

**MAYOR AND COUNCIL
REGULAR MEETING
May 27, 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

Mayor Wronko amended the agenda and moved resolution 112-25, authorizing an offer of employment to Matthew C. Garrison as an officer of the Stanhope Police Department, forward to this portion of the meeting.

Resolution 112-25

**RESOLUTION AUTHORIZING OFFER OF
EMPLOYMENT TO MATTHEW C. GARRISON TO THE
STANHOPE BOROUGH POLICE DEPARTMENT**

WHEREAS, the Borough of Stanhope desires to hire a full-time Police Officer to serve within the Stanhope Borough Police Department; and

WHEREAS, the Chief of Police has recommended the appointment of Matthew C. Garrison to the full-time position of Police Officer, effective July 7, 2025;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Stanhope that the Borough Administrator be and the same is hereby authorized to extend an offer of employment to Matthew C. Garrison as a Police Officer for the Borough of Stanhope, effective July 7, 2025.

On motion by Councilwoman Kuncken, 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 Riccardi – yes

Councilman Romano – yes

Councilman Simpson – yes

Councilman Thornton – yes

Councilman Wachterhauser – yes

SWEARING IN - Mayor Wronko invited Matthew Garrison to come forward and Matthew was sworn in by Mayor Wronko as an officer of the Stanhope Police Department. All those present congratulated Officer Garrison.

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.

Seeing no one from the public wishing to speak, Council President Riccardi closed the public portion of the meeting.

MINUTES FOR APPROVAL

Mayor Wronko read aloud the list of minutes being presented for approval:

April 8, 2025	Work Session and Agenda Meeting
April 22, 2025	Business Meeting & Closed Session

On motion by Councilman Romano, seconded by Councilman Riccardi and carried by a majority voice vote, the minutes were approved. Councilman Thornton abstained from the April 22nd minutes.

CORRESPONDENCE *(List Attached)*

On motion by Councilman Riccardi, seconded by Councilman Simpson and unanimously carried by voice vote, the list of correspondence was accepted and ordered placed on file.

COUNCIL COMMITTEE REPORTS

Public Safety – Councilwoman Kuncken/Councilman Riccardi

(Police, Fire, Ambulance, Court & Violations Bureau, Emergency Management)

Councilwoman Kuncken stated the Fire Department for the month of April reported there were 5 answered calls, 5 mutual aid calls, 4 drills, 2 meetings and 21 special details for a total of 117.75 volunteer hours.

Councilwoman Kuncken stated the Fire Marshal Report for the month of April states they did not respond to any fires or incidents this month. There were nine (9) inspections conducted and all of them passed.

Councilwoman Kuncken stated the Police Department reported 181 motor vehicle stops for the month of April and the total number of calls was 306.

Councilwoman Kuncken stated the Ambulance Squad for the month of March reported there were 25 calls answered in Stanhope, 20 calls in Netcong, 1 stand-by, and 2 out of town calls to Roxbury for a total of 48 calls. They made 25 trips to the hospital, travelled 720 miles, had a total of 183 hours and 44 minutes of volunteer hours and 1 assist to the Stanhope Fire Department.

Councilwoman Kuncken stated she and Councilman Riccardi attended the first quarterly meeting with the Fire Department Chief and the Assistant Chief, as required in the ordinance which was recently passed regarding the fire department.

Councilwoman Kuncken asked Administrator McNeilly if he has had the opportunity as yet to view the signs located in front of the Ambulance Squad building on Linden Avenue. Administrator McNeilly stated the DPW Superintendent is away, but they will look at them when he returns. Councilwoman Kuncken stated there are signs out front that are posted for Ambulance Parking. The squad is concerned, now that an expansion of the building across the street is occurring, that they may get ticketed for parking in this area. They have always parked here because they cannot park behind the building because it blocks the garage bay doors. The hope is that the signs can be modified to post a better message. Councilman Thornton asked how many potential parking spaces exist. Administrator McNeilly stated there are approximately four (4) spaces. Essentially, the length of their property. There is some space in the back, but not much.

Finance & Administration – Councilman Romano/Councilman Thornton

Councilman Romano stated the tax collections for the month of April totaled \$562,957.28 and the year-to-date total is \$3,935,051.99. The percentage of collections for the first quarter total 97% and for the second quarter the percentage is at 17%, which is on par with last year's figures.

Councilman Romano stated the water collections for the month of April were \$28,528.17 and the year-to-date total is \$212,247.48. The total collections for water and sewer are \$67,536.00 and the year-to-date overall total is \$497,263.05.

Community Development – Councilman Wachterhauser/Councilman Simpson

Councilman Wachterhauser stated the Hometown Hero Banners have been hung along Main Street and he thanked Administrator McNeilly and the Department of Public Works for their efforts in getting them displayed. There are currently 16 banners. Councilman Wachterhauser stated he has received 7 additional orders. There is a resident who wants to purchase a banner for a family member who was actually in the Civil War, and she is in the process of trying to obtain a picture.

Councilman Wachterhauser stated a fund raiser for the Stanhope Foundation is being scheduled for June 10th. This will be a Dine-to-Donate at McDonalds from 4pm to 7pm. McDonalds will donate a portion of the proceeds to the Foundation. Additional information will be forthcoming.

Councilman Wachterhauser stated there will be a 5K race at the school. They have asked if a Nixle message could be sent out. Administrator McNeilly asked Councilman Wachterhauser to email the information to him along with a flyer if one is available. Councilwoman Kuncken asked Administrator McNeilly if he had received any feedback on the logistics of the trail for the 5K due to the fact some of the property is privately owned. Administrator McNeilly stated he did not, and the organizers must have figured out another plan.

Administrator McNeilly stated there are areas along Main Street where the trees block the banners which is why there are flag banners placed in those locations. When the additional 7 banners are received, they will fill the remaining spots along Main Street. Administrator McNeilly stated the DPW will do trim backs in order for the banners to be viewed from both sides.

Municipal Infrastructure – Councilman Thornton/Councilman Romano

(Water Distribution, Sewer Collection System, Road Construction & Maintenance, Buildings & Grounds)

Councilman Thornton stated last Monday he and Councilwoman Kuncken attended a follow up meeting with State Assemblyman Mike Inganamort regarding the repurposing of bus stops and crosswalks. The purpose of the meeting was to reemphasize to the State Legislators the importance of reducing the speed limit to make it uniform from Byram and going down into Netcong. There seems to be some reluctance on the part of the project manager toward making the speed limit uniform along the entire length of Route 183. They seem to be agreeable to changing the speed limit from in front of Dollar General or Dell Road up to Sal's Pizzeria but then they want the limit back to 40mph or 45mph from Sal's down to Netcong. Councilman Thornton stated he did make his dissatisfaction known at that meeting that it does not make any sense to increase the speed in that area or in the area from Acorn Street to the Phillips 66 Gas Station. A decision is supposed to be made two weeks from the date of Monday's meeting. Councilman Thornton stated he will provide an update next month. Councilwoman Kuncken stated the meeting was very positive and they were receptive to the Borough's concerns and understand what the problem is. The representative had stated that a traffic study would be conducted and then they will get back to us.

Information Technology – Councilman Riccardi/Councilman Wachterhauser

Councilman Riccardi stated he had no report this evening.

Boards/Commissions – Councilman Simpson/Councilwoman Kuncken

Councilman Simpson stated the Open Space Committee is continuing the work over near the Plaster Mill. Fifty percent of the invasive species have been removed from the area. Councilman Simpson thanked Boy Scout Troop #91 for their work on Clean Communities Day for cleaning up all the garbage and debris in that area. Another workday will be scheduled soon and the goal is to remove all of the remaining invasive species by the fall.

Mayor Wronko thanked Councilwoman Kuncken for all her efforts for the Memorial Day Parade. Councilwoman Kuncken stated the weather was great and there was a very nice turnout. Mayor Wronko also thanked everyone who marched in the parade in honor of Memorial Day.

ENGINEER'S REPORT

Eric Keller, Borough Engineer, stated he had no report this evening.

ADMINISTRATOR'S REPORT

Desk-Pro Software – Administrator McNeilly stated he sent out the request for the Desk-Pro pricing and the agreement today. A resolution will be prepared for the next scheduled meeting to approve the Desk-Pro agreement.

Streetlight for Sparta Road – Administrator McNeilly stated the quote for the replacement of the streetlight for Sparta Road has been received. No delivery date has been received. The last replacement took approximately a month to be delivered. Councilman Wachterhauser asked if an additional streetlight will be ordered to keep as a spare. Administrator McNeilly stated only one light will be ordered at this time. Once the insurance money is received an additional light will be ordered to be kept in stock. As of right now, this is the third light on Sparta Road to be replaced. This light was tucked behind a telephone pole and a rock ledge. The driver took out the mailbox, fire hydrant, telephone pole and the streetlight. The Borough has lost three hydrants in a very short period of time on Brooklyn Road, Sparta Road and Route 183. A flashing directional crosswalk has also been lost on Sparta Road. All of these items are behind a curb and a grass stretch. The insurance process is time-consuming and the fact that all this infrastructure has been beaten up so fast is unbelievable.

New 2024 Truck – Administrator McNeilly stated he received word today that the new 2024 truck, which was ordered in April of 2024, is being moved to the hydraulic installation property. The hope is that the truck will be delivered within the next two weeks.

Municipal Building Evergreen Shrubs – Administrator McNeilly stated, if there are no objections, he and the DPW Superintendent would like to have the overgrown evergreen shrubs in front of Borough Hall removed. The area would be cleaned up and new plantings and mulch would be provided. The shutters and paint will be updated. They will do the best they can with the front door. Administrator McNeilly asked if there were any objections. There were none. Councilwoman Kuncken stated it sounds like a very good idea.

Speed Limit Posted on Route 206 in Byram – Councilman Thornton asked Eric Keller, Borough Engineer if the posted speed limit in Byram is just posted but not the actual limit per the State of NJ. Mr. Keller stated his understanding, which he has not researched because it is in Byram, is posted at 35mph. However, the State designates that area as being 45mph. Byram did not accept that decision of 45mph so they put up signs stating the area is 35mph. Councilman Thornton stated this would mean if someone were ticketed in that area, they could fight the ticket. Mr. Keller confirmed this and stated the DOT can be contacted to see what the speed limit is according to their records. There is the possibility that the DOT acquiesced and changed the speed limit to 35mph. Councilman Thornton asked Mr. Keller to please confirm what the speed limit is which may help going forward. Discussion took place regarding the varying speed limits along Route 206 and the changes which have occurred over the years. Councilman Thornton stated a residential building will be built in the near future along Route 206 which adds to the reason why the speed limit should be lowered. Councilwoman Kuncken stated Mr. Ingananmort agreed with Stanhope that the speed limits should not be so erratic. Administrator McNeilly stated years ago when a representative from the state visited here, he was surprised to find a midstreet crossing on a state highway that was 40mph. Councilwoman Kuncken asked if the parking lot at the American Legion is still designated as a Park & Ride. If so, that does encourage people to cross the road at that location.

COUNCIL DISCUSSION

Newark Airport - Mayor Wronko stated he reached out to the legislators of District 24 and Congressman Kean's office. Mayor Wronko stated residents have reached out to him voicing concerns about Newark Airport. This is not a Borough issue, but the airport is used for transportation. The State and Port Authority have some say there along with the FAA. Mayor Wronko has reached out to all parties asking if there is a plan, a date for any actions to address the shortage of air traffic controllers or the outdated software and safety issues. Mayor Wronko will share any information he receives. Councilwoman Kuncken stated one of the issues is the landing strip, which once completed, will alleviate some issues.

Housing Element and Fair Share Plan – Mayor Wronko invited William Hamilton, Borough Planner, to come forward to give his report on the housing element and fair share plan. Mr. Hamilton stated he prepared a memorandum which was distributed late last week, and he also brought copies with him this evening. Mr. Hamilton stated he met with the Land Use Board two weeks ago and options were presented as to how the affordable housing obligation, of 101 units, could be addressed. The number of units was certified back in March of this year. There are roughly twelve areas within the Borough that were discussed. After discussion with the Land Use Board, eight total areas were decided on. The maps which were handed out highlight the eight areas. The first map is the overall existing zoning map of the Borough. The second map shows the eight areas proposed for rezoning to accommodate the 101 affordable units. Mr. Hamilton stated he will review each of the areas and encouraged the governing body to ask any questions they may have. The purpose of his presentation tonight is to relay his thoughts and the thoughts of the Land Use Board in order to receive the governing body's input. The hope is to be able to adopt a plan later this month. Councilman Thornton asked Mr. Hamilton if the resolution which was adopted in March references the deadline date of June 30, 2025. Mr. Hamilton stated the deadline is according to the legislation adopted last March. Ursula Leo, Borough Attorney, stated the deadline may not be listed in the resolution but it was set by state statute. Councilman Thornton stated he reviewed the closed session minutes, and the June 30th date was never discussed and in his opinion this date is important and should have been referenced in the resolution. Attorney Leo stated the deadline was mentioned in one of the resolutions because the next step was to have it adopted by June 30th.

Mr. Hamilton stated Area 1 consists of both sides of Route 206. By rezoning in an overlay zone for those two areas some of the affordable housing obligation could be met. There is a site, which is approved, next to the gas station, which fits into this zoning. The proposal is for 15 units per acre, and it will still be the highway commercial zone, but it would allow for second story apartments. None are allowed currently. This area consists of 3.5 acres, and at 15 units per acre, the units projected would be 52.5 which would result in 10.5 affordable units projected.

Mr. Hamilton stated the site across the street, Area 2, was also looked at. There is an existing restaurant there with some additional commercial as well as residential uses there. The property does slope quite a bit in the back as you go away from Route 206 to the east. This is the PIC zone, and the recommendation is for this to be included along Route 206 for 200 feet to 300 feet with the same zoning. This would allow for 15 units per acre on the 8-and-a-half-acre property which would have 132 units projected and 26 affordable units projected. This area seems like a good spot for affordable housing along Route 206 as it can accommodate this type of development.

Mr. Hamilton stated Area 3 is located below the high density residential and next to the self-storage. Currently, there is an applicant looking to develop approximately an acre with 20 units or so. This is not associated with the residential area to the east and the north. It is blocked by the self-storage area, the high-density townhomes and the topography of the area. This area is projected to allow for 20 units per acre, which is consistent with what the applicant has proposed for one of the parcels. The number of projected units is 50 with 10 affordable units. This area consists of four different lots which would need to be rezoned.

Mr. Hamilton stated, further on Route 183 to the east, Areas 4 and 5, is revisiting an old suggestion from the former Borough Planner with regard to putting residential units above the commercial units in the HC zone. The proposed zoning is referred to as the HCA zone. The plan is not for tall structures. The ordinance allows for two and a half stories. The plan would be in that same range because there are residences to the north in the MR zone and on the south side as well, even though it drops down which would allow a little more height to the buildings, the plan is to keep things consistent. This area would allow for residential apartment units on the second floor of the commercial buildings in this area in the 4 to 6 range. The density in this area is 6 units per acre. The units projected are 48 with 9.6 affordable units projected. On the north side of the road, the projection is for 20 units with 4 affordable units. This overlay zone has been limited to a certain distance from Route 183 so that it does not go back too far on the north side toward the residences. The maximum is 200 feet. The topography on the south side allows for the area to go further back because it backs up to the river. There are some constraints with regard to the wetlands and the flood plain.

Mr. Hamilton stated Area 6 is the location of the Stanhope House. This area was determined to be an area in need. A redevelopment plan was designed that this board did not agree to. The plan was for 51 units in a four-story structure which the board felt was too much for the area. This seems to be a good site for redevelopment, affordable housing and housing in general. There are some positives to redeveloping in the downtown area. Both in terms of the existing retail uses and in

bringing residents to the downtown and the like. Because of the concerns that the board has expressed, the density has been reduced from what was originally contemplated at 51 units down to 31 units in a three-story structure, as opposed to a four-story structure. This is more consistent with the units across High Street and those adjacent on Main Street. This would yield 35 units with 7 affordable housing units. Mr. Hamilton stated these numbers are being used to get to the required number of 101 units. However, if the governing body has any comments or suggestions or other areas to discuss, he is more than willing to hear them. Councilman Thornton asked what is allowed to be located in this area as currently zoned. Mr. Hamilton stated this property is located in the Village Business zone. Eric Keller, Borough Engineer, stated the acreage is .85 of an acre. Councilman Riccardi stated that the printed page for Area 6 lists the existing zone as HVR which is incorrect. It should be VB. Mr. Keller stated the current zone of the Stanhope House is VB (Village Business) and the lots behind it are HVR (Historic Village Residential). The boundary lines coincide with the boundary lines of the Stanhope House. Councilman Thornton stated the reason the rezoning was not approved previously was due to the lack of available parking. The residents were overwhelmingly not in favor of rezoning this property. Councilman Thornton stated he is of the opinion this area should not be readdressed for rezoning again. Mr. Hamilton stated he is only providing options to accommodate the 101 units required. Mayor Wronko stated Mr. Hamilton's number of proposed units is less than the previous plan. Councilman Thornton reiterated that the residents do not want this. Mr. Keller stated even if the density is set at 35 units per acre, it would not be approved if there is not enough parking. Councilman Thornton stated when there is a busy night at the Stanhope House, 40-42 cars fit in the parking lot. If 35 units are built that would more than double the amount of parking needed. Mr. Hamilton stated the previous plan called for 51 units with 70 parking spaces. That developer did not take into account certain buffers for the residents located at the rear of the property and along High Street. The plan was too massive. Perhaps 35 units is not the right number, maybe it is 20, but this is an area that the governing body should consider for redevelopment.

Mr. Hamilton stated Area 7 has already been approved for 205 units with 41 affordable units. The zone was changed from PIC to High Density Residential (HR).

Mr. Hamilton stated Area 8 is located near the DPW yard. This is probably not a popular location. However, it is one of the areas that the DCA noticed which has not been developed. This is a vacant lot located at the end of Smith Street. The density for this area would be 15 units per acre. The area consists of 3.5 acres which would allow for 17.5 units projected and 3.5 affordable units.

Mr. Hamilton stated there were some other sites which were included in the vacant land analysis which were presented to the Land Use Board. One was located near the school. One was near Highland Avenue. Mr. Hamilton stated, based on the Land Use Board's direction, these sites were deemed not appropriate for this type of use. Councilman Riccardi asked Mr. Hamilton to clarify the number of units for Area 8. The area consists of 3.5 acres with a density of 15 units per acre, but the projected units is shown as 17.5 which does not compute. Mr. Hamilton confirmed that the figure is incorrect. The projected units should be approximately 52 units. Mayor Wronko asked Mr. Hamilton what the total number of affordable units are in this presentation. Mr. Hamilton stated the number is approximately 108, which is slightly over the required number of 101. Councilman Wachterhauser stated the total seems to be 112. Mayor Wronko asked if the height of the buildings along Route 183 and Route 206 could be increased by one story to accommodate more housing. Mr. Hamilton confirmed this to be possible.

Councilman Wachterhauser stated a Land Use Board member had mentioned there is relatively dry land along the south end of McNichols Road, which is a paper street that is near to Brooklyn Road, which is zoned RC. Administrator McNeilly stated the paper street does not connect to Brooklyn Road. Mr. Hamilton stated that area was researched. The area is mapped for wetlands, as well as some environmental concerns. Without actually walking the area and hiring a wetlands specialist, it was decided to stay away from this area.

Mayor Wronko stated he had asked about the overall figure because if the 7 units for 45 Main Street area were eliminated, the total number would still be 105. Which would be enough to satisfy the 101. And in order to provide an additional buffer, adding a story along Route 183 and Route 206 would provide for that. Councilman Riccardi stated he recalculated the figure and if Area 6, the Stanhope House, was removed completely, the total figure comes to 110 units. Mayor Wronko stated having a buffer will be beneficial. Councilman Romano stated the Compaq area has not been addressed, and it may come available in the future. Mr. Keller stated the Compaq area was included in Round 3, and it cannot be counted again. Councilman Wachterhauser stated he saw that the land in Area 8, near the DPW yard, is listed for sale on Zillow. Mr. Keller stated the density figures listed on the sheet are incorrect. Years ago, there was a plan for a subdivision to be done

in that area, but Mr. Keller does not recall if it was ever approved. Mr. Keller was not the Borough Engineer back then but even if it was approved it would no longer be valid. Just like the area on Highland Avenue is no longer valid. Councilman Romano stated this is a ten-year plan and he defies anyone to be able to predict what will happen. The goal is to provide a number, and nothing may happen at all. Councilman Thornton asked why the property near Valley Road School and Stonegate are not included in this plan. Mr. Hamilton stated the DCA is tied to environmental constraints and topography constraints on properties. The Borough has to consider rezoning in areas where something could possibly be built. Some discussion took place regarding different scenarios for the various locations as to the number of units, setback restrictions etc. Mr. Keller stated there is an area on Sparta Road where there is no sewer service area. Those properties are not included in the plan. The DCA requires the property to be developable and approvable. Property that is not in the sewer service area is a big red flag. The only thing that saves the property at the end of Sparta Road is that they have a pending site-specific amendment to put it back in the sewer service area because it never should have been removed from it. Councilman Thornton stated there are two lots located behind Stonegate Village. Councilman Simpson stated at the Stonegate board meetings those lots are occasionally brought up for a vote as to whether or not they should be sold. The buildings are numbered from 1 to 9 and then they start at 19 and the numbers go up. This is because the original plan was to have additional buildings built. Mr. Keller stated the area consists of wetlands. The DEP denied this, but they drew the sewer service areas along the tree lines. The area behind Elm Street was left in the sewer service area but is not part of this plan. The Land Use Board was concerned that townhomes in that area would not be acceptable or appropriate for the single-family development. Mayor Wronko stated the areas being proposed are realistic based on all the variables which negate the other properties. Mr. Keller explained that he and Mr. Hamilton are of the opinion that having the rezoning done along the major roadways in the Borough makes the most sense. Councilman Wachterhauser asked if rezoning to allow for higher density is the only way to satisfy the requirements of the state. Ursula Leo, Borough Attorney, stated the Borough needs to plan for 101 affordable units. Under Round 2, the Borough could have done regional contribution agreements which would allow the Borough to pay to build on other spots. Where we chose to build and how we do it is up to us. Other municipalities in Sussex County do not have the sewer and water systems. Having those systems available makes the planning more difficult. Councilwoman Kuncken asked if the areas have to be rezoned now or can they be rezoned when or if someone wants to build. Attorney Leo stated the areas do have to be rezoned now. The proposed ordinances have to be available by the end of the month. In addition to adopting the Housing Element and Fair Share Plan, the proposed ordinances have to be filed within 48 hours of the end of the month and the same thing with the appeal period and we have until March of next year to adopt. Councilman Wachterhauser stated there were some comments online with regard to the overlay zoning areas and he asked for confirmation that the Borough is not taking anyone's property or driving them out. There is no eminent domain taking place. The rezoning will just allow someone to build the units if they choose to. Mr. Hamilton confirmed this to be true. Mr. Keller stated that is why the areas were done as an overlay. This does not make a property become an existing non-conforming use. The businesses in these zones can still be run and improvements can be made as long as they conform to the zoning that exists currently. The overlay would allow them to build something else or apartments if they wanted to. Mr. Keller stated they were very sensitive to how owners would react to having their property rezoned. This is only being done to allow the owners additional options to do something beyond what they already have. We are not taking anything away. Attorney Leo stated nothing happens unless a builder comes in and then this affords them the opportunity to build but twenty percent has to be affordable housing. Discussion took place regarding the mapping, topography and plans that were done years ago.

Councilman Wachterhauser asked what the next steps are going forward. Attorney Leo stated the Land Use Board has to hold a hearing for the adoption of the housing element and fair share plan. Then it comes back to the governing body to adopt and then it must be submitted within 48 hours. There are challenge periods of August and December. By March 15th, the ordinances need to be adopted. Mr. Hamilton summarized by stating it seems to him that the governing body would like to increase the density in Areas 1 and 2 by increasing the height of the buildings along Route 206. Mayor Wronko stated that the increase should only be done if needed. Mr. Hamilton stated he is of the understanding that the governing body is good with Areas 3, 4 and 5 in terms of the proposed rezoning. With regard to Area 6, the Stanhope House, Councilman Thornton has voiced his opinion for this area to not be included. Mr. Hamilton asked if that was the consensus of the governing body. Mayor Wronko stated if there are enough units without including this area he is of the opinion the Stanhope House can be left out of the rezoning. The governing body members agreed. Mr. Hamilton stated Areas 7 and 8 will be included in the rezoning. Councilman Wachterhauser stated he is still curious about the lack of a buffer zone in Area 8. Mr. Keller stated the 5 units per acre would give 17.5 units. The reason this area was considered, as opposed to Elm Street, was

because it is located past the DPW yard. This is a commercial/industrial area and there is nothing located behind it. Across the railroad tracks there never will be anything built. To the north there is one house located at the end of Woods Avenue along LePont Street. Next to that is a detention basin. Councilman Wachterhauser asked about the road which comes up from Brooklyn Road. Mr. Keller stated that it is a paper street and there is nothing there. There are 3 houses which Hoer built at the end with the common driveway. Mr. Hamilton stated buffer requirements would have to be worked in for the residential neighborhoods. The ordinance would address some of the site-specific issues.

Councilman Wachterhauser asked for the figures to be reviewed and stated Area 1 is 10.5 plus 26.4 affordable units, Area 2 is the same as Area 1, Area 3 is 10, Area 4 is 4 and 9.6, Area 5 is the same as Area 4, Area 6 is eliminated, and Area 7 is 41 which totals 102. Councilman Thornton stated Area 6 may be developed in the future so it will not be a total 0 in number of units. Administrator McNeilly stated it will have to be twenty percent. Mayor Wronko asked Mr. Hamilton to exclude Areas 6 and 8. Mr. Keller stated, if need be, the density can be increased on Areas 1 and 2 in the highway zone to meet the 101 units.

Councilman Thornton stated there is an ordinance on the agenda this evening for the sale of a buildable lot. Administrator McNeilly stated the lot is located on Leo Avenue and it meets the bulk area size requirements for being a buildable lot. Councilman Riccardi stated, on its own, it is not a buildable lot. It will need to be combined with another lot. Administrator McNeilly stated this property was up for sale in the past and did not sell. The property has steep slopes, and it is not located near the sewer or water system area. It is not known if it will perc or not. As a free-standing lot, it generated no interest last time. The hope is someone will want to add it to their existing property but because it does meet the bulk area size requirements, anyone can purchase it. Attorney Leo stated if the minimum size requirements were not met, then the property could only be sold to adjacent property owners.

Mayor Wronko and the Council thanked Mr. Hamilton for attending this evening's meeting.

NEW BUSINESS

ORDINANCES

Ordinances for Introduction and First Reading [Public Hearing on June 24, 2025]

Mayor Wronko offered the following ordinances for Introduction and First Reading which were read by title.

Ordinance 2025-10

ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$117,900 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized general improvements to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$117,900, to the extent of \$44,000, from moneys available in the Capital Improvement Fund of the Borough, to the extent of \$8,900, from the proceeds of a grant received from the New Jersey Division of Highway Traffic Safety Drunk Driver Enforcement Fund, and to the extent of \$65,000, from the proceeds of a grant received from the NJDCA – Local Recreation Improvement Grant Fund.

Section 2. The improvements hereby authorized and the several purposes for the financing of which the appropriation is made as provided in Section 1 of this ordinance are as follows: the acquisition of new and additional equipment, including alcotest equipment for use by the Police Department of the Borough and a mini excavator for use by the Department of Public Works of the Borough; and the improvement of Salmon Park in and by the Borough by the upgrade thereof, together with all equipment, accessories, apparatus, appurtenances, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Riccardi, seconded by Councilman Simpson and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-11

**BOND ORDINANCE PROVIDING FOR THE
IMPROVEMENT OF VARIOUS ROADS IN AND BY THE
BOROUGH OF STANHOPE, IN THE COUNTY OF
SUSSEX, NEW JERSEY, APPROPRIATING \$705,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$532,976 BONDS OR NOTES OF THE BOROUGH FOR
FINANCING SUCH APPROPRIATION**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY (not less than twothirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Borough of Stanhope, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$705,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$29,500 as the down payment for said improvement or purpose required by law and now available therefor by virtue of provision in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes and including the sum of \$142,524 received or expected to be received by the Borough from the New Jersey Department of Transportation as a grant-in-aid of financing said improvement to Main Street.

Section 2. For the financing of said improvement or purpose, including for the purpose of applicable United States Treasury regulations, the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$705,000 appropriation not provided for by application hereunder of said down payment and grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$532,976 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding \$532,976 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the reconstruction and resurfacing of various roads in and by the Borough including, without limitation, West Street, Mountainview Road, Overhill Road, Ridge Road and Sunset Avenue, to provide roadway pavements at least equal in useful life or durability to a roadway pavement of Class B construction (as such term is used or referred to in Section 40A:2-22 of said Local Bond Law), including also the improvement of Main Street by the paving, milling, striping and reconstruction of the curbs and sidewalks thereof, together with all the aforesaid all paving, structures, appurtenances, engineering, surveys, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the

plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

- a. The estimated maximum amount of bonds or notes to be issued for said purpose is \$532,976.
- b. The estimated cost of said purpose is \$705,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$29,500 down payment for said purpose and the said \$142,524 grant-in-aid from the New Jersey Department of Transportation.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- a. The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Borough may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- b. The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.
- c. The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$532,976, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- d. An aggregate amount not exceeding \$75,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. The funds from time to time received by the Borough on account of the grant referred to in Section 1 of this bond ordinance shall be used for financing the improvement or purpose described in Section 3 of this bond ordinance by application thereof either to direct payment of the costs of said improvement or purpose, or to payment or reduction of the authorization of the obligations of the Borough authorized by this bond ordinance. Any such funds so received may, and all such funds so received which are not required for direct payment of such costs shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this bond ordinance.

Section 6. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the

Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 8. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

On motion by Councilman Thornton, seconded by Councilman Wachterhauser and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

On motion by Councilman Romano, seconded by Councilman Riccardi, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-12

**BOND ORDINANCE PROVIDING FOR THE
IMPROVEMENT OF THE WATER SUPPLY AND
DISTRIBUTION SYSTEM IN AND BY THE BOROUGH OF
STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY,
APPROPRIATING \$4,098,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$760,000 BONDS OR
NOTES OF THE BOROUGH FOR FINANCING SUCH
APPROPRIATION**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF
STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY** (not less than twothirds of all
the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Borough of Stanhope, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$4,098,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$38,000 down payment for said improvement or required by law now available as the purpose thereof by virtue of provision in a previously adopted budgets of the Borough for down payment or for capital improvement purposes, and including the sum of \$3,300,000 received or expected to be received by the Borough from the Congressionally Directed Spending Grant – HUD Economic Development Initiative as a grant-in-aid of financing said improvement.

Section 2. For the financing of said improvement or purpose, including for the purpose of applicable United States Treasury regulations, the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$4,098,000 appropriation not provided for by application hereunder of said down payment and grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$760,000 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding \$760,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the improvement of the water supply and distribution system in and by the Borough, including by the installation of a new 300,000 gallon water tower, together with all the aforesaid all site work, structures, appurtenances, engineering, surveys, equipment, work and materials necessary therefor or incidental thereto,

all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

- a. The estimated maximum amount of bonds or notes to be issued for said purpose is \$760,000.
- b. The estimated cost of said purpose is \$4,098,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$38,000 down payment and the said \$3,300,0000 Congressionally Directed Spending Grant.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

- a. The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Borough may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- b. The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is forty (40) years.
- c. The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$760,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- d. An aggregate amount not exceeding \$400,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 6. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and, unless paid from revenues of the water supply and distribution system of the Borough, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 7. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the

Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 8. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

On motion by Councilwoman Kuncken, seconded by Councilman Romano and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Councilwoman Kuncken asked for confirmation that this ordinance is for the Borough's share for the water tower project. Administrator McNeilly confirmed this. The grant portion is \$3.3 million.

Roll Call:

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

On motion by Councilman Riccardi, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-13

ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL EQUIPMENT BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$20,000 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvement or purpose described in Section 2 of this ordinance is hereby authorized a general improvement to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$20,000, to the extent of \$5,000, from moneys available in the Water Utility Capital Improvement Fund of the Borough and, to the extent of \$15,000, from moneys available in the Capital Fund Balance of the Borough.

Section 2. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 1 of this ordinance is the acquisition of new and additional equipment for use by the Borough, including a mini excavator, together with all accessories, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilwoman Kuncken, seconded by Councilman Thornton and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

On motion by Councilman Romano, seconded by Councilwoman Kuncken, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-14

ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL EQUIPMENT BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$20,000 THEREFOR FROM MONEYS IN THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:

Section 1. The improvement or purpose described in Section 2 of this ordinance is hereby authorized a general improvement to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$20,000 from moneys available in the Sewer Utility Capital Improvement Fund of the Borough.

Section 2. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 1 of this ordinance is the acquisition of new and additional equipment for use by the Borough, including a mini excavator, together with all accessories, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Riccardi, seconded by Councilman Romano and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2025-15

AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY LOCATED AT BLOCK 10314, LOT 2, IN THE BOROUGH OF STANHOPE, PURSUANT TO N.J.S.A. 40A:12-13(a)

WHEREAS, the Borough of Stanhope is the owner of the property located at Block 10314, Lot 2, Leo Avenue, Stanhope, New Jersey, which land is not needed or required for municipal use; and

WHEREAS, the lot meets the minimum size required for development under the municipal ordinance; and

WHEREAS, the Mayor and Council deems it in the best interest of the Borough of Stanhope to sell the property at public auction, in accordance with the provisions of N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the sale shall be conducted as an auction to the highest bidder, after advertisement, with such auction to be held at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874 on July 22nd, 2025 at 7:00pm, or such adjourned date, as may be determined by the Mayor and Council.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, as follows:

1. The Borough of Stanhope shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(a), et seq., the property located at Block 10314, Lot 2, Leo Avenue, with a minimum sale price of \$8,500.00. The Mayor and Council reserves the right, in its discretion, to reject all bids for the property for any reason, including but not limited to, in the event that the minimum sale price for the property is not met.
2. Upon final passage of this Ordinance, the sale shall take place on July 22nd, 2025 at 7:00 pm at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874, after offering same to the highest bidder, at said time and place.
3. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stanhope Borough Municipal Building. Notice of adoption of this Ordinance shall be made in the official Borough newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Borough newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.
4. The property shall be sold subject to the following terms and conditions:
 - (a) The property is sold "as is". No representations of any kind are made by the Township as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.
 - (b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder.
 - (c) Should the highest bidder own property adjacent to this property, Block 10314, Lot 2, Leo Avenue, this property shall be merged with the adjacently-owned property or properties.
 - (d) The Borough does not warrant or certify title to the property and in no event shall the Borough of Stanhope be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Borough. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Borough shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.
 - (e) Acceptance of the highest bid shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.
 - (f) The highest bidder shall deposit with the Borough either cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Borough of Stanhope will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.
 - (g) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$760.00 for the legal services incurred by the Borough; (2) the Borough of Stanhope's advertising and the actual recording fees within thirty (30) days after the date

the Mayor and Council adopts a resolution confirming the winning bid(s); (3) all costs and expenses for the sale including, but not limited to, the appraisal costs incurred by the Borough; and (4) realty transfer fees, if any. The balance shall be paid by certified funds. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Borough Attorney and, after execution by the Mayor, shall be recorded with the Sussex County Clerk's Office by the Borough Attorney. Additional work performed by the Borough Attorney beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement, shall be billed at the rate charged by the Borough Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded

(h) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Borough of Stanhope and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

Potential Bidders are advised:

(1) To conduct all necessary title searches prior to the date of sale.

(2) No representations of any kind are made by the Borough of Stanhope as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".

(3) The property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.

(4) The highest bidder for the Property shall have the rights, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Borough of Stanhope, the Borough of Stanhope shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the highest bidder provides such legal description and a copy of the certified survey to the Borough of Stanhope not less than one week prior to the date set for closing of title.

Additional terms the successful bidder must comply with:

(1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

(2) That the failure to close title as agreed shall forfeit to the Borough of Stanhope any and all money deposited with the Borough.

(i) The property will be sold subject to the current year taxes, prorated from the date of sale.

(j) The Mayor and Council reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.

(k) All bidders currently owning property within the Borough must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.

(l) The same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Borough of Stanhope.

(m) No employee, agent or officer of the Borough of Stanhope has any authority to waive, modify or amend any of the conditions of sale.

(n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.

(o) The failure of the purchaser to close on title within sixty (60) days of the Borough's award of the bid shall constitute a breach of this Ordinance unless the Borough agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within 60 days, or such date as may be extended by the Borough, the deposit paid by the purchaser shall be retained by the Borough as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit.

(p) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.

(q) The sale shall be subject to final approval by the Mayor and Council.

5. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

6. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

On motion by Councilman Thornton, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

On motion by Councilman Simpson, seconded by Councilman Romano, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

RESOLUTIONS

Resolution 113-25

RESOLUTION ATTESTING THAT THE STANHOPE GOVERNING BODY HAS COMPLIED WITH THE PROMULGATION OF THE LOCAL FINANCE BOARD OF THE STATE OF NEW JERSEY RELATIVE TO THE 2024 ANNUAL REPORT OF AUDIT

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations,” as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

Roll Call:

Councilwoman Kuncken – yes
Councilman Riccardi – yes
Councilman Romano – yes

Councilman Simpson – yes
Councilman Thornton – yes
Councilman Wachterhauser – yes

Resolution 114-25

**RESOLUTION APPROVING SUBMISSION OF
THE CORRECTIVE ACTION PLAN FOR THE YEAR
ENDING DECEMBER 31, 2024 TO THE STATE OF NEW
JERSEY, DIVISION OF LOCAL GOVERNMENT
SERVICES**

WHEREAS, all municipalities operating under the Local Fiscal Affairs Law must prepare and submit a Corrective Action Plan as part of their annual audit process, and

WHEREAS, the Borough of Stanhope has by Resolution accepted the 2024 audit as prepared and presented by the Borough Auditors, and

WHEREAS, Angelica Sabatini, the Chief Financial Officer for the Borough of Stanhope has prepared a Corrective Action Plan to address the findings and recommendations for the 2024 audit and presented copies of same to the Mayor, Council, and Administrator;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, in the County of Sussex, that the Corrective Action Plan, attached hereto and made a part hereof, be approved for submission to the Division of Local Government Services.

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

Resolution 115-25

**A RESOLUTION BY THE BOROUGH OF STANHOPE
AUTHORIZING PAYMENT OF LEGAL SERVICES TO
JAMES LASALA, ESQ.**

WHEREAS, the matter of Julia Fortunato, No. SB2021-002233, filed on September 21, 2021, was transferred from Stanhope Borough's municipal court to Jefferson Township municipal court, due to a conflict of interest; and

WHEREAS, James LaSala, Esq. is the municipal prosecutor for the Township of Jefferson; and

WHEREAS, this case involved a fatality, charges of leaving the scene, and there have been numerous Court dates and complicated discovery; and

WHEREAS, there are multiple witnesses, with meetings that required substantial time; and

WHEREAS, Mr. LaSala has requested payment for his work on this case, and additional legal work and fees are anticipated; and

WHEREAS, NJ Court Rule 7:8-2(B)(2) specifically provides: "The municipality of the court of origin shall bear the costs of prosecution of the matter."; and

WHEREAS, Mr. LaSala submitted an invoice on April 29, 2025, seeking payment of \$1,575.00 for legal services rendered; and

WHEREAS, the Borough desires to authorize payment of Mr. LaSala's invoices for legal services, up to a maximum of \$3,000.00 at this time.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the invoice submitted by Mr. LaSala for legal services be paid, up to a maximum amount of \$3,000.00.

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

Roll Call:

Councilwoman Kuncken – yes
Councilman Riccardi – yes
Councilman Romano – yes

Councilman Simpson – yes
Councilman Thornton – yes
Councilman Wachterhauser – yes

Resolution 116-25

**RESOLUTION AUTHORIZING THE EXECUTION OF SUSSEX-
WARREN AREA ENERGY COOPERATIVE (SWAEC)
COMMUNITY ENERGY AGGREGATION PROGRAM
RESPONSE FORM**

WHEREAS, the Borough currently participates in the Sussex-Warren Area Energy Cooperative ("SWAEC") energy aggregation program, which participation was adopted by Resolution 134-24 on July 23, 2024; and

WHEREAS, participation forms from SWAEC need to be completed executed on a yearly basis either committing to or withholding from participation in the energy aggregation program; and

WHEREAS, the Mayor and Council has decided to opt out of the SWAEC program after the current round ends in November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope is hereby authorized to execute the participation forms to decline the Borough's participation in the energy aggregation program.

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

Administrator McNeilly stated this is the resolution to opt-out of the energy program.

Roll Call:

Councilwoman Kuncken – yes
Councilman Riccardi – yes
Councilman Romano – yes

Councilman Simpson – yes
Councilman Thornton – yes
Councilman Wachterhauser – yes

PAYMENT OF BILLS

Resolution 117-25

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 May 27, 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 Riccardi – yes
Councilman Romano – yes

Councilman Simpson – yes
Councilman Thornton – yes
Councilman Wachterhauser – yes

ATTORNEY REPORT

Attorney Ursula Leo stated she had no report this evening.

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.

Nancy Hoyt asked how many residents reside in the Borough of Stanhope. Administrator McNeilly stated there are approximately 3,500. Mrs. Hoyt asked if the affordable housing has been done for the previous years. In 1999, there were 3,700 residents. There aren't any more now and she asked why we need to provide 101 affordable housing units. Mayor Wronko stated this is what the state is requiring. The governing body tried to fight this and did get it lowered slightly. Administrator McNeilly stated the State of NJ has defined the need for affordable housing units between now and 2035. Administrator McNeilly outlined how the counts are determined. Our team did a great job of getting our number to 101. Discussion took place about what other towns are doing to meet their numbers. Many have gone to court and have lost their case. Councilwoman Kuncken stated at the League of Municipalities meeting the state had representatives there to explain to the towns how they arrived at the numbers for each town. There are 564 municipalities and the state had two people there. While waiting in line, Councilwoman Kuncken stated she spoke with a woman in front of her from Wyckoff. That woman stated that the state made that town give up a public park/playground in order to meet their affordable housing number.

Seeing no one further from the public wishing to speak, Mayor Wronko closed the public portion of the meeting and thanked everyone for attending this evening's meeting.

CLOSED SESSION

1. The general nature of the subject matter(s) to be discussed is as follows:

1- Personnel
1 - Attorney-Client

2. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
3. This resolution shall take effect immediately.

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

The Mayor and Council went into Closed Session at 8:25 P.M.

RETURN TO OPEN SESSION

At the conclusion of the Closed Session, the Mayor and Council reconvened the public meeting at 8:40 P.M. with all present.

MOTION

On motion by Councilman Romano, seconded by Councilwoman Kuncken and carried by the following unanimous roll call vote, the Council authorized a 5-year contract with the Borough Administrator with the same provisions as the previous contract but the only change is in salary as follows: year 2025 - \$137,506 (7% increase); 2026 - \$144,381 (5% increase); 2027 - \$151,600 (5% increase); 2028 - \$159,180 (5% increase) and 2029 - \$166,343 (4.5% increase), with the 2025 increase being retroactive to January 1, 2025:

Roll Call:

Councilwoman Kuncken – yes
Councilman Riccardi – yes
Councilman Romano – yes

Councilman Simpson – yes
Councilman Thornton – yes
Councilman Wachterhauser – yes

Ms. Leo will prepare a resolution adopting the agreement for the June 24, 2025 meeting.

ADJOURNMENT

On motion by Councilman Romano, seconded by Councilwoman Kuncken and unanimously carried by voice vote the meeting was adjourned at 8:42 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk