

**Stanhope Land Use Board
May 11, 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 - absent

Patrick Lynch - present

Thomas Pershouse - absent

Carmen Pico (Alt. #1) - present

John Rogalo - present

Edward Schwartz - absent

Scott Wachterhauser - present

Paula Zelif-Murphy - present

Rosemarie Maio - present

Others Present: Board Secretary Ellen Horak

MINUTES

March 9, 2026 Regular Meeting Minutes – On motion by Mr. Kurtz seconded by Mr. Wachterhauser, the Minutes of the March 9, 2026 meeting were approved by a majority voice vote. Mr. Lynch abstained.

CORRESPONDENCE

There was no correspondence.

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.

RESOLUTION OF MEMORIALIZATION

25-04, ADG Amity Road LLC (Gilmore Electric)

Block 10105, Lot 12 - Site Plan and Variance Application

Approval Granted: "D" Variance: 01/12/26

Site Plan and Variances: 03/09/26

Chairwoman Maio noted the Resolution of Memorialization contains Mr. Keller's comments. On motion by Ms. Zelif-Murphy, seconded by Mr. Rogalo and carried by the following unanimous roll call

vote, the Resolution of Memorialization approving 25-04, ADG Amity Road LLC (Gilmore Electric) "D-1" variance, "D-2" variance, various bulk "c" variances and site plan application re: Block 10105, Lot 12 was adopted:

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

BILLS:

	Bowman Consultants Group Ltd.	
04/11/26	Re: First Impressions School	\$157.50
04/11/26	Re: Kaczynski Subdivision	\$157.50

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

AFFIRMATIVE: Mr. Kurtz, Mr. Lynch, Mr. Pico, Mr. Rogalo, Mr. Wachterhauser, Ms. Zelif-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.

ADJOURNMENT:

On motion by Mr. Rogalo, seconded by Mr. Kurtz, and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 7:05 P.M.

Respectfully submitted,



Ellen Horak
Board Secretary