



**THE BOROUGH OF STANHOPE  
WORK SESSION AND  
AGENDA MEETING  
7:00 p.m., February 10, 2026**

**AGENDA**

**CALL TO ORDER**

**SALUTE TO COLORS**

**OPENING STATEMENT**

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 7, 2026 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:** Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐ Mayor Wronko ☐

**WORK SESSION**

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

**NEW BUSINESS:**

*Ordinances for Introduction and First Reading [Public Hearing on March 10, 2026]*

2026-02      Ordinance Deleting Chapter 29, Article VII, Municipal Housing Liaison and Deleting and Adopting a New Chapter 57, "Affordable Housing"

Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

Motion to Publish in Official Newspaper:

Move/2<sup>nd</sup> \_\_\_\_\_

2026-03      Ordinance Amending chapter 100 "Land Development" to Add a New Article XVIB Section 100-102 "Affordable Housing Overlay Zone"

Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

Motion to Publish in Official Newspaper:

Move/2<sup>nd</sup> \_\_\_\_\_

*Resolutions:*

051-26      Adopt Affirmative Marketing Plan for the Borough of Stanhope

Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

052-26      Adopt Fourth Round Affordable Housing Spending Plan

Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

053-26      Adopt the Rehabilitation Plan for the Borough of Stanhope

Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

- 054-26 Authorize Reappointment of Angelica Sabatini, CFO and Ashleigh Frueholz, Tax Collector  
Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐
- 055-26 Authorize Use of Tilcon New York, Inc. for the Sunset Avenue/Ridge Road Project  
Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐
- 056-26 Authorize Use of Dan Swayze & Son Inc.. for the Sunset Avenue/Ridge Road Project Striping  
Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

## **PAYMENT OF BILLS**

- 057-26 Authorize Payment of Bills  
Move/2<sup>nd</sup> \_\_\_\_\_ Riccardi ☐ Romano ☐ Simpson ☐ Smith ☐ Thornton ☐ Wachterhauser ☐

## **AGENDA ITEMS FOR FEBRUARY 24, 2026 BUSINESS MEETING**

### Minutes for Approval:

January 6, 2026	Reorganization Meeting
January 13, 2026	Work Session and Agenda Meeting
January 27, 2026	Business Meeting & Closed Session

### Ordinance of Public Hearing and Final Adoption:

2026-01 Amending the Borough Code, Including the Zoning Map, Rezoning Block 11802, Lot 1 as High Density Residential, and Amending Chapter 100. "Land Development, Article XIV, Entitled "High Density Residential Zones", Sections 100-89, 100-90 and 100-91

### Resolutions:

xxx-26 Payment of Bills

## **CITIZENS TO BE HEARD (5 Minutes given to each Speaker)**

## **CLOSED SESSION**

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

_____ Personnel	_____ Contract	_____ Real Property
_____ Public Safety	_____ Litigation/Potential Litigation	_____ Attorney-Client
- 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.
- This resolution shall take effect immediately. Time: \_\_\_\_\_ Motion/2<sup>nd</sup> \_\_\_\_\_

**RETURN TO OPEN SESSION:** Time \_\_\_\_\_ Move/2<sup>nd</sup> \_\_\_\_\_

**ADJOURNMENT** Time \_\_\_\_\_ Move/2<sup>nd</sup> \_\_\_\_\_