Stanhope Land Use Board
July 13, 2026
Regular Meeting Minutes

CALL MEETING TO ORDER:
Chairwoman Maio called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:
Chairwoman Maio invited all those present to stand in a salute to the colors.

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 13, 2026 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.

ROLL CALL:

Glenn Kurtz - present
Christine Lipinski - present
Patrick Lynch - present
Thomas Pershouse - absent
Carmen Pico (Alt. #1) - absent
John Rogalo - absent
Edward Schwartz - present
Scott Wachterhauser - present
Paula Zeliff-Murphy - present
Rosemarie Maio - present

Others Present: Board Attorney Glenn Gavan and Board Secretary Ellen Horak

MINUTES
May 11, 2026 Regular Meeting Minutes – On motion by Mr. Kurtz, seconded by Ms. Zeliff-Murphy, the Minutes of the May 11, 2026 meeting were approved by unanimous voice vote.

CORRESPONDENCE
06-24-26 Ellen Horak, Clerk - Chapter 100 Ordinance (Ordinance 2026-15)
06-24-26 Eric Keller - Resolution Compliance Review No. 1 re: Thomas Gilmore, Blk 10105, Lot 12
06-25-26 John D. Williams - Site Plan Application for Happy Tree Farmacy Stanhope LLC (Cannabis Retail Business) re: Blk 11701, Lot 20
07-02-26 Alejandro Martinez - Variance Application re: Blk 11801, Lot 4
07-02-26 Jacek Kaczynski - Variance Application re: Blk 11106, Lot 6.01

On motion by Ms. Zeliff-Murphy, seconded by Ms. Lipinski, and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:
Chairwoman Maio opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

COMPLETENESS:
26-02, Happy Tree Farmacy Stanhope LLC
Block 11701, Lot 20 - Site Plan Application & Conditional Use (Cannabis Retail Business)
Application Rec'd: 6/25/26 45 days: 8/09/26

Mr. Gavan clarified that although the agenda indicates a site plan application, it is not only a site plan application, it is also for a conditional use variance. Mr. Gavan said it is a conditional use and they are not permitted unless they meet the conditions. Chairwoman Maio stated the Completeness Review Committee reviewed the application and they recommend it be deemed complete. On motion by Mr. Schwartz, seconded by Ms. Zeliff-Murphy and carried by unanimous voice vote, 26-02 Site Plan Application of Happy Tree Farmacy Stanhope LLC re: Block 11701, Lot 20 was deemed complete.

The Secretary was instructed to forward the application to the Board Engineer for review and comment.

26-03, Alejandro Martinez
Block 11801, Lot 4 - Variance Application
Application Rec'd: 7/02/26 45 days: 8/16/26

Chairwoman Maio stated this is a variance application; however, after reading it, her best judgment is that a variance is not required for what is being proposed. Mr. Schwartz agreed. Mr. Gavan stated that after reviewing the application, he understands because it is being secured to the existing concrete, but this is something that you can purchase on Amazon and in his opinion, does not require a variance. The Board agreed that a variance is not needed. On motion by Ms. Lipinski, seconded by Mr. Lynch and carried by unanimous voice vote, the Board agreed that a variance is not needed and the applicant can move forward with his project. The Board Secretary noted that the applicant submitted an application fee and escrow.

On motion by Mr. Schwartz, seconded by Ms. Lipinski and carried by the following unanimous roll call vote, the Board authorized the refund of the application fee and escrow to Mr. Martinez.

AFFIRMATIVE:	Mr. Kurtz, Ms. Lipinski, Mr. Lynch, Mr. Schwartz, Mr. Wachterhauser, Ms. Zeliff-Murphy, Chairwoman Maio
OPPOSED:	None
ABSTENTIONS:	None

26-04, Jacek Kaczynski
Block 11106, Lot 6.01 - Variance Application
Application Rec'd: 7/02/26 45 days: 8/16/26

Chairwoman Maio stated the Completeness Review Committee reviewed the application and they recommend it be deemed complete. On motion by Mr. Schwartz, seconded by Mr. Kurtz and carried by unanimous voice vote, 26-04 Variance Application of Jacek Kaczynski re: Block 11106, Lot 6.01 was deemed complete. The Board did not feel it was necessary to forward the application to the Board Engineer for review.

NEW BUSINESS:

Ordinance 2026-15: Amend Chap 100 - Revise Ord. 2026-03 "Affordable Housing Overlay Zone" - Chairwoman Maio noted this ordinance is an amendment to Chapter 100 and revises Ordinance 2026-03 regarding the Affordable Housing Overlay Zone. The revised ordinance removes one of the lots that was included, but should not have been. After a review of Ordinance 2026-05, the Board had no comments or recommendation for the governing body. The Board Secretary will send a written communication to the governing body informing them that there were no comments or recommendations from the Board on the ordinance as written.

Board Attorney - Chairwoman Maio said the Board Attorney regrettably has given notice that he is going to retire. He has agreed to stay until the Board gets a replacement attorney. Chairwoman Maio noted there are two ways the Board can go. They can go out for RFP's, which will take time and money or they can ask for a recommendation from Mr. Gavan, which he has agreed to do. The Board agreed they would prefer a recommendation from Mr. Gavan. Chairwoman Maio stated it is with great regret that they accept Mr. Gavan's resignation.

BILLS:

Gavan Law LLC

05/11/26	Re: Gilmore Electric	$2,013.00

Bowman Consulting Group Ltd.

05/30/26	Re: Gilmore Electric	$ 956.26

On motion by Ms. Lipinski, seconded by Ms. Zeliff-Murphy, the aforesaid bills were unanimously approved by the following roll call vote:

AFFIRMATIVE:	Mr. Kurtz, Ms. Lipinski, Mr. Lynch, Mr. Schwartz, Mr. Wachterhauser, Ms. Zeliff-Murphy, Chairwoman Maio
OPPOSED:	None
ABSTENTIONS:	None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:
Chairwoman Maio opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

GENERAL DISCUSSION

Chairwoman Maio stated that the upcoming meeting is significant and all Board members are needed for the hearings. Chairwoman Maio noted that Mr. Wachterhauser, Mr. Schwartz and Ms. Lipinski will need to step down from the Happy Tree Farmacy hearing, so it is important that all other members attend the meeting.

ADJOURNMENT:
On motion by Ms. Lipinski, seconded by Mr. Wachterhauser, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:12 P.M.

Respectfully submitted,

Ellen Horak

Ellen Horak
Board Secretary