

**Stanhope Land Use Board  
March 9, 2026  
Regular Meeting  
Agenda**

CALL MEETING TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this 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	John Rogalo
Christine Lipinski	Edward Schwartz
Patrick Lynch	Scott Wachterhauser
Thomas Pershouse	Paula Zelif-Murphy
Carmen Pico (Alt. #1)	Rosemarie Maio

APPROVAL OF MINUTES:

February 9, 2026 Meeting

CORRESPONDENCE:

02-11-26 Ellen Horak, Clerk - Chapter 100 Ordinance (Ordinance 2026-03)  
02-17-26 Happy Tree Farmacy Stanhope LLC - Site Plan Waiver re: Block 11701, Lot 20  
02-24-26 Stanhope School - proposal for parking lot at Stanhope School for the Board's review and Recommendations  
02-26-26 Careaga Engineering Inc. - revised plans re: ADG Amity Rd (Tom Gilmore) Blk 10105, Lot 12  
03-04-26 William Hamilton, Board Planner - Housing Element and Fair Share Plan

OPEN TO THE PUBLIC NON-AGENDA ITEMS: (5 Minutes given to each Speaker)

The "Open to the Public" portion of this meeting is to give the public time to address the Land Use Board on subjects which are relevant to the responsibilities of the Land Use Board, but not on the agenda.

Each person wishing to address the Land Use Board shall be limited to five minutes of the meeting time. The exceptions will be for members of the public, which at the pleasure of the Board, be granted additional time to answer questions from the Land Use Board. Anyone who chooses not to adhere to this statement will be subject to the ramifications of disrupting a public meeting.

UNFINISHED HEARING

**25-04, ADG Amity Road LLC** (Gilmore Electric) (*Applicant granted extension to March 31, 2026*)

Block 10105, Lot 12 - Site Plan and Variance Application

Deemed Complete: 10/20/25

120 days: 02/17/26

NEW BUSINESS:

- *Ordinance 2026-03: Amend Chap 100 - Add Article "Affordable Housing Overlay Zone"*
- *Housing Element and Fair Share Plan - Public Hearing*
- *Resolution Adopting the Housing Element and Fair Share Plan*

NEW HEARINGS:

**26-01, Happy Tree Pharmacy Stanhope LLC**

Block 11701, Lot 20 - Site Plan Waiver

Appl. Rec'd: 02/17/26

PRESENTATION - REVIEW AND RECOMMENDATIONS - Stanhope Valley Road School Parking Lot

BILLS:

<b>Bowman Consultants Group Ltd.</b>		
02/13/26	Re: Kaczynski - Subdivision	\$ 78.75
02/13/26	Re: First Impressions School	\$ 905.63
02/13/26	Re: Gilmore Electric (ADG Amity)	\$2,981.88

OPEN TO THE PUBLIC NON-AGENDA ITEMS (5 Minutes given to each Speaker)

ADJOURNMENT: