

**Stanhope Land Use Board  
February 9, 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 - absent

Edward Schwartz - present

Scott Wachterhauser - present

Paula Zelif-Murphy - present

Rosemarie Maio - present

Others Present: Board Secretary Ellen Horak

**MINUTES**

**January 12, 2026 Reorganization Meeting Minutes** – On motion by Mr. Kurtz, seconded by Ms. Zelif-Murphy the Minutes of the January 12, 2026 meeting were approved by a majority voice vote. Mr. Schwartz abstained.

**CORRESPONDENCE**

01-14-26 Ron Heymann - Request to carry hearing to the March 9, 2026 meeting re: ADG Amity Road LLC (Thomas Gilmore), Blk 10105, Lot 12

01-14-26 Ron Heyman - Granting Board extension of time to act to March 31, 2026 re: ADG Amity Road (Thomas Gilmore), Blk 10105, Lot 12

01-28-26 Ellen Horak, Clerk - Ordinance 2026-01 (Chapter 100 for review and comment)

02/02/26 PSE&G - Notice of Application for Statewide Utility Blanket Flood Hazard Area Individual Permit, Freshwater Wetlands General Permit etc.

On motion by Ms. Zelif-Murphy, seconded by Mr. Schwartz 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.

