stated this is not the best position to be in, but we can work with the developer. The governing body is doing the best we can for the Borough. It would be nice to keep the area as Green Acres but that is not an option. Councilman Riccardi stated the open land in the Borough has all been evaluated by the state. Mayor Wronko stated the Borough negotiated the affordable housing number and we did get it lowered. Other towns have fought and had their numbers increased. Administrator McNeilly stated if the zone change is passed and the builder does develop the land, we still will not have enough units built to satisfy the affordable housing requirement. The Bank Street units in Netcong would look short compared to what we could end up with in Stanhope. The state had even earmarked the Little League Field as a location for affordable housing. The state has nine and a half million people and is growing. Councilman Riccardi stated we have to build out or up. Councilwoman Kuncken stated the governing body has to look to the future and the economics for Stanhope. Mayor Wronko stated these will be expensive properties, not rentals. Councilwoman Kuncken stated this will also be revenue for our community.

Administrator McNeilly stated the new development near the cemetery will bring in as many people as there are in all of Stanhope. Councilman Thornton stated that property is right next to

our well, but the Borough had no recourse to change that development. Administrator McNeilly stated nearby towns have all added developments which bring traffic into Stanhope and there is no benefit to us. Councilman Riccardi stated the people who will purchase these new homes will have an interest in the community. Mayor Wronko stated Stanhope has remained the same for nearly 25 years but now things have to change. Councilman Riccardi stated at this time only the zoning for the property is being changed. The applicant will still have to go before the Land Use Board, DEP, Engineering and conduct traffic studies. The developer still has a lot of work to do. Councilman Thornton stated the minutes from the prior meeting, held in January, with the public and the developer are posted on the Borough website. Many professionals were also present at that meeting. Councilman Thornton suggested that the Byram residents may benefit from reading those minutes to get answers to some of their concerns. Ms. Moschella stated she will share that information and said she appreciates the governing body taking the time to discuss this tonight. Mayor Wronko stated there are links he posted on Facebook on the Stanhope Residents page which lead to the state statutes, how this all came about and what some of the challenges are. Councilman Wachterhauser suggested the residents contact their state representatives regarding the affordable housing requirements.

Stephanie Peacock stated she is also a Byram resident, and she just found out last night about the rezoning issue. Ms. Peacock stated she is not in favor of a 200 plus townhome development, but her reasons are different. Ms. Peacock is a 100% disabled veteran, and her husband is also a 90% disabled veteran both with PTSD. They purchased their home due to the secluded area. Ms. Peacock stated speaking here this evening is difficult and out of her comfort zone. Ms. Peacock asked if the development does get approval to be built, could some type of buffer or sound barrier be put in place to limit the noise from trucks, cars, televisions, construction noise etc. and can trees be replaced to help with the noise pollution. Mayor Wronko and the council members thanked Ms. Peacock and her husband for their service to the country. Mayor Wronko stated he is of the opinion that the Borough could work with the developer and ask if something could be done to help. Councilman Wachterhauser stated there will be buffer zones. The developer does not plan to develop the entire property. They want it to look nice. The Land Use Board will address those issues when the applicant comes before the board. The Land Use Board meetings are held on the second Monday of the month and Councilman Wachterhauser suggested the residents watch the postings to see when the developer will be at those meetings. Councilwoman Kuncken confirmed that the discussion for this development will be ongoing. Ms. Peacock stated she appreciates that the project has been changed from 500 units to 200 units, and she asked how this will affect the water table. Administrator McNeilly stated no water will be pulled from the ground. No wells will be drilled. The units will all be connected to the Borough water and sewer system. Ms. Peacock thanked the governing body and they in turn thanked her for being here this evening and for her service.

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

ADJOURNMENT

On motion by Councilwoman Kuncken, seconded by Councilman Thornton and unanimously carried by voice vote the meeting was adjourned at 7:52 P.M.

Approved:

Linda Chirip
Deputy Clerk