

**MAYOR AND COUNCIL  
WORK SESSION AND  
AGENDA MEETING MINUTES  
May 12, 2026  
7:00 P.M.**

**CALL TO ORDER**

**SALUTE TO COLORS**

Council President Thornton invited all those present to stand in a salute to the colors.

**MAYOR'S STATEMENT AS TO COMPLIANCE WITH P.L. 1975**

Adequate notice of this public meeting has been made in accordance with P.L. 2025, c.72, N.J.S.A. 35:3-2, and the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., inasmuch as a notice has been published on the Borough's official Internet website, [www.stanhopenj.gov](http://www.stanhopenj.gov), which is accessible and available to the public free of charge. A direct hyperlink to legal notices published on the Borough's official Internet website is conspicuously placed on the website's homepage. Notice was also placed on the official bulletin board in the Municipal Building.

In the event the Mayor and Council have not addressed all items on this Agenda by 10:00 PM and they are of the opinion that they cannot complete the Agenda in a reasonable time period, the Mayor and Council may exercise their option to continue this meeting at an agreed to date, time and place. Please turn off all cell phones for the duration of this Meeting.

**ROLL CALL**

Council Members:

Councilman Riccardi – absent  
Councilman Romano – absent  
Councilman Simpson – present

Councilman Smith – present  
Councilman Thornton – present  
Councilman Wachterhauser – present

Mayor Wronko – absent

**ENGINEER'S REPORT**

Council President Thornton invited Eric Keller, Borough Engineer, to come forward to give his report.

*Main Street Milling & Resurfacing Local Aid Project* – Eric Keller, Borough Engineer, stated he spoke with the Administrator regarding the crosswalk treatments which Portofino will be completing. There was a substitution of material submitted, and after obtaining all the information needed this will be signed off on. The material is approved by the NJDOT. The crosswalks will look like the old ones, but the material will be cementitious instead of the thermoplastic, which got pulled up. Mr. Keller will schedule the work to be done.

*New Street Milling & Resurfacing Local Aid Project* – Mr. Keller stated this year's Local Aid Project is New Street. A proposal has been submitted for the governing body's consideration. The proposal includes, as has been discussed in the past, evaluation of the rotation of the speed humps. Currently, there are two speed humps on the street. A determination will be made as to whether or not additional speed humps are required. The standard milling and resurfacing will be done through the co-op. The speed humps cannot be done through the co-op because it is not a contracted item. Mr. Keller stated he is of the opinion that the cost for the speed humps will be below the bid threshold. Councilman Smith asked if additional speed humps are not deemed necessary, can a three-way stop be placed at New Street and Plane Street. The location is not within 500 feet of a state highway. Mr. Keller stated this can be looked into and it would be an all-way stop. Councilman Wachterhauser asked Mr. Keller to also look at Plainview Street. Mr. Keller agreed.

Water Tower Grant Documents – Mr. Keller stated he and the Administrator have gotten through the HUD Grant process earlier this year. Administrator McNeilly stated the Borough now has access to the funding. Mr. Keller stated he has provided the Borough with a proposal for the preliminary engineering services to begin planning this project. There is also a geotechnical services proposal for this project. Soil borings will be needed, and the contractor has agreed to hold their price.

Stormwater & Floodplan Management Ordinances – Mr. Keller stated the Floodplan Management

issue has been being worked on for the past year. Mr. Keller is waiting to hear if the changes being made by the Borough are acceptable with the NJDEP. Administrator McNeilly stated the person at NJDEP who sent the original email back in 2025 has stated she is not the person to respond back to. Mr. Keller stated back when the Tier A requirements were put in place, several years ago, there were 15 different ordinances that had to be adopted. Mr. Keller distributed sample ordinances regarding three (3) new ordinances which are being added to the requirements. The tree ordinance and the privately-owned salt storage ordinance are not optional. They must be adopted as part of the Stormwater requirements. There is an optional ordinance regarding refuse containers/dumpsters. The sample ordinances can be modified but the protections cannot be weakened that are set forth there in. Administrator McNeilly asked Mr. Keller to send electronic copies of the ordinances to him and the Borough Attorney. The ordinances will be prepared for discussion at the June Work Session Meeting and introduced later that month. Mr. Keller stated a revision has been made to the stormwater ordinance and it was adopted by the state on January 20<sup>th</sup>. This becomes effective on July 20<sup>th</sup>. There was a six-month grace period. Mr. Keller stated he will provide the sample ordinance for that as well. When the Flava application on Sparta Road is received, they will have to comply because the residential site improvement standards, by reference, adopts the latest stormwater regulations. If they are not deemed complete by July 20<sup>th</sup>, at the municipal level, they will have to comply with the regulations. Administrator McNeilly stated he is of the opinion the applicant is aware of this and that they did state this during their presentation.

Stanhope Mountain - Mr. Keller stated the Administrator asked him to inform the governing body that he has a conflict with the entity who is proposing the concept plan for Stanhope Mountain. They are clients of his. Administrator McNeilly stated nothing official has been submitted but he is of the opinion that it is important for Mr. Keller to answer any general questions with regard to the property prior to anything official being received. Mr. Keller stated as the Borough Engineer and knowing the Borough very well over the past 21 years, he has some general comments. The four (4) main components are potable water, sanitary sewer, stormwater runoff and access. The access is via the state highway which allows for right in and right out. This will lead to Acorn Street to the U-turn. If the property is accessed from the North, the U-turn at Dell Road will be utilized. All of these are state facilities. Unless they find another means of access to that site, they will have to build a boulevard. That is a residential site improvement standard for anything over one thousand trips in a day, which is about 145 town homes. They will need two means of access, and a boulevard qualifies for that. Administrator McNeilly asked what a boulevard would look like. Mr. Keller stated a boulevard is a fifteen-foot lane going in and a fifteen-foot lane coming out with at least a six-foot median, preferably something wider. The median has to allow for some plantings and at least ten feet is required to make an island wide enough. As long as there are no homes along there, fifteen feet is enough space for fire access. Twenty feet is required at any location where a fire truck would have to be set up.

Mr. Keller stated that any developer looking to build on this property would be wise to speak with Byram Township as well. An emergency access should be considered for Byram. Byram has the Brookwood development that has only one way in and one way out and there are a large number of people in that development. This would benefit both developments. The right of way for the streets in Byram, according to the tax maps, runs to the municipal boundary. There would be no impediment to making the connection. That is more than an engineering decision. Mr. Keller stated it is his advice as an engineer that making the connection would benefit both municipalities.

Councilman Smith asked what the grade of the boulevard would be. Mr. Keller stated the area is steep. The RSIS allows up to a 15% grade. The developer will have to terrace it in, and it is rock. Over the past twenty years, there have been a lot of people looking to develop the property with

warehouses, solar fields, even a quarry. The boulevard will continue winding its way all the way up until it loops unless there are less than one thousand trips per day on a segment of roadway. Councilman Smith asked how this will affect the DPW. Administrator McNeilly stated the DPW will not have to maintain that road because it will be a private roadway. Runoff will have to comply with the rules for the development and for the roadway. All the basins for that development will be privately owned and will have to comply with the State's regulations. The sanitary sewer will most likely flow downhill. No pump stations should be needed. The sewers on Route 206 go directly to the MSA pump station located at the corner of Route 206 and Acorn Street. There is adequate capacity. The pump station may have to be upgraded to accommodate that flow. There is a water main located on Route 206 which really should be looped. Stonegate goes out onto Route 183. It could connect to Maryann Terrace. This would be done by the developer, and it would be to their benefit. If they do not have a loop system, they will have to figure out how to get the water up there with enough flow and pressure, from what is essentially a dead end main.

Councilman Wachterhauser stated all of this would be far into the future. The area is not even zoned for residential. And no application has been made other than a conceptual drawing. The Flava property was pushed to be changed due to State regulations, but they do not apply to this property. Administrator McNeilly stated lots 9.01 and 9.02 are already overlayed, which is where the steep portion is located. Lot 11 is where the flat portion is located. Any developer looking to develop the area is going to make a presentation asking to have lot 11 added to the overlay. Administrator McNeilly stated he understands the reluctance of the governing body to add lot 11 in at the last minute in February when all the calculations had been finalized. However, now the governing body will be asked if consideration could be made to add lot 11 to the existing document. Councilman Thornton stated, in his opinion, allowing the overlay was done in case someone wanted to develop the very topographically constrained area. But it was believed that it was improbable that the property would ever be developed. Mr. Keller stated, having dealt with other towns and Fair Share Housing, if there is not a realistic opportunity for the current plan meeting that, Fair Share Housing will say now that there is a viable or potentially viable opportunity to meet your plan, and they will come back into the conversation. Mr. Keller stated he works with municipalities and developers and if developers are motivated, and if they want to do something, they will take advantage of whatever the law allows. Councilman Wachterhauser stated our municipal attorney stated previously that the Borough's plan meets the requirements and therefore lot 11 would not fall under a builder's remedy suit. Mr. Keller stated the Borough does have protection. However, he has seen Fair Share Housing go back to towns and say they have not met the requirements. Fair Share Housing could come back and say the Borough has only the Flava project which only provides 40 units and they could question where the other units are going to come from. Councilman Wachterhauser stated the Professional Planner from Mr. Keller's office created the plan that the Borough agreed to. Mr. Keller confirmed that collaboratively everyone worked to come up with a plan that everyone would accept. Councilman Thornton stated he is incredibly frustrated. A certain conclusion is made and then six months later it is changed. We rely on our professionals to guide us, but it feels like the ink is not even dry on the paper and now we are told we are not protected. Mr. Keller stated the Borough is protected. Administrator McNeilly stated the Borough has built a very strong protective wall but that does not prevent someone from trying to knock it over. This is what Mr. Keller is trying to convey. Mr. Keller stated we have a defensible plan. It has been accepted by the court and by Fair Share Housing. It protects the Borough from Builders Remedy. But it does not stop somebody from making a case to Fair Share Housing and to the judge that it is not realistic.

Councilman Wachterhauser stated perhaps they should wait and see what the presentation entails next week before discussing further. When lot 11 was added to the plan and then removed, it was thought that it was a non-issue and now it is becoming an issue. Mr. Keller stated he is just trying to be cautious and provide his advice. Once that presentation comes in, Mr. Keller stated he cannot talk about it at all. Administrator McNeilly stated the Borough will have to be speaking with a brand-new engineer and planner on both boards, should an application be made. Aside from the bureaucratic issues, Administrator McNeilly asked the governing body to consider what they want to see happen with the Stanhope Mountain property. Right now, it can be warehouse, light industrial commercial and uses such as these. The ordinance states revenue enhancement is required. The trees are not providing the tax base needed to sustain the community. If the property is to remain just as it is, that is fine but let any developers know that so time and money are not wasted. Anyone that comes in to develop that area is going to have to work violently to access the piece of property at the top of the mountain. In New Jersey, the developers have gone

through all the easy pieces, and they are now building on the sides of mountains. Mr. Keller stated in Stanhope there are no office parks being torn down to put up warehouses but in other areas like Parsippany that is happening often. Mr. Keller just wants the governing body to be prepared for all the different options.

Administrator McNeilly stated there are issues with getting water to the site. The Sparta Road project has issues with traffic to be considered. The Stanhope Mountain project will not have that instant traffic onto a borough road. The access is on a state road. Councilman Thornton stated a blind eye cannot be turned just because access is not on a borough road. It does still affect the Borough's services such as Police, Fire, EMS and schools. Administrator McNeilly stated the project needs to fit in with good planning. Mr. Keller stated DEP will be involved because it is not in the sewer service area.

Administrator McNeilly stated there are lots of hurdles to overcome. Councilman Smith asked if the developer will be giving a presentation at the next scheduled meeting. Administrator McNeilly confirmed this and stated the presentation will be similar to last time. The request will be to add lot 11 to the overlay. Councilman Wachterhauser asked what will happen if that is not done. Mr. Keller stated then the developer has to make a decision as to what they want to do. The Borough's plan has been adopted and does not have to be amended. The Borough can say this does not fit the plan and that there is no interest in talking about lot 11. The Borough has adopted the plan, and the court has accepted it. The developer can appeal if they want to. Councilman Smith asked if the governing body holds their ground on lot 11, is the Borough still protected because we are in compliance with our own plan. Mr. Keller confirmed this to be true. Administrator McNeilly stated the Borough has the best defense but can still be attacked. Councilman Thornton stated this is New Jersey and you can be sued over anything. But it is better to argue from a position of strength rather than having our backs against the wall. Administrator McNeilly stated, having the overlay, still leaves the option for light industrial commercial and warehousing. Councilman Wachterhauser asked if lot 11 is added into the plan, what does that do to the existing plan, which was worked on diligently by Mr. Keller's office, and was approved. Will the overlays be negated by approving a large residential development on the top of the mountain. Administrator McNeilly stated the Borough Attorney will be present at the next meeting and this would be a good question to address at that time. Mr. Keller stated that was all the information he had for this evening. Council President Thornton thanked Mr. Keller for attending this evening's meeting.

## **ADMINISTRATOR'S REPORT**

PFAS Lawsuit – Administrator McNeilly stated he has received notice that the Borough will be receiving additional funds from the BASF lawsuit in the amount of \$14,457.88 after legal fees. There are still other suits in process with other chemical companies. The funds will be saved for use when filtration will be needed for wells 3 and 4.

Morris JIF Safety Program – Administrator McNeilly stated the annual safety incentive award from the Morris JIF has been received. A check in the amount of \$250.00 - \$500.00 will be issued to assist in promoting our safety program. The Borough has remained in good shape with regard to claims.

Main Street Lights – Administrator McNeilly stated the new light heads for the Main Street lights have been modified to reduce the overwhelming brightness. The remaining new units have been installed. The remaining old light heads will be replaced under the 2026 capital budget.

Stanhope Mountain Property – Administrator McNeilly stated the developer for the Stanhope Mountain Property will be making a presentation at the May 26<sup>th</sup> Mayor and Council Meeting.

Truck Repair – Councilman Wachterhauser asked if there is an update for the truck repair. Administrator McNeilly stated he received nothing from the insurance company. However, because the truck was operating at the time in a snow capacity, funds can be used from the snow trust for the repairs. In order to not have to obtain a second bid, information is needed from the ESNJ for the co-op number. That contract number will then be used to move forward with the repair. The truck is not needed until plowing season returns.

Pump Repair – Councilman Wachterhauser asked for an update on the pump repair. Administrator McNeilly stated the new pump has been received. The vendor has not shown up to

install the new pump. Currently, the vendor's pump is being utilized but it is not costing the Borough anything.

NJ Natural Gas Paving - Administrator McNeilly stated he contacted NJ Natural Gas today to obtain a paving schedule. A response has not been received as yet. Administrator McNeilly is going to schedule a meeting with the Borough Engineer and the DPW Superintendent to prepare the list of roads to be paved. Councilman Thornton asked that a Nixle Alert be sent out once the schedule is set. Councilman Thornton also asked if NJ Natural Gas is still assisting with the cost of Nixle messages. Administrator McNeilly stated NJ Natural Gas never had to assist the Borough with the cost. The Nixle representative was contacted and said we could wait and see how everything goes and they never charged the Borough anything extra. A weekly Nixle message has not been sent out in 8-9 months. The count of messages is down.

Ambulance Squad Signage – Councilman Wachterhauser asked if the street signs for the Ambulance Squad are still on the work list. Administrator McNeilly confirmed this and stated the signs should arrive this week and will be installed.

## **WORK SESSION**

Townwide Garage Sale – Council President Thornton stated it was discussed previously that the townwide garage sale would take place, but no maps would be provided. Council President Thornton asked if a system could be put in place by the Information Technology Committee, with minimal impact to the office staff, where people could go there and put in their address and what they are going to be selling. Administrator McNeilly stated it would be best to wait until next year to put together a procedure and to have designated volunteers to handle the process. The registration is not something that can be handled by the office staff. Much discussion took place regarding what is entailed in creating the map and sale list. It was suggested that perhaps an online registration could be implemented. Councilman Wachterhauser stated he will speak with the Mayor to see if perhaps the Stanhope Foundation could take over the garage sale organizing in the future. It was decided that the discussion should be carried forward to the next scheduled meeting.

## **NEW BUSINESS**

### Ordinances for Introduction and First Reading [Public Hearing on May 26, 2026]

Council President Thornton offered the following ordinances for introduction and first reading which were read by title.

#### **Ordinance 2026-08**

**ORDINANCE PROVIDING FOR THE ACQUISITION OF NEW AND ADDITIONAL EQUIPMENT FOR USE BY THE SEWER UTILITY OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$7,000 THEREFOR FROM MONEYS IN THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:**

1. The improvement or purpose described in Section 2 of this ordinance is hereby authorized a general improvement to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$7,000 from moneys available in the Sewer Capital Improvement Fund of the Borough.
2. The improvement hereby authorized and the purpose for the financing of which the appropriation is made as provided in Section 1 of this ordinance is the acquisition and installation, as necessary, of new and additional equipment for use by the sewer utility of the Borough, including a sewer injector pump, together with all accessories, apparatus and appurtenances necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.
4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Wachterhauser, seconded by Councilman Smith and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

|                              |                                |
|------------------------------|--------------------------------|
| Councilman Riccardi – absent | Councilman Smith – yes         |
| Councilman Romano – absent   | Councilman Thornton – yes      |
| Councilman Simpson – yes     | Councilman Wachterhauser – yes |

On motion by Councilman Simpson, seconded by Councilman Smith, and unanimously carried by voice vote, the Council President and Council instructed the Clerk to post the ordinance and authorized publication of same.

**Ordinance 2026-09**

**ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AND APPROPRIATING \$158,335 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH**

**BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY, AS FOLLOWS:**

1. The improvements described in Section 2 of this ordinance are hereby authorized general improvements to be made or acquired by The Borough of Stanhope, New Jersey, and there is hereby appropriated therefor the sum of \$158,335, to the extent of \$101,100, from moneys available in the Capital Improvement Fund of the Borough and, to the extent of \$57,235, from moneys available in Capital Fund Balance of the Borough.
2. The improvements hereby authorized and the several purposes for the financing of which the appropriation is made as provided in Section 1 of this ordinance are as follows: the acquisition of new and additional equipment, including a vehicle and speed monitor signs for use by the Police Department of the Borough, air bottles, turnout gear and radios for use by the Fire Department of the Borough and street lights for use by the Department of Public Works of the Borough; and the improvement of Main Street in and by the Borough by the installation of lighting, together with all equipment, accessories, apparatus, appurtenances, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.
3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.
4. This ordinance shall take effect after publication after final passage as provided by law.

On motion by Councilman Simpson, seconded by Councilman Wachterhauser and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

|                              |                           |
|------------------------------|---------------------------|
| Councilman Riccardi – absent | Councilman Smith – yes    |
| Councilman Romano – absent   | Councilman Thornton – yes |

Councilman Simpson – yes

Councilman Wachterhauser - yes

On motion by Councilman Smith, seconded by Councilman Simpson, and unanimously carried by voice vote, the Council President and Council instructed the Clerk to post the ordinance and authorized publication of same.

**RESOLUTIONS**

Council President Thornton offered the following resolutions which were read by title.

**Resolution 085-26**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE POLICE CHIEF EMPLOYMENT AGREEMENT FOR CHIEF OF POLICE JOSEPH JOHNSON FOR THE PERIOD OF MARCH 24, 2026 THROUGH DECEMBER 31, 2028**

**WHEREAS**, the Borough of Stanhope desires to enter into an agreement with the Chief of Police, Joseph Johnson, memorializing the terms and conditions of his employment for the period of March 24, 2026 through December 31, 2028, the terms of which are set forth in the Police Chief Employment Agreement attached hereto; and

**WHEREAS**, the Mayor and Council have reviewed the terms of the Agreement and deemed them to be acceptable.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor is hereby authorized and directed to execute, on behalf of the Borough of Stanhope, the Police Chief Employment Agreement as annexed hereto, and the Borough Clerk be and is hereby authorized to attest to the Mayor’s signature; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be made available in the Clerk’s office in accordance with applicable law.

On motion by Councilman Wachterhauser, seconded by Councilman Smith and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

|                              |                                |
|------------------------------|--------------------------------|
| Councilman Riccardi – absent | Councilman Smith – yes         |
| Councilman Romano – absent   | Councilman Thornton – yes      |
| Councilman Simpson – yes     | Councilman Wachterhauser – yes |

**Resolution 086-26**

**A RESOLUTION AUTHORIZING A STIPEND FOR CHIEF OF POLICE JOSEPH JOHNSON FOR SERVING AS ACTING CHIEF FROM JANUARY 1, 2026 THROUGH MARCH 24, 2026**

**WHEREAS**, the Borough of Stanhope desires to authorize a stipend to the Chief of Police, Joseph Johnson, in recognition of his service as Acting Chief of Police of the Borough of Stanhope for the period of January 1, 2026 through March 24, 2026; and

**WHEREAS**, the stipend for this period has been established to be \$3,800.00.

**NOW, THEREFORE, BE IT RESOLVED** that the Chief of Police, Joseph Johnson, is authorized to receive a \$3,800.00 stipend for serving as Acting Chief for the period of January 1, 2026 through March 24, 2026.

On motion by Councilman Smith, seconded by Councilman Wachterhauser and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

|                              |                                |
|------------------------------|--------------------------------|
| Councilman Riccardi – absent | Councilman Smith – yes         |
| Councilman Romano – absent   | Councilman Thornton – yes      |
| Councilman Simpson – yes     | Councilman Wachterhauser – yes |

**Resolution 087-26**

**OPPOSING SENATE BILL S-1836**

**WHEREAS**, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and



**WHEREAS**, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

**WHEREAS**, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

**WHEREAS**, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

**WHEREAS**, there are many mechanisms for exceptions and variances to the local planning process; and

**WHEREAS**, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

**WHEREAS**, affordable housing construction has generally comprised between 10-20% of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

**WHEREAS**, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

**WHEREAS**, this proposal, S-1836 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate as more than 400 municipalities have adopted plans to fulfill their 4th Round Affordable Housing obligations far in advance of previous rounds; and

**WHEREAS**, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

**WHEREAS**, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

**WHEREAS**, S-1836 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stanhope, urges the legislature to defeat S-1836 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

**BE IT FURTHER RESOLVED** that a copy of this resolution is forwarded to Senator Parker Space, Assemblymember Dawn Fantasia, Assemblymember Michael Inganamort, Governor Mikie Sherrill, and the New Jersey State League of Municipalities.

On motion by Councilman Simpson, seconded by Councilman Wachterhauser and unanimously carried by the voice vote, the foregoing resolution was duly adopted.

## **PAYMENT OF BILLS**

### **Resolution 088-26**

### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE AUTHORIZING PAYMENT OF BILLS**

**WHEREAS**, the Chief Finance Officer has certified that funds are available in the proper account; and

**WHEREAS**, the Chief Finance Officer has approved payment upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Stanhope that the current bills list, dated May 12, 2026, and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

On motion by Councilman Smith, seconded by Councilman Wachterhauser and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

Councilman Riccardi – absent  
Councilman Romano – absent  
Councilman Simpson – yes

Councilman Smith – yes  
Councilman Thornton– yes  
Councilman Wachterhauser – yes

### **AGENDA ITEMS**

All items listed on the Agenda for May 26, 2026, were approved.

### **CITIZEN’S TO BE HEARD**

Council President Thornton opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Seeing no one from the public wishing to speak, Council President Thornton closed the public portion of the meeting.

### **ADJOURNMENT**

On motion by Councilman Wachterhauser, seconded by Councilman Simpson and unanimously carried by voice vote the meeting was adjourned at 7:45 P.M.

Approved:

Linda Chirip  
Deputy Clerk for  
Ellen Horak, RMC  
Borough Clerk