

**Stanhope Land Use Board
September 14, 2026
Regular Meeting Minutes**

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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	John Rogalo - present
Christine Lipinski - present (arrived @ 7:02pm)	Edward Schwartz - present
Patrick Lynch - absent	Scott Wachterhauser - present
Thomas Pershouse - absent	Paula Zelif-Murphy - present
Carmen Pico (Alt. #1) - present	Rosemarie Maio - present

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

MINUTES

August 10, 2026 Regular Meeting Minutes – On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz, the Minutes of the August 10, 2026 meeting were approved by majority voice vote. Mr. Wachterhauser abstained.

CORRESPONDENCE

- 08-13-26 Lavery, Selvaggi & Cohen - Preliminary & Final Site Plan Application re: Old Sparta Road, LLC, Blk 11802, Lot 1
- 08-17-26 DuBois & Associates - Notice of Application for Letter of Interpretation-Line Verification re: Old Sparta Road, LLC, Blk 11802, Lot 1
- 08-20-26 Costera Consulting Group - Revised Security and Public Safety Plan re: Happy Tree Farmacy, Blk 11701, Lot 20
- 08-20-26 Environmental Commission - no comment or objection to the following applications: New Jersey Leaf, LLC site plan and conditional use; Happy Tree Farmacy, site plan and conditional use; and Christine Raymond lot line adjustment
- 08-25-26 Environmental Commission - Kaczynski Variance, 3 Musconetcong Avenue
- 09-03-26 Roger Thomas, Esq.-request to amend application re: New Jersey Leaf LLC, Blk 11402, Lot 42
- 09-08-26 Sussex County Division of Planning - Administratively Disapproved due to missing items re: Old Sparta Road, LLC, Blk 11802, Lot 1

On motion by Mr. Rogalo, seconded by Mr. Wachterhauser 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:

26-07, Old Sparta Road LLC

Block 11802, Lot 1, Preliminary & Final Site Plan

Appl. Rec'd: 08/14/26

45 days: 09/28/26

Chairwoman Maio stated the Completeness Review Committee has reviewed the application and recommends it be deemed complete. On motion by Mr. Schwartz, seconded by Ms. Zeliff-Murphy and carried by majority voice vote, 26-07 Old Sparta Road LLC, Preliminary and Final Site Plan Application re: Block 11802, Lot 1 was deemed complete. Mr. Wachterhauser abstained. The Board instructed the Secretary to provide a copy of the application to the Board Engineer for his review and comments. Chairwoman Maio stated the hearing on this application will be held at the October 19, 2026 meeting.

UNFINISHED HEARINGS:

26-02, Happy Tree Farmacy Stanhope LLC

Block 11701, Lot 20 - Site Plan Application & Conditional Use Variance (Cannabis Retail Business)

Deemed Complete: 7/13/26

120 days: 11/10/26

Chairwoman Maio stated the applicant requested the hearing be carried given the fact that they did not have all of the information they needed for this meeting. They have granted the Board an extension of time to December 31, 2026 to make a decision on the application. Since the October agenda is already full, this hearing will be carried to the November 9, 2026 meeting. Mr. Gavan announced that this hearing will be carried to the November 9, 2026 meeting with no further notice required.

NEW HEARINGS:

26-06, Christine Raymond

Block 11303, Lots 10 & 11 - Minor Subdivision (Lot Line Adjustment)

Deemed Complete: 8/11/26

45 days: 09/23/26

Christine Raymond came forward and was sworn in. Ms. Raymond gave a brief summary of her application. She lives next door to Danny Dietz on Plane Street and there is a hedgerow between their properties. Mr. Dietz's property goes on a diagonal line across what you would think was part of her front yard and into her backyard behind her fence. It is a very weird shaped lot. Mr. Dietz would like more space behind his shed. Ms. Raymond said they have spoken for years about moving the line from a diagonal to a straight line. It is an even square footage swap. The Board had no issues with the lot line adjustment, and thought it made sense to do the swap of land. Mr. Gavan informed Ms. Raymond that she would need to submit deeds with the appropriate metes and bounds for the Board's professionals to review and approve. The Board's attorney and engineer will review and approve the deeds after the Resolution of Memorialization is adopted. Mr. Gavan noted the applicant will need to file the two deeds with the County Clerk after approval by the Board's professionals.

On motion by Mr. Rogalo, seconded by Mr. Schwartz and carried by the following unanimous roll call vote, the Board approved the lot line adjustment application of Christine Raymond re: Block 11303, Lots 10 & 11:

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Pico, Mr. Rogalo, Mr. Schwartz. Mr. Wachterhauser,
Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENTIONS: None

RESOLUTION OF MEMORIALIZATION

26-04, Jacek Kaczynski

Block 11106, Lot 6.01 - Variance Application

Approval Granted: 8/11/26

On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo and carried by the following unanimous roll call vote, the Resolution of Memorialization approving 26-04, Jacek Kaczynski variance application re: Block 11106, Lot 6.01 was adopted:

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Pico, Mr. Rogalo, Mr. Schwartz. Mr. Wachterhauser,
Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENTIONS: None

BILLS:

There were no bills to be approved.

NEW BUSINESS

2027 Budget Request - Chairwoman Maio stated the Board received a request from the CFO for their budget request for the year 2027. A proposed budget was distributed to the Board. The Board reviewed the budget. On motion by Mr. Rogalo, seconded by Ms. Lipinski and carried by the following unanimous roll call vote, the Board approved the budget as presented.

AFFIRMATIVE: Mr. Kurtz, Ms. Lipinski, Mr. Pico, Mr. Rogalo, Mr. Schwartz. Mr. Wachterhauser,
Ms. Zelif-Murphy, Chairwoman Maio
OPPOSED: None
ABSTENTIONS: None

The Secretary will forward the budget request to the Borough's CFO.

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.

CLOSED SESSION

1. The general nature of the subject matter(s) to be discussed is as follows:
 - 1 – Contract
 - 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 Ms. Zeliff-Murphy, seconded by Mr. Wachterhauser, and unanimously carried by voice vote, the foregoing resolution was adopted.

The Board went into Closed Session at 7:15 P.M.

RETURN TO OPEN SESSION

At the conclusion of the Closed Session, the Board reconvened the public meeting at 7:25 P.M. with all present.

DISCUSSION

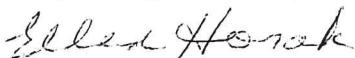
Chairwoman Maio expressed her appreciation and gratitude to Mr. Gavan for the help and guidance he has provided her and the Board over the years and she wished him well in his retirement. The Board thanked Mr. Gavan for his service.

Chairwoman Maio reminded the Board that due to the holiday, the October meeting will be held on the third Monday (October 19) and she stressed the importance of all Board members being in attendance.

ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Lipinski and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:30 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary