

Stanhope Land Use Board
July 14, 2025
Regular Meeting
Agenda

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

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Regular Meeting was forwarded to the New Jersey Herald and Daily Record on January 14, 2025 and was placed on the municipal bulletin board.

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.

OATH OF OFFICE: Patrick Lynch

ROLL CALL:

Najib Iftikhar
Glenn Kurtz
Christine Lipinski
Patrick Lynch (Alt. #1)
Thomas Pershouse

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

APPROVAL OF MINUTES:

June 9, 2025 Regular Meeting and June 30, 2025 Special Meeting

CORRESPONDENCE:

- 06-30-25 Eric Keller - Resolution Compliance Review No. 1 re: First Impressions Early Learning Center, Blk 11102, Lot 10
- 07-09-25 Ellen Horak, Borough Clerk - Resolution Approving the Mayor's Appointment of Patrick Lynch as Alternate #1 to the Land Use Board
- 07-09-25 Cassandra Constandelis - Amended Variance Application re: Blk 10703, Lot 7

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

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

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

COMPLETENESS

25-02, Cassandra Constandelis (*Amended Application*)

Blk 10703, Lot 7 - Variance Application

Amended Application Rec'd: 07/09/25

NEW HEARING

25-02, Cassandra Constandelis (*Amended Application*)

Blk 10703, Lot 7 - Variance Application

Deemed Complete: 07/14/25

120 days: 11/11/25

BILLS:

	Miscellaneous	
06/23/25	Local Media Group Inc. - legal notice in Daily Record of Special Meeting	\$31.75
06/23/25	Local Media Group Inc. - legal notice in NJ Herald of Special Mtg/Public Hearing	\$13.21

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

ADJOURNMENT: