Stanhope Land Use Board
October 19, 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	John Rogalo - present (arrived @ 7:02pm)
Christine Lipinski - present (arrived @ 7:05pm)	Edward Schwartz - present
Patrick Lynch - present	Scott Wachterhauser - present
Thomas Pershouse - absent	Paula Zeliff-Murphy - present
Carmen Pico (Alt. #1) - present	Rosemarie Maio - present

Others Present: Board Attorney David Brady, Board Engineer Eric Keller and Board Secretary Ellen Horak

NEW BUSINESS:

Resolution

Chairwoman Maio offered the following resolution which was read by title.

RESOLUTION APPOINTING LAND USE BOARD ATTORNEY

WHEREAS, the Land Use Board of the Borough of Stanhope is in need of Professional Legal services; and

WHEREAS, R.S. 40A:11-5 specifically exempts professional services from this provision of the local public contracts law of 1971,

NOW, THEREFORE, BE IT RESOLVED that the firm of **Brady & Correale, L.L.P.** is hereby appointed as Attorney for the Land Use Board of Stanhope for a period of for the remainder of the year through December 31, 2026, with the understanding that **David Brady, Esq.** will be primarily responsible for the work done for the Board.

BE IT FURTHER RESOLVED that the aforesaid is a member in good standing of his profession.

BE IT FURTHER RESOLVED that this Resolution is contingent upon receipt of a fully executed professional service contract with attached fee schedule established for Brady & Correale, L.L.P.'s professional services.

BE IT FURTHER RESOLVED that this Resolution is contingent upon the receipt of a completed C.271 Political Disclosure Form pursuant to N.J.S.A. 19:44A-20.4 et. seq., commonly known as the Pay-to-Play Law.

On motion by Mr. Schwartz, seconded by Ms. Zeliff-Murphy and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

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

Ordinance 2026-17: Amend Chap 100 - "Prohibit Data Centers in the Borough" - Chairwoman Maio stated the governing body forwarded Ordinance 2026-17: "Amend Chapter 100, Entitled Land Development to Prohibit Data Centers in the Borough" for the Board's review and comments. The Board reviewed the ordinance and had no comments or recommendations. The Board instructed the Secretary to inform the governing body that they had no comments regarding the ordinance.

MINUTES

September 14, 2026 Regular Meeting Minutes and Closed Session – On motion by Ms. Zeliff-Murphy, seconded by Mr. Pico, the Minutes of the September 14, 2026 meeting and Closed Session were approved by majority voice vote. Mr. Lynch abstained.

CORRESPONDENCE

09-29-26 Wander Ecological Consultants - Public Notice re: Freshwater Wetlands General Permit 24 for Blk 10603, Lot 2, 20 Kingsland Avenue
10-02-26 Thomas Parrish - Variance Application re: Blk 10703, Lot 5
10-05-26 John Brennan - Variance Application re: Blk 11010, Lot 12
10-09-26 William Eaves - Variance Application re: Blk 10304, Lot 6
10-14-26 Ellen Horak, Clerk - Ordinance 2026-17
10-14-26 Sussex County Division of Planning-Administratively Disapproved re: Old Sparta Road, LLC Blk 11802, Lot 1
10-14-26 Eric Keller - Technical Review No. 1 re: New Jersey Leaf, Preliminary/Final Site Plan, Blk 11402, Lot1

On motion by Ms. Zeliff-Murphy, 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:
26-08, Thomas Parrish
Block 10703, Lot 5 - Variance Application
Appl Rec'd: 10/02/26 45 days: 11/16/26

Chairwoman Maio stated the Completeness Review Committee has reviewed the application and recommends it be deemed complete. On motion by Mr. Pico, seconded by Mr. Schwartz and carried by unanimous voice vote, 26-08 Thomas Parrish Variance Application re: Block 10703, Lot 5 was deemed complete. The Board did not feel this application needed to be sent to the Board Engineer for review. Chairwoman Maio stated the hearing on this application will be held at the November 9, 2026 meeting.

26-09, John Brennan
Block 11010, Lot 12 - Variance Application
Appl Rec'd: 10/05/26 45 days: 11/19/26

Chairwoman Maio stated the Completeness Review Committee has reviewed the application and recommends it be deemed complete. On motion by Mr. Schwartz, seconded by Mr.Pico and carried by unanimous voice vote, 26-09 John Brennan Variance Application re: Block 11010, Lot 12 was deemed complete. The Board did not feel this application needed to be sent to the Board Engineer for review. Chairwoman Maio stated the hearing on this application will be held at the November 9, 2026 meeting.

26-10, Dream Concept (William Eaves)
Block 10304, Lot 6 - Variance Application
Appl Rec'd: 10/05/26 45 days: 11/23/26

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, 26-10 William Eaves Variance Application re: Block 10304, Lot 6 was deemed complete. The Board instructed the Secretary to send this application to the Board Engineer for review and comment. Chairwoman Maio noted the busy agenda they have for the November meeting and said the hearing on this application will be held at the December 14, 2026 meeting.

NEW HEARINGS:
26-05, New Jersey Leaf, LLC (Romi Shah)
Block 11402, Lot 42, Site Plan and Conditional Use Variance (Cannabis Retail Establishment)
Deemed Complete: 08/10/26 120 days: 12/08/26

Roger Thomas, Esq. of Dolan and Dolan, representing the applicant, informed the Board that there was a defect in the notice so they cannot proceed tonight. Mr. Thomas asked for a special meeting, or to be rescheduled to the November meeting, for the hearing on this application, noting it is a straightforward application and satisfies all of Mr. Keller's comments. Mr. Thomas said he spoke to the Board's attorney and he was agreeable to, if the Board approves the application, that a resolution can be adopted at the same meeting. Mr. Thomas said he will advise the Board's attorney of the testimony prior to the meeting. Chairwoman Maio noted the November meeting agenda is full and she would prefer a special

meeting. Mr. Thomas is aware that there is a $100 application fee and escrow required for a special meeting. In addition to the cost for the Board's professionals time, the applicant will also need to pay the cost for the Board Secretary's services for the special meeting. It was agreed that it would be in everyone's best interest to hold a special meeting for this application. A special meeting will be held on Thursday, November 5, 2026 at 7:00 p.m. for this hearing. Mr. Thomas thanked the Board for their accommodation.

26-07, Old Sparta Road LLC
Block 11802, Lot 1, Preliminary & Final Site Plan with Variances
Deemed Complete: 09/14/26 95 days: 12/18/26 w/Variance: 120 days: 1/12/27

Michael Selvaggi of Lavery, Selvaggi & Cohen, representing the applicant, came forward. Mr. Selvaggi stated this is a property that was the subject of an ordinance change a while back. The zone is now the HDR (High Density Residential) zone and this project proposes to have 206 multi-family housing units. The ordinance change and this project is part of the municipalities Fair Share Plan. As a result of that, 44 of the proposed units will be set aside for affordable housing for the municipality. The proposal is almost fully compliant with only a few variances, including steep slopes. They are proposing to start the hearing and, given the size and scope of the project, they will not get through it all tonight. Mr. Keller also stated the same in his Memorandum. Mr. Selvaggi said they will begin their presentation with the civil engineer and field questions from the Board and the public. They will also discuss the traffic noted in Mr. Keller's report. Revisions to the plans will be made and resubmitted. Mr. Selvaggi said he spoke with Mr. Brady about the notice. When they requested the 200' list for the notice, they were given the Borough of Hopatcong, but when you look at the radius around the property, Hopatcong is not within it. Hopatcong Borough is 350 feet away from the property. They are not required to give that notice and it will be corrected in their next plan revisions.

Joshua Sewald of Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey was sworn in. Mr. Sewald provided his educational background, credentials and experience testifying before numerous boards. He is a professional engineer and professional planner and is licensed in the State of New Jersey. The Board accepted Mr. Sewald as a professional engineer. Mr. Sewald displayed an aerial map of the site plan drawing dated 10/19/26 which was marked as Exhibit A-101. The property is outlined in bold yellow, the blue lines are from the Borough's zoning map and the purple line is the municipal boundaries. This is a pie shaped property. To the bottom is Sparta Road, to the south is the high school and to the east is Sparta Road and around the corner is Old Sparta Road, to the west is woods and to the north is the boundary with Byram Township . The property is 36 acres in size and is a unique shape with 500 foot frontage between Sparta Road and Old Sparta Road. Mr. Sewald displayed a Site Plan Rendering prepared by his firm dated 10/19/26 which was marked Exhibit A-102 and is zoomed in to see the development and you also see the high school. The orange boxes show the townhouse buildings, the dark grey is parking and driveways and the green is existing woods. They are before the Board for 206 townhouse units and of that, 4 of the buildings will be for the 44 affordable housing units. There are 35 separate buildings. They are compliant with all of the HR standards and they stayed within the development scope of the Borough. The minimum front yard set back on Sparta Road is 100-feet and they are 391-feet away. The maximum impervious coverage permitted is 60% and they are proposing 29.2% and maximum units permitted per acre is 10 and they are at 5.7 units per acre. The development has 508 parking spaces which includes not just surface parking but also the driveways and garages. There are about 184 parking spaces spread throughout the development to help with guest parking and will limit on-street parking. There is one driveway that services this entire development, which is a

boulevard-like design. There is a median that separates the in and the out driveway and is RSIS compliant. There is two-way circulation throughout the development. There are sidewalks that follow all of the existing roadway and there will be a playground for the community. They formalized a path between their property and the Board of Education's property to the south. They do not need much signage. They will have one monument sign about 20-feet set back from the roadway. Mr. Sewald said, with respect to grading and drainage, they have about 120-feet of different elevation on the property. They have two pockets of neighborhoods, one on the north side and one on the south side. They comply with all four prongs of stormwater management. You must model it for what can happen in the next approximately 75 years and they comply with the State, Town and County regulations. The system includes two large infiltration basins and seven small scaled infiltration basins. The basins collect all of the runoff from the roofs, the sidewalks, anything that is paved over. They collect it, hold it and put it back into the groundwater table they have under the property. They are proposing two major utilities. They are proposing an 8" water main that will service the overall development and variance 2"lines servicing the community for domestic use. They also have a 2" force main to serve the sanitary sewer. They are working with the water/sewer authority. There is adequate capacity for the development. Street lights (45) are being provided throughout the property. Mr. Sewald said, with respect to landscaping, the goal is to keep as many of the trees as they can. The darker green circle shown on the plans is the proposed landscaping. They have 185 trees being planted and 11 different types. There are almost 450 trees throughout the development. Mr. Sewald stated they want the development to look like a neighborhood, not a commercial development. Mr. Sewald said they received one review letter from Eric Keller containing 79 comments and they can comply with about 95% of the requests and recommendations. They are working with the other outside agencies for their approval. Mr. Sewald noted Mr. Keller's letter states three variances, but he thinks there are only two variances. They do not need a variance for the fence in the front yard. They need a variance for the retaining walls because some of the retaining walls need to be larger than the 8-feet permitted. They would need those types of retaining walls to develop anything on this site. The second variance is for steep slopes. Developing anything on this type of property would trigger a steep slope variance. They need to prove from a steep slope standpoint that they are not creating any negative detriment, and that is where their stormwater management comes in. Mr. Sewald expressed his opinion that the nine different basins they are proposing and the soil erosion control methods they have will ensure there will be no negative detriment with the actual steep slopes.

Chairwoman Maio noted they indicated they will be replanting 300 to 400 trees and she asked how many they are taking out. Mr. Sewald responded they will be removing about 1,000 trees. Chairwoman Maio stated the new ordinance indicates that it is to be one for one or in the absence of that then a payment. Mr. Sewald responded that this application was submitted before that ordinance was adopted. Mr. Keller's report asked if there was any way they could enhance it and they will try to increase the amount, but not to 1,000. This was a recommendation of Mr. Keller that they are agreeable to. Mr. Sewald assured the Board that they will not plant any pine trees.

Mr. Schwartz noted that during the public presentation they previously had, the Fire Department talked about having a second access and he asked if the pathway would be considered a second access and is it wide enough and heavy duty enough to handle a fire truck or ambulance. Mr. Sewald responded he does not believe they will be able to design a second driveway for the fire access; however, that path could certainly be accessible by a fireman running up the hill to get to the development. One of the reasons RSIS makes them do a boulevard driveway is so they can access both lanes.

Mr. Pico asked if the path could be made wide enough for a fire department brush truck. Mr. Sewald responded that he does not think they can get a truck up that hill. Mr. Pico asked if there is any lighting on the path, noting the students that will be walking on it to the high school in the dark. Mr. Sewald stated he does not control the Board of Education's property, but they will add wallpack lighting on their property. Mr. Pico asked how close the property is to the Byram Bus property. Mr. Keller noted that the property is in Hopatcong Borough. Mr. Sewald responded that property is not shown on their aerial map.

Mr. Rogalo asked what the depth to bedrock is. Mr. Sewald responded that it varies throughout the property. In the packet the Board received you will see profiles, not just roadway profiles, but also utility profiles. You will see they have the existing line of grade and the proposed line of grade and they have done geotech throughout the property. They will have to cut into it, but will not blast it. They will drill. Mr. Sewald stated they know there is rock on the property. The packet shows different grade lines and the depth of the rock.

Chairwoman Maio asked if the path would come off of a sidewalk. Mr. Sewald responded yes it will. Chairwoman Maio asked if they could do something with signage for handicap. Mr. Keller said the existing path will not be ADA accessible. Mr. Selvaggi stated the path is too steep. Mr. Keller said there is no requirement for them to provide ADA accessibility. Chairwoman Maio noted that children will be crossing the road to get to the path. Mr. Sewald said they will put in a crosswalk. They also agreed to Mr. Keller's suggestion to add additional crosswalks throughout the development. Mr. Keller suggested an advanced pedestrian sign warning drivers and a sign at the crosswalk. Mr. Keller asked if they have any issue with that crosswalk and the one where the boulevard ends to make it pop a little more. Mr. Sewald responded that they will do as Mr. Keller suggested. Mr. Sewald said they will be inter-connecting roads with two way circulation and stop controls.

Mr. Lynch asked if the site is balanced at this point. Mr. Sewald responded it will not be balanced. There is going to be some export of rock and bringing in some structural imports i.e. building foundations and slabs and they will be bringing in some good soil for the stormwater basins as well. There will be an export of rock and an import of structural fill and stormwater management material. Mr. Keller asked if they would be crushing the rock on site for the rock excavation. Mr. Sewald responded there may be some as long as there is no formal prohibition on it because there is good rock out there that could be used for sub-base, but he does not expect to need all of it. Mr. Keller noted the proximity to the high school and said that crushing is loud and dusty and the Board would likely want to put some controls on it being that it is on the north side of the site, not on the south side. Mr. Keller also noted the need to be sensitive to the neighbors in Byram. There was discussion regarding the exporting of the rock. Mr. Selvaggi stated they would expect for a project of this size that the Board's professionals would recommend a developers agreement and then a pre-construction meeting which is usually on the eve of when you are ready to start so a lot of these issues will be flushed out between the two. Mr. Keller concurred.

Mr. Pico asked what the impact of the trucks would be during arrival and dismissal of the school, noting the heavy amount of traffic during those times including school buses. Mr. Sewald stated their traffic engineer will speak to this concern during his testimony. Mr. Keller noted that this is something that will be discussed in the pre-construction meeting and the police will be involved.

Mr. Selvaggi noted that Mr. Keller's report contained 79 comments and asked if they want to touch on the highlights. Mr. Selvaggi stated he and Mr. Sewald do not take any exception to any of the comments. Mr. Sewald agreed, adding they will incorporate all of Mr. Keller's recommendations.

Mr. Keller asked if the road between the boulevard and the loop road on the south side needs to be a boulevard by RSIS standards. Mr. Keller noted this can be addressed when the applicant comes back. Mr. Sewald stated if Mr. Keller is correct, they have the real estate where they can extend that boulevard up to the north side as well as to the south side if they needed to. Mr. Keller asked if the individual buildings are sprinklered. Mr. Sewald responded that they are not. Mr. Selvaggi noted they are not required to be sprinklered. Mr. Keller noted if they are compliant with RSIS standards and they do not need another boulevard, there is no other access and the topography is challenging. Mr. Keller noted during testimony, they said they would not be building this all at once and he asked how they would phase this project. Mr. Sewald responded it would depend on the market economics. Mr. Sewald stated they will not be done with the approvals from the outside agencies until the first quarter of 2028. With respect to the outside agencies, they need a wetlands LOI depending on the north side. There are no wetlands on the property, but the buffer is. Also they are not mapped for sewer service area so they need to amend the County Wastewater Management Plan. They also need to run new utilities for water and sewer. At that time, if all goes well, they can start to clear and rough grade which will take many months. He does not anticipate putting the first house up until 2029. Mr. Keller stated the phase in plan should be included in the developers agreement. Mr. Selvaggi noted the application was for preliminary and final site plan and they will revise the application to only preliminary and when they come back for final they will have the phase-in details. Mr. Rogalo asked, since it is going to be phased in, will there be a separate stormwater management plan for during construction. Mr. Sewald responded that is the soil erosion and sediment control plan they are in the process of obtaining. Mr. Keller noted this is a big site with a lot of disturbance and he would not want the entire site cleared. Mr. Keller asked, if they are starting on the south and will not start on the north for a year, would they put together a framework of what component would be so the Board could review it and put it into the developers agreement. Mr. Sewald responded that they have two basins servicing the south side and the other five basins servicing the north side. From a phase-in standpoint you draw a line up the ridge in the middle of the property and everything on one side would be constructed even if the basins would be over designed for the smaller portion of the development they have to go in based on what is shown on this plan.

Mr. Sewald testified that the entire development will have a gravity sanitary sewer and a regional pump station at the bottom of the development. They have a booster on side for water pressure throughout the fire hydrants and water mains which is on the northern side and will be developed first. Mr. Keller said that a condition of any approval is that the pump station belongs to the development association, not the town. The town will not own the pump station and will not maintain it and this should be a condition of any approval. The same applies to the water booster station. Chairwoman Maio stated there should be no mention of the Borough on the manhole covers. Mr. Selvaggi stated this development will be all homeowner controlled and they will give Title 39 control to the local police.

Mr. Keller asked if they have had any discussions with the high school about improving their side of the path. Mr. Sewald responded that he has not spoken to the Board of Education, but they will reach out to them. Mr. Keller asked if they have started the waste water management plan amendments. Mr. Sewald responded they did not want to file it through the DEP Portal until they presented it to the Board first out of professional courtesy. Mr. Sewald stated they have done the calculations and have the preliminary pump station design and have confirmation there is enough capacity to handle the gallons needed. It is

engineered, they did the LOI, the reports are done but they have not yet uploaded it to the State portal. They wanted to have this discussion with the Board before submitting it in the portal. Mr. Sewald noted the Borough will get notice as soon as it is uploaded to the portal. Mr. Keller noted the Borough is part of the process because it is their sewer allocation.

Mr. Keller stated he met with Dynamic to go over the stormwater management because he had some basic concerns and issues which is why there are no stormwater comments in his report. He needs to have a basic understanding of the roof leaders and which basins they are going to, Mr. Keller said he did not receive the geotech report and he asked that it be included in their resubmittal. He would also like to see a revised EIS. Mr. Keller suggested they speak to the Stanhope Postmaster. Mr. Sewald said they will have cluster mailboxes. Mr. Keller suggested they be put where there are parking spaces. Mr. Keller stated the four-stack townhouse buildings are close to the parking lot and there is no green space at all in front of those buildings. Mr. Keller said there is nothing in the ordinance that dictates building setbacks for parking, but his suggestion that they shift the affordable housing buildings off parking spaces to provide green space. Mr. Sewald stated they will do as Mr. Keller is suggesting and put greenery by the COAH buildings.

Mr. Brady asked if this development will meet the Borough's COAH requirements. Mr. Selvaggi responded that forty four of the units will be affordable housing, which will count towards the Borough's obligation. Mr. Keller stated that will not satisfy the Borough's obligation, but this was part of the Housing Element and Fair Share Plan and it makes up 40% of it. Mr. Keller asked the breakdown of the affordable units. Mr. Sewald responded that they have not finalized it yet, but they will be two and three bedroom units. Mr. Keller said in the key map and their sewer calculations, they show 22 two-bedroom units. The lower units are two bedroom units and the upper units are three bedroom units and all the market units are three bedrooms. Mr. Selvaggi stated there will be no one-bedroom units. Mr. Sewald stated that is correct. Mr. Rogalo asked how they are going to handle the trash. Mr. Sewald responded it will be a private hauler through the HOA. Every unit will have a trash bin and the COAH building will have a corral for their bins to be rolled out to the street. They want to avoid dumpsters. They want it to be like a single-family home where you put your trash bin out for pick-up and take it back in after pick-up. The corrals will be on the side of the building and will be fenced in with no roof.

Mr. Keller noted his comment #44 and asked if there would be any issue in extending the sidewalk along the Sparta Road with frontage to connect to Old Sparta Road. Mr. Sewald was agreeable to extending the sidewalk as recommended by Mr. Keller. Mr. Keller also asked them to put a landing path on the south side of the boulevard. Mr. Sewald agreed. Mr. Keller asked about the possibility of making any of the basins a retention basin. It is not required and they are compliant with the stormwater management, but it will need to be part of the plan. Mr. Keller noted the force main will run up Sparta Road. Mr. Sewald acknowledged that it will. Mr. Keller noted that Sparta Road is a busy road and there is no alternative route except a very long detour so Sparta Road could never be closed. They can do traffic control, but cannot close the road.

Ms. Lipinski asked about charging ports and storage for the units without a garage. Mr. Selvaggi noted the Architectural Rendering marked Exhibit A-103 which are the same renderings that were shown to the public. The left image is the stack units which are the COAH units and then there are two and three story units with garages. Each one is identified as A, B and C on the site plan. The stack units do not have a garage with an electric car-port but they are required to and will comply with the EV statute. Throughout the development you will see some locations where they can have EV stations. The market

units will have an eclectic charge in their unit. It will be an option to get an EV in the garage. They do not plan any exterior EV charging stations. Mr. Keller noted that 15% of the parking spaces must be EV compliant. If it is an option and no one chooses it, you will not be compliant. Mr. Sewald responded that they will comply with the 15%. Mr. Keller suggested having some for outside parking spaces, not just in the garage. Mr. Sewald stated they will provide some EV charging stations outside. Ms. Lipinski questioned the storage for the units without a garage. Mr. Sewald responded that they will have closets, but no extra storage space.

Mr. Selvaggi said they would propose the plans will be revised and they will address all of Mr. Keller's 79 comments. Mr. Sewald said they are agreeable to every comment of Mr. Keller in his report.

Corey Chase, professional engineer with Dynamic Traffic, 245 Main Street, Chester, New Jersey was sworn in. Mr. Chase provided his educational background and experience as a professional engineer. His license is in good standing and he has testified many times throughout the State. Mr. Chase testified that he reviewed Mr. Keller's report as it relates to the traffic. Mr. Chase stated he prepared the Traffic Impact Study dated July 24, 2026. Mr. Chase said he will prepare a resubmit a revised traffic study requested by Mr. Keller. They will do requested gap analysis and they will request the accident reports from the Police Department for the prior three to five years at the studied intersections. Mr. Chase said they looked at traffic on the weekday morning and weekday evening.Typically they only do commuter weekday hours, but they looked at the weekday morning and evening. Given the proximity of the high school they also looked at a weekday and a Saturday in the event there is an event at the high school. They did traffic counts at the intersection of Sparta Road and Brooklyn Road and Sparta Road with Lenape Drive and with the high school driveway. The traffic projections are summarized on Table 3 on page 5 of their report. During peak times it constitutes two additional trips every minute during the peak hours which is just over 120 trips. This was on a Saturday where you see the majority of the traffic. Table 4 on page 6 of the report shows pre-development and compares it to post-development to see any impacts as a result of the development. With the presence of the high school you see a severe influx of volume during a very short period of time. The arrival and departure times at the high school impacts the results more significantly than if the development was along a typical road. The results show limited impact to the over service. Mr. Chase said they will do the supplemental studies recommended by Mr. Keller to get additional information.

Mr. Wachterhauser noted the July 24th study and said for clarification purposes, Sparta Road is not a County road (County Road 605), it is a town road. On four pages of Appendix B they have "Stanhope" written four different ways and only one was correct. Mr. Wachterhauser commented that details are important. Mr. Wachterhauser noted Table 4 on page 6 entitled "Future Levels of Service" with a Build and No Build options and said a concern, even with the public, is that the intersection of Sparta Road and Brooklyn Road gets very backed up during dismissal of the high school. It becomes a bottleneck because that lane is rather narrow and you cannot fit two cars. Mr. Wachterhauser noted the first part of the table in the AM No Build they have 229 seconds and for the Build they have 391 seconds which moves it up to six and a half minutes and is significant when waiting for cars to turn at that intersection. At the presentation they conducted, people were concerned with the considerable back-up in that area due to the number of cars and buses. Mr. Wachterhauser said if they are going to do a revision or another traffic study he suggested they look at that intersection. Mr. Wachterhauser stated that the high school has four driveways and they only noted one in the report. There is a student lot on the north side with ingress and egress and into the school there is an ingress and egress where the buses drop off and pick up and there is a teacher's lot with ingress and egress. Mr. Wachterhauser said, if they are going to

look at this again, they should do so at the north side during dismissal, which is 2:00 p.m. There will be a significant amount of drivers trying to make a left or right out of that lot. Mr. Wachterhauser stressed his big concern is the intersection of Sparta Road and Brooklyn Road, adding that the intersection needs to be improved. Mr. Chase stated he will make the clerical corrections noted by Mr. Wachterhauser. Mr. Chase said, with respect to the intersection, it was included in Mr. Keller's report and it is an unsignaled intersection. Mr. Chase said he will get a more accurate assessment based on Mr. Keller's recommendations and they will include the student parking lot as well as the other driveways as part of the revised Impact Traffic Study if required. Mr. Rogalo noted the traffic light on Brooklyn Road and Route 183 tends to get backed up. Mr. Keller said he did not ask them to include that traffic light because of the distance from the development site. Mr. Chase acknowledged they did not include that traffic light and gave his opinion that it would not be affected. Mr. Keller said he saw in the correspondence that the Board received a review from Sussex County and he asked if the County had anything on traffic. Mr. Chase responded not yet. Mr. Chase said they did remind the County that this project is not under their jurisdiction. Mr. Keller asked if they looked at the site distance from the driveway along Sparta Road. Mr. Chase responded in the affirmative and said there is sufficient site distance, but they will add site triangles to the plans. Mr. Keller noted the speed limit was lowered to 30 mph and he questioned the effect on the site distance. Mr. Chase responded that it will reduce the required site distance. Mr. Keller asked what the actual peak hours were that they used in their analysis. Mr Chase responded that the hours were in the morning it was 7:00-8:00 a.m., mid-day it was 2:00-3:00 p.m., in the evening it was 4:45-5:45 p.m. and on Saturday, mid-day was 12:15-1:15 p.m. Mr. Keller noted the high school starts at 7:20 a.m. and said if you look at different times, i.e. 7:20, 8:15 and you look at the volume from each of the intersections and see if there is, on a volume basis any significant change because the peak hour factor will change once you get that surge from the high school. Mr. Keller asked if there are any de minimis exceptions required from RSIS for center line radius, curb radius, etc. Mr. Sewald responded not that he is aware of. Mr. Sewald stated he will add notes to the profiles as requested by Mr. Keller.

Mr. Wachterhauser noted part of the site plan is for the driveway parking where the minimum requirement of a driveway is 10'x10' and they are requesting 9'x18'. Mr. Wachterhauser said that of the top five vehicles sold in 2026 two of them will not fit in that driveway and he asked if the 18' is something that could be extended to 20'. Mr. Sewald responded that the Borough ordinance does not address driveway sizes so they defer to RSIS standards. RSIS specifies parking spaces and they require a drive aisle to be 22' for two-way circulation. Mr. Keller noted the RSIS controls, not the Borough. Mr. Chase assured the Board that they will meet the RSIS requirements.

Chairwoman Maio opened the meeting to the public for questions or comments on this application.

Richard Proctor, 45 Lake Drive, Byram, NJ was sworn in. Mr. Proctor stated he is a member of the Byram Town Council, Environmental Commission and Land Use Board, but he will be giving his opinion only. Mr. Proctor expressed concern by the Environmental Commission about water runoff. The site is close to the Mansfield Superfund Site. He said he is not sure if it is going to cause any problems because it is uphill and he asked if, once the site is complete, that all of the stormwater will be kept on the property and not run off into Byram. Mr. Sewald responded that the water will make its way to the sub-water shed which is towards Byram Township; however, the DEP makes them analyze their site and the limit of disturbance and within the 30 acres of their site, they are disturbing about 28 acres. Mr. Sewald noted that today water is running off the site and the DEP sets that as the benchmark and in a post-development, they have to reduce that. That is why they have nine stormwater basins shown on

Exhibit A-102. They have to hold back a substantial reduction from what the undeveloped site is doing. Mr. Proctor asked if the Superfund Site had come up with the DEP. Mr. Sewald stated that the DEP has a standard they must comply with. The DEP will not give them a stormwater permit on this site, but the Borough of Stanhope has adopted stormwater regulations and standards and the Soil Conservation District has their set of standards that they must comply with.

Nicole Member, 10184 Dell Place, Stanhope, NJ, a member of the Stanhope Environmental Commission was sworn in. Ms. Member said she is speaking as a resident and asked if when they build, but it does not sell, will they complete the complex. Mr. Selvaggi responded the way Ryan Homes works is they feel the market and they build when they have contracts. They will not build-out the site in the hope it sells out. Ms. Member, on behalf of the Environmental Commission after reviewing the site plan said, it looks like there is going to be a 90' elevation cut in the development. Mr. Sewald stated there are a number of elevation cuts. Ms. Member asked how, as they are grading the 90 feet, they will go about doing it and will they be using heavy machinery or blasting. Mr. Sewald stated they will not be blasting due to the location next to the high school. There are two methods and they probably will be imploring both. The first is called the heavy hammer chipper and the other is horizontal drilling and splitting. Ms. Member noted the property is near the Superfund Site and she listed the contaminants on the site. Mr. Sewald responded that it is not their property. Ms. Member asked if there is a way they could monitor that the development does not affect the Superfund Site. Mr. Sewald stated that their site is not contaminated and the Superfund Site is higher than their property. Ms. Member said, with respect to the fire retention system, do they have turf infiltration basins? Mr. Sewald responded they have sand bottom infiltration basins. There is no turf proposed. Mr. Keller asked what is the deepest cut. Mr. Sewald responded 45'-50' is the deepest cut and it is towards the center area where the ridge line is. Mr. Keller noted that the question is, if the Superfund Site is higher and he does not know how deep the plume is, but if you are going down 50' will you end up with an issue. Mr. Sewald said he does not think it will be affected. If there is any type of a CEA where you blanket adjacent properties to restrict portable water extraction, that would be deed restricted against the property which they do not have. If there is any problem that would be generated from the EPA Superfund Site, they would have already identified all the other properties. Ms. Member, noted this is in the Musconetcong Watershed and she has a letter from the Musconetcong Watershed Association containing a number of recommendations. Ms. Member asked if she should read the letter or submit it to the Board. Chairwoman Maio stated the letter should be submitted to the Board. The Board cannot accept the reading of it by someone else. The Secretary informed Ms. Member that the letter will be included on the next meeting agenda and will be distributed to the Board.

Seeing no one further from the public wishing to speak, Chairwoman Maio closed the public portion of the meeting.

Chairwoman Maio announced that this hearing will be carried to the December 14, 2026 meeting, with no further notice required.

RESOLUTION OF MEMORIALIZATION

26-06, Christine Raymond

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

Approval Granted: 09/14/26

On motion by Mr. Wachterhauser, seconded by Mr. Rogalo and carried by unanimous voice vote, the Resolution of Memorialization approving 26-06, Christine Raymond's minor site plan (lot line adjustment) application re: Block 11303, Lots 10 & 11 was adopted:

BILLS:

Bowman Consulting Group Ltd.

09/16/26	Re: Kaczynski Variance	$ 39.38
09/30/26	Cassandra Constandelis Variance	$354.38

On motion by Mr. Schwartz, seconded by Ms. Lipinski the aforesaid bills were unanimously approved by the following roll call vote:

AFFIRMATIVE:	Mr. Kurtz, Ms. Lipinski, Mr. Lynch, Mr. Pico, Mr. Rogalo, 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.

ADJOURNMENT:
On motion by Mr. Rogalo, seconded by Mr. Wachterhauser and carried by unanimous voice vote, it was the consensus of the Board to adjourn the meeting at 9:25 P.M.

Respectfully submitted,

Ellen Horak

Ellen Horak
Board Secretary