

**Stanhope Land Use Board**  
**May 12, 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 Zeliff-Murphy  
Rosemarie Maio

APPROVAL OF MINUTES:

April 14, 2025 Regular Meeting

CORRESPONDENCE:

04-22-25 Bernd Hefe, Esq. - Site Plan Application re: First Impressions Day Care, Blk 11102, Lot 10

04-22-25 Glenn Gavan - Resolution of Memorialization re: Gray Tischler Variance Application Blk 10609, Lot 1

05-07-25 William Hamilton - Housing Element and Fair Share Plan

05-07-25 Sussex County Health Department - Comments re: First Impressions Day Care, Blk 11102, Lot 10 Site Plan Application

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:

**25-03, First Impressions Day Care School**

Block 11102, Lot 10 - Site Plan Application

Appl. Rec'd: 04/22/25

45 days: 06/06/25

NEW HEARING

**25-02, Cassandra Constandelis** (Move to June 9th meeting - applicant unable to notice in time)

Blk 10703, Lot 7 - Variance Application

Deemed Complete: 04/14/25

120 days: 08/12/25

**25-03, First Impressions Day Care School** (*If Deemed Complete*)

Block 11102, Lot 10 - Site Plan Application

If Deemed Complete: 05/12/25

45 days: 06/26/25

RESOLUTION OF MEMORIALIZATION:

**25-01, Gray Tischler**

Blk 10609, Lot 6 - Variance Application

Approval Granted: 04/14/25

BILLS:

	<b>Bowman Consulting Group Ltd.</b>	
04/28/25	Re: First Impressions School	\$708.75
04/28/25	Re: Gray Tischler Variance	\$472.51

OLD BUSINESS

**Housing Element and Fair Share Plan** (Planner William Hamilton)

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

ADJOURNMENT: