



**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 nd _____ Riccardi <input type="checkbox"/> Romano <input type="checkbox"/> Simpson <input type="checkbox"/> Smith <input type="checkbox"/> Thornton <input type="checkbox"/> Wachterhauser <input type="checkbox"/>	
	Motion to Publish in Official Newspaper:	Move/2nd _____
2026-03	Ordinance Amending chapter 100 "Land Development" to Add a New Article XVIB Section 100-102 "Affordable Housing Overlay Zone"	
	Move/2 nd _____ Riccardi <input type="checkbox"/> Romano <input type="checkbox"/> Simpson <input type="checkbox"/> Smith <input type="checkbox"/> Thornton <input type="checkbox"/> Wachterhauser <input type="checkbox"/>	
	Motion to Publish in Official Newspaper:	Move/2nd _____

Resolutions:

051-26	Adopt Affirmative Marketing Plan for the Borough of Stanhope	
	Move/2 nd _____ Riccardi <input type="checkbox"/> Romano <input type="checkbox"/> Simpson <input type="checkbox"/> Smith <input type="checkbox"/> Thornton <input type="checkbox"/> Wachterhauser <input type="checkbox"/>	
052-26	Adopt Fourth Round Affordable Housing Spending Plan	
	Move/2 nd _____ Riccardi <input type="checkbox"/> Romano <input type="checkbox"/> Simpson <input type="checkbox"/> Smith <input type="checkbox"/> Thornton <input type="checkbox"/> Wachterhauser <input type="checkbox"/>	
053-26	Adopt the Rehabilitation Plan for the Borough of Stanhope	
	Move/2 nd _____ Riccardi <input type="checkbox"/> Romano <input type="checkbox"/> Simpson <input type="checkbox"/> Smith <input type="checkbox"/> Thornton <input type="checkbox"/> Wachterhauser <input type="checkbox"/>	

054-26 Authorize Reappointment of Angelica Sabatini, CFO and Ashleigh Frueholz, Tax Collector
Move/2nd _____ Riccardi Romano Simpson Smith Thornton Wachterhauser

055-26 Authorize Use of Tilcon New York, Inc. for the Sunset Avenue/Ridge Road Project
Move/2nd _____ Riccardi Romano Simpson Smith Thornton Wachterhauser

056-26 Authorize Use of Dan Swayze & Son Inc.. for the Sunset Avenue/Ridge Road Project Striping
Move/2nd _____ Riccardi Romano Simpson Smith Thornton Wachterhauser

PAYMENT OF BILLS

057-26 Authorize Payment of Bills
Move/2nd _____ 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

1. 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
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. Time: _____ Motion/2nd _____

RETURN TO OPEN SESSION: Time _____ Move/2nd _____

ADJOURNMENT Time _____ Move/2nd _____