

**MAYOR AND COUNCIL
REGULAR MINUTES**

May 26, 2026

7:00 P.M.

CALL TO ORDER

SALUTE TO COLORS

Mayor Wronko 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, 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 – present

Councilman Romano – present

Councilman Simpson – present

Councilman Smith– present

Councilman Thornton – present

Councilman Wachterhauser – present

Mayor Wronko – present

CITIZEN'S TO BE HEARD

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

Patricia & George Maxwell, residents for over 13 years, are requesting that the governing body adopt an ordinance to establish setbacks or requirements for residential trampolines. Currently, there does not seem to be a specific ordinance in New Jersey regulating trampoline setbacks. However, in New Jersey there is a doctrine outlining recommendations and safety considerations regarding trampolines. Trampolines are considered an attractive nuisance, which means that it is something that will attract children to a property, while also creating a potential safety hazard. A trampoline has been installed on a neighboring property, on the side of the neighbor's yard, and it is approximately two feet from the Maxwell's property line. Due to the fact the trampoline is so close to the property line, there is nothing keeping a child from running around the trampoline and crossing the property line which happens frequently. This is a concern for the safety risk of the children who can fall or become injured on the neighbor's property and the liability concern for neighboring homeowners if a child is injured after falling onto a neighboring property. Insurance companies do consider trampolines to be a high-risk liability, and, in some cases, insurance premiums can go up or coverage can be excluded. Mrs. Maxwell stated that she understands that families want recreational equipment for their children. However, Mrs. Maxwell is of the opinion that there should be reasonable regulations in place to protect both the users of the trampoline and the surrounding property owners. Mrs. Maxwell stated she is requesting that the Borough adopt an ordinance to establish reasonable setback requirements for trampolines, similar to setback requirements already in place for pools, sheds and other recreational structures. A setback requirement would help to create a safer environment, reduce potential liability issues and provide clear guidance for homeowners. Mr. Maxwell stated that the neighbors' children are running around on his property and he is very uncomfortable with that and they are bouncing on the trampoline at large heights.

Mrs. Maxwell provided pictures (A, B & C) indicating where the property line is and the location of the trampoline. Picture (D) shows that the trampoline has now become lopsided and looks unstable. Mayor Wronko asked Ursula Leo, Borough Attorney, for her comments on this subject. Attorney Leo stated she is not aware of any rules on the books in Stanhope or in any of the municipalities for anything other than an accessory structure, which would be a pool or a shed. Attorney Leo stated she could look into this further if the governing body wants additional information. Mayor Wronko asked where would limits be drawn regarding potential items that would attract children such as a bicycle. Attorney Leo stated there would be enforcement issues to be handled. What would the permitting process entail. The edges of the property would have to be known. This would all have to be done by the Code Enforcement Officer. Mrs. Maxwell stated a trampoline is there all the time, not like a bicycle which could be picked up and moved. Mayor Wronko stated he is well aware of the dangers of a trampoline, but the governing body has to look at this objectively. There are a lot of other items, such as a grill in the yard, which could be something that would attract a child. Mrs. Maxwell stated she is just requesting some type of setbacks to protect the neighboring property.

Councilman Wachterhauser asked Mrs. Maxwell if she has researched to see if there are any other municipalities that have such an ordinance. Mrs. Maxwell stated she has not. Mrs. Maxwell stated she consulted with the Borough's Zoning Officer and he suggested she speak with the governing body. Mrs. Maxwell stated she will probably reach out to an attorney she has heard of that has a website that provides information about trampolines in New Jersey and addresses the doctrine and recommendations. Councilman Wachterhauser asked the Maxwell's if they have tried to speak with their neighbor. Mr. and Mrs. Maxwell stated the neighbor has been very hostile over the past few years and the police have been involved. The Maxwell's would like to be able to speak with the neighbors, but that is not an option. Councilman Thornton asked if there would be any precedent like there was years ago with blow up pools. The state acted very quickly to set regulations for the blow-up pools and the electricity requirements after a few people were seriously harmed. Mayor Wronko stated the governing body will do some research into the options. The Maxwell's thanked the governing body for their time.

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

MINUTES FOR APPROVAL

Mayor Wronko read aloud the list of minutes being presented for approval:

April 14, 2026	Work Session and Agenda Meeting & Closed Session
April 28, 2026	Business Meeting & Closed Session

On motion by Councilman Romano, seconded by Councilman Smith and carried by a majority voice vote, the minutes were approved. Councilman Thornton abstained from the minutes of April 14, 2026.

CORRESPONDENCE *(List Attached)*

On motion by Councilman Riccardi, seconded by Councilman Simpson and unanimously carried by voice vote, the list of correspondence was accepted and ordered placed on file.

PRESENTATION

Danbro Properties (Potential Development) - Mayor Wronko invited the representative from Danbro Properties to make his presentation. Blair Danbro, from Danbro Properties, stated his company is currently under contract for Block 11071, Lot 9.01, Lot 9.02 and Lot 11. Mr. Danbro thanked Administrator McNeilly and Attorney Leo for their assistance with this matter. Mr. Danbro stated the company came in as the developer in November into December after the fourth-round plans were already put together. They were not able to object, and they were unable to request having Lot 11 added in. Currently, Lot 9.02 and 9.01 are in the Borough's fourth round plan. Lot 11 is not. All three lots are owned by the same owner, under contract and they are asking what the next steps would be to have Lot 11 added to the same zoning as 9.01 and 9.02. It does match what is shown on page 12 of the fourth-round plan. Mr. Danbro stated he is not asking to go above and beyond or change the density. The proposal is for the development of 190

units and 20% would be affordable housing units. The request is for 7 units per acre because there is a larger property space compared to the 8.8 acres which was going to have 22 units per acre. This request is for less density. The request is being made in order to make this project feasible. This property is on the side of a mountain. There is a section, which is included in the plan, that is unbuildable due to the steep slopes. Lot 11 is needed in order to have the flatter area which would be safe for residential homes. Mr. Danbro asked if there is a potential to meet with the Zoning Board and what the next steps would be to see if this project could fit in with the Borough's fourth round plan. The project would provide 39 of the 101 units which are part of the fourth round. Attorney Leo confirmed that the request is to have the one lot rezoned. If the governing body approves the rezoning, the applicant will still have to appear before the Land Use Board and follow that procedure. Attorney Leo stated the Borough Planner could be asked to look at the issue.

Councilman Wachterhauser asked if the second back lot was included in the plan. Administrator McNeilly stated on the most recent document the following lots are included: Block 11701, Lots 1 through 10, 7.01, 9.01 and 9.02. Councilman Wachterhauser asked if the triangle shaped lot to the right, (Administrator McNeilly stated that is Lot 9.01) is still in the PIC zone. Mr. Danbro stated the image does not match page 12 which spells out Lots 1 through 10 included. If the other page is referenced, it is included. Councilman Wachterhauser stated during the fourth-round discussions for the overlay, only the highway property was discussed along with the property off of Sparta Road where another development has been proposed. Mr. Danbro provided copies of the images which were studied by the governing body. Attorney Leo stated she can review the notes and the drafts which were done previously. Councilman Smith asked Mr. Danbro if what he is presenting is the fact that the map is incongruous with the narrative section. Mr. Danbro stated the lot cannot be accessed without Lot 11. Councilman Wachterhauser stated, after looking at the map, that the request may actually be for two lots. Mr. Danbro stated he is only asking for the one lot. If two lots were needed out of the three, he would have had to be here over a year ago. Mr. Danbro stated he knows how much work went into putting the fourth-round plan together. Administrator McNeilly asked if Mr. Danbro is purchasing the other adjacent lot. Mr. Danbro stated the current owner is going to keep that lot but has requested an easement in order to be able to access the lot. The lot is unbuildable. The drawing presented is for conceptual purposes. Even if there was just the one lot, it would be difficult to build anything in that location. Of the 8.8 acres shown, only 4 acres are buildable in the first lot, if 9.02 is not included. Mr. Danbro stated he is not trying to argue that. If it is not included and it is just a clerical error with the image, they will accept that. Attorney Leo will check the documents and the information. Mr. Danbro thanked the governing body for including his presentation on the agenda for this evening. The Mayor and Council thanked Mr. Danbro.

COUNCIL COMMITTEE REPORTS

Public Safety – Councilman Wachterhauser/Councilman Riccardi

(Police, Fire, Ambulance, Court & Violations Bureau, Emergency Management)

Councilman Wachterhauser stated the Fire Department for the month of April reported 7 calls, 2 mutual aid calls, 3 drills, 1 meeting and 7 special details. They had a total of 159 volunteer man hours the month.

Councilman Wachterhauser stated the Police Department for the month of April reported 426 calls for service and 162 of those were motor vehicle stops.

Councilman Wachterhauser stated Code Enforcement reported 2 notices of violation were issued. The property at 5 Ridge Road is under new ownership.

Finance & Administration – Councilman Romano/Councilman Thornton

Councilman Romano stated the tax collections for the month of April totaled \$648,123.67. The year-to-date total is \$4,095,151.94. Collections are at 97.59% for the first quarter, which is a little better than last year. 19.51% of the second quarter has been collected, which is also a little better than last year.

Councilman Romano stated the water collections for the month of April totaled \$43,408.85 and the year-to-date total is \$215,567.27. The sewer collections for the month totaled \$62,509.89 and the year-to-date total was \$305,345.66.

Community Development – Councilman Smith/Councilman Simpson

Councilman Smith stated there were 6 zoning applications for the month. Five of those were approved.

Municipal Infrastructure – Councilman Thornton/Councilman Romano

(Water Distribution, Sewer Collection System, Road Construction & Maintenance, Buildings & Grounds)

Councilman Thornton stated he had no report.

Information Technology – Councilman Riccardi/Councilman Wachterhauser

Councilman Riccardi stated 10 new tickets were created in DeskPro and 9 of the tickets were closed along with 2 from last month. Councilman Riccardi thanked Administrator McNeilly and all the departments for closing out the tickets at a much faster rate. Councilman Riccardi asked Administrator McNeilly to pass his thanks on to the departments. The turnover time has gone from 48 hours down to 30 hours.

Boards/Commissions – Councilman Simpson/Councilman Smith

Councilman Simpson stated the Environmental Commission will be hosting a community work party this Saturday, May 30th, behind the Post Office. The commission will be removing invasive plant species, and they will be planting native plants. Water and snacks will be provided. Participants are encouraged to bring their own gloves.

ADMINISTRATOR’S REPORT

5 Ridge Road – Administrator McNeilly stated the ownership of 5 Ridge Road has finally transferred. The Borough has been working on this for 15 years. The new owner is actively cleaning up the property and has a buyer. The abandoned car has been removed, and trees have been cut down. Tom Pershouse, Construction Official, and Tom Dixon, Code Enforcement Officer, are working closely with the owner. The house looks better than it has in quite a long time.

Netcong OEM Shared Service – Administrator McNeilly stated the 3-year agreement with Netcong for the OEM Shared Service will expire at the end of 2026. Administrator McNeilly stated that traditionally the renewal of the agreement generally begins in July and he asked if there are any concerns with continuing with the shared service agreement. The governing body had no objections. Councilman Thornton asked if the agreement will remain the same. Administrator McNeilly stated the agreement will be the same but there will be a price increase which is built in.

Morris County JIF Agreement – Administrator McNeilly stated the insurance policy with the Morris County Joint Insurance Fund is up for renewal and he asked if there are any concerns with continuing with the agreement. The governing body had no objections.

Borough Surplus Property – Administrator McNeilly stated he and Jason Titsworth, DPW Superintendent, are working on the surplus equipment inventory, preparing the items and taking photos. The items will then be listed on Municibid. A resolution authorizing the sale of the items will be prepared for the June 23rd meeting. Councilman Riccardi asked what items are being sold. Administrator McNeilly stated there are cars, bicycles, and other items all of which will have authorization to be sold.

Police Department Hiring – Administrator McNeilly stated he met with Police Chief Johnson and there is a vacancy that still needs to be filled on the Police Department. There is a new way of doing this as opposed to going and looking for the candidates. There is a PoliceApp program that screens the applicants and then the Chief would be provided with candidates to interview. The information for the program has been sent to the Borough Attorney for review. A resolution will be prepared for the next scheduled Council meeting. Mayor Wronko asked if this would be for an experienced officer. Administrator McNeilly confirmed this. Chief Johnson, present in the audience, stated there have been problems with the alternate route. Everyone is getting picked up

a lot earlier. The recruiting process has definitely shifted. It now seems like the applicants are interviewing the Police Departments. The App is free. They make their money by billing the applicant.

250th Sussex County Celebration – Administrator McNeilly stated the County has some events going on for the 250th Celebration. One of the projects is the making of a Sussex County quilt. The center of the quilt will represent the County, and each municipality will be represented in the blocks around the outside of the quilt. Administrator McNeilly stated Linda Chirip, Deputy Clerk, joined the committee which is made up of women throughout the county who did not know each other but got together to create and sew the quilt. Linda created the block for Fredon and Stanhope. The Stanhope block depicts the Borough seal with the boat going through the canal lock. The quilt will be unveiled at the 250th County Celebration and at the County Fair. Afterwards, municipalities will have the opportunity to display the quilt at their town halls for a month and then finally the quilt will be kept at the county museum. Administrator McNeilly stated he forwarded Linda's email which contains a picture of the quilt to the governing body members.

Finance Meeting – Councilman Thornton asked if the Finance meeting has been scheduled which was discussed last month. Administrator McNeilly stated that meeting can be scheduled tonight.

Service Agreements – Councilman Riccardi asked if the service agreements could be forwarded to the governing body for review prior to the next meeting. Administrator McNeilly stated he can provide the agreement for the OEM, but the JIF does not have an agreement. Essentially, the policy is the agreement.

13 High Street Status – Councilman Riccardi asked if there is any update on the status for the house at 13 High Street. Administrator McNeilly stated there is some movement. The listed owner is no longer part of the process. We are getting closer to having an actual owner to be responsible for the tear down. Councilman Riccardi stated he drove by there this evening and noticed the abundant growth of foliage. Administrator McNeilly stated it is bad.

County Guardrail – Councilman Riccardi asked if there is any timeline from the County for the replacement of the guardrail. Administrator McNeilly stated no date has been provided.

Hometown Hero Banners – Councilman Wachterhauser thanked Administrator McNeilly and the DPW for hanging all the Hometown Hero Banners again. All the sponsors were appreciative to have them displayed and they were admired during the parade. Administrator McNeilly stated the banners look great and he asked how many spots are still open. Councilman Wachterhauser stated there are 8 spots open but 2 are reserved. The next order will probably be done for the next Memorial Day in 2027 to fill in the remaining spots. Councilman Wachterhauser stated he would like to have the banners rotated between the two streets, Main Street and Sparta Road.

COUNCIL DISCUSSION

Laetitia Valente on Behalf of Spring Lane Residents (Request to Hold Block Party) – Mayor Wronko stated a request for a block party on Spring Lane has been received. Administrator McNeilly stated the block party on Spring Lane has been held for many years. Ellen Horak, Borough Clerk, stated there is a resolution for consideration on tonight's consent agenda.

Townwide Garage Sale – Councilman Thornton stated at the last meeting he and Councilman Smith and Councilman Riccardi spoke about providing some type of registration process for the garage sale. Councilman Riccardi stated there is an App that can be used where the registrant can enter their address, time of the sale and items for sale. Once that is completed the location will be populated to the online map. The registration form would be accessed by a link or a QR code. The map is interactive. Councilman Riccardi stated if the governing body is in agreement, he will set up the program and forward the information to the Administrator to be posted. Administrator McNeilly asked if the App will provide the information on who to contact if there is a problem. Councilman Riccardi confirmed this. The governing body agreed to move forward with the registration app and thanked Councilman Riccardi for handling this.

Fire Department Request (Bucket Drop) – Mayor Wronko stated the Fire Department is requesting permission to conduct a bucket drop. Ellen Horak, Borough Clerk, stated the Fire Department is requesting permission to add Sparta Road to the July bucket drop and to the bucket drop in September. Brooklyn Road has already been approved. There is a resolution on tonight’s agenda.

OLD BUSINESS

ORDINANCES

Ordinances for Public Hearing and Final Adoption

Mayor Wronko offered the following Ordinances for Public Hearing and Final Adoption 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:

Section 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.

Section 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.

Section 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.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

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

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

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

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

On motion by Councilman Romano, seconded by Councilman Riccardi, and unanimously carried by voice vote, the Mayor 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:

Section 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.

Section 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.

Section 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.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

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

Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only. Seeing no one from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

Roll Call:

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

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

NEW BUSINESS

Ordinances for Introduction and First Reading [Public Hearing on June 9, 2026]

Mayor Wronko offered the following Ordinances for Introduction and First Reading which were read by title.

**AN ORDINANCE OF THE BOROUGH OF STANHOPE,
SUSSEX COUNTY, NEW JERSEY AMENDING CHAPTER
95, "HOUSING STANDARDS" OF THE BOROUGH CODE,
ADOPTING A NEW SECTION, 95-10, REGARDING
REQUIREMENTS FOR INSPECTION OF
LEAD-BASED PAINT IN CERTAIN RESIDENTIAL
RENTAL DWELLINGS**

WHEREAS, the Borough of Stanhope (the "Borough") Code includes Chapter 95, entitled "Housing Standards"; and

WHEREAS, pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, two-family, and multiple rental dwelling located within the Borough on a recurring basis and at tenant turnover for lead-based paint hazards; and

WHEREAS the Mayor and Council desire to amend the Borough Code to require inspections for lead-based paint in certain residential rental dwellings in order to conform with State law.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey that:

Section 1. Chapter 95 of the Borough Code, entitled "Housing Standards" is hereby amended with the addition of Section 95-10, "Lead-Based Paint Inspections" as follows:

Section 95-10 Lead-Based Paint Inspections.

A. Required Initial Inspection.

The owner of every single-family, two-family, and/or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards as required by N.J.S.A. 52:27D-437.16, et seq., and upon tenant turnover.

The inspections required by this Ordinance shall be performed by a separate entity to be named by the Borough. Alternatively, in lieu of having the dwelling inspected by the Borough, the property owner may directly hire a private lead inspector certified by the New Jersey Department of Community Affairs to perform lead-based paint inspections in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time.

B. Required Recurring Inspections. After the initial inspection required by Section 95-10A, the owner of such dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier. However, an inspection upon tenant turnover shall not be required if the property owner has a valid lead-safe certification.

C. Statutory and Regulatory Requirements. Inspections for lead-based paint in rental dwelling units required by this Ordinance are governed by the standards and requirements set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq., and the regulations promulgated by the New Jersey Department of Community Affairs, N.J.A.C. 5:28A, as any of the foregoing may be amended from time to time.

D. Exceptions. A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards, if the unit:

1. Has been certified to be free of lead-based paint; or
2. Was constructed during or after 1978; or
3. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law", N.J.S.A. 55:13A-1, et seq.; or
4. Is a single-family or two-family seasonal dwelling which is rented for less than six (6) months duration each year by tenants that do not have consecutive lease renewals; or

5. Has a valid lead-safe certification.
- E. Remediation.** If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with N.J.S.A. 52:27D-437.16(d), as amended. Upon the remediation of the lead-based paint hazard, the lead inspector shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
- F. Lead Safe.** If no lead-based paint hazards are identified, then the lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.
- G. Owner Obligations.** In accordance with N.J.S.A. 52:27D-437.16(e), property owners shall:
1. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Borough of Stanhope at the time of the cyclical inspection.
 2. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's lease.
 3. Maintain a record of the lead-safe certification that shall include the name or names of the unit's tenant(s) if the inspection was conducted during a period of tenancy.
- H. Fees**
1. A Lead-Based Paint Inspection fee shall be paid for each lead-based paint inspection performed by the consultant appointed by the Borough of Stanhope. The fee shall be dedicated to the testing required by applicable law and this Ordinance and shall not be used for any other purpose. If the property owner directly hires a private lead evaluation contractor who is certified to provide lead paint inspection services by the New Jersey Department of Community Affairs to satisfy the requirements of this Ordinance, the Lead-Based Paint inspection fee shall not apply.
 2. In a common interest community (including but not limited to condominium associations, homeowners associations, and/or cooperative) any inspection fee charged shall be the responsibility of the unit owner and not the community or association unless it is the owner of the dwelling.
 3. As required by N.J.S.A. 52:27D-437.16(h), the owner shall also pay an additional \$20.00 fee per unit inspected by the Borough consultant for the purposes of the "Lead Hazard Control Assistance Act" (N.J.S.A. 52:27D-437.1 et seq.), unless the owner demonstrates that the New Jersey Department of Community Affairs has already assessed an additional \$20.00 inspection fee pursuant to the provisions of N.J.S.A. 52:27D-437.10. The fees collected pursuant to this subsection shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant to N.J.S.A. 52:27D-437.4.
- I. Violations and Penalties.** In accordance with N.J.S.A. 52:27D-437.19, the penalties for a violation of this Ordinance are as follows:
1. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given 30 days written notice to cure the violation.
 - e. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

Section 2. Severability. If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply on to the section, paragraph, clause, or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Section 3. Repeal of Prior Ordinances. All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Effective Date. This ordinance shall take effect after final passage and publication as provided by law.

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

Roll Call:

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

On motion by Councilman Romano, seconded by Councilman Wachterhauser, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2026-11 **AN ORDINANCE AMENDING CHAPTER 37 “POLICE DEPARTMENT”, SECTION 37-13.C “QUASI-PUBLIC DUTY; FEES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF STANHOPE**

WHEREAS, the Borough Police Chief has requested a revision to the administrative fee charged related to outside use of Borough police officers, due to the increased costs of fuel and other Borough costs, and to be similar to the fees charged by neighboring municipalities; and

WHEREAS, the Mayor and Council desire to amend Chapter 37, “Police Department”, Section 37-13.C, “Quasi-public duty; fees” of the Revised General Ordinances of the Borough of Stanhope to increase the administrative fee to 25%.

NOW, THEREFORE, BE IT ORDAINED by the Stanhope Borough Council, County of Sussex, State of New Jersey, that Chapter 37, “Police Department”, Section 37-13.C, “Quasi-public duty; fees” of the Revised General Ordinances of the Borough of Stanhope is amended as follows:

SECTION 1

Section 37-13.C “Quasi-public duty; fees”, shall be deleted in its entirety and replaced with the following:

- C. **Fees.** Prior to the provisions of the request service, the requesting agency shall pay a fee to the Borough, for regular officers, in accordance with the rate established by the extant labor contract with the police union; and for special officers, the fee shall be twice the wage rate specified in the extant Salary Ordinance. A surcharge of 25% shall also be assessed for administrative costs incurred by the Borough. All fees shall be turned over to the Borough's Chief Financial Officer for proper disbursement.

SECTION 2

If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

SECTION 3 - REPEALER

All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication in accordance with 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 – yes	Councilman Smith – yes
Councilman Romano – yes	Councilman Thornton – yes
Councilman Simpson – yes	Councilman Wachterhauser – yes

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

RESOLUTIONS

Mayor Wronko offered the following resolutions which were read by title.

Resolution 089-26

RESOLUTION AUTHORIZING EXECUTION OF FINAL CONSENT ORDER

WHEREAS, the Borough of Stanhope filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action on January 30, 2025; and

WHEREAS, the Borough filed its 4th Round Housing Element and Fair Share Plan (HEFSP) on June 30, 2025; and

WHEREAS, an order was entered by the Court on July 22, 2026, granting compliance; and

WHEREAS, FSHC has proposed a Final Order, revised by the Borough attorney, attached hereto as Exhibit “A” in order to resolve all the Borough’s Fair Share Obligations for the Fourth Round; and

WHEREAS, the proposed consent order is consistent with the Borough’s HEFSP; and

WHEREAS, it is in the best interests of the Borough to execute the proposed Final Order.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Stanhope that the Borough Attorney is hereby authorized to execute and deliver the proposed Final Order on behalf of the Borough.

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

Roll Call:

Councilman Riccardi – yes	Councilman Smith – yes
Councilman Romano – yes	Councilman Thornton – yes
Councilman Simpson – yes	Councilman Wachterhauser – yes

Councilman Thornton asked if the July 22, 2026 date should be 2025. Attorney Leo confirmed this and asked if the council members who motioned and seconded were in agreement with the correction as revised. Councilman Wachterhauser stated this resolution references the presentation which took place earlier. The discrepancies need to be reviewed. Attorney Leo stated the resolution can be held off while the clarification is conducted. Attorney Leo stated there is a filing date deadline, but she will ask for an extension of time.

On motion by Councilman Wachterhauser, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing resolution was tabled.

Roll Call:

Councilman Riccardi – yes	Councilman Smith – yes
Councilman Romano – yes	Councilman Thornton – yes
Councilman Simpson – yes	Councilman Wachterhauser – yes

**RESOLUTION TO AMEND BUDGET TO INCLUDE 2026
CLEAN COMMUNITIES GRANT**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Stanhope has received a total of \$9,500.45 from the NJ Solid Waste Administration for the 2026 Clean Communities Grant; and

WHEREAS, the Borough of Stanhope now wishes to amend its 2026 budget to include the additional grant funds approved of \$9,500.45 as a revenue.

NOW THEREFORE, BE IT RESOLVED that the Council of the Borough of Stanhope does hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$9,500.45, which will be available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services – Public

And Private Revenues Offset with Appropriations: 2026 Clean Communities Grants,
and

BE IT FURTHER RESOLVED that a like sum of.....\$9,500.45
be and the same is hereby appropriated under the caption of:

General Appropriations

(A) Public and Private Programs Offset by Revenues:

2026 Clean Communities Grant, and

BE IT FURTHER RESOLVED that the Chief Financial Officer shall submit one copy of the Chapter 159 certification form to the Director of Local Government Services.

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

Roll Call:

Councilman Riccardi – yes

Councilman Romano – yes

Councilman Simpson – yes

Councilman Smith – yes

Councilman Thornton– yes

Councilman Wachterhauser – yes

CONSENT AGENDA (All items listed on the Consent Agenda are considered routine by the Borough Council and were enacted by one motion of the Borough Council with no separate discussion.)

**RESOLUTION AUTHORIZING REPAIRS TO A FORD
F-550 MASON DUMP TRUCK APPROPRIATING
FUNDS FROM THE SNOW REMOVAL TRUST RESERVE**

WHEREAS, the Borough of Stanhope owns and operates a Ford F-550 Mason Dump Truck utilized by the Department of Public Works for snow removal, road maintenance, and other essential public works operations; and

WHEREAS, the vehicle experienced significant mechanical failures due to the harsh winter conditions, requiring immediate repairs in order to maintain safe and effective municipal operations; and

WHEREAS, the Mayor and Council have determined that repairs are necessary to restore the vehicle to proper working condition, and to ensure continued use by the Department of Public Works for municipal operations; and

WHEREAS, the Borough has received a proposal from Hoover Truck Centers for the necessary repairs in the amount of **\$37,960.00**, who is a member of the Educational Services Commission of New Jersey (“ESCNJ”) Cooperative; and

WHEREAS, the Superintendent of Public Works and the Borough CFO/QPA have recommended utilizing the ESCNJ cooperative contract for the required repairs, pursuant to N.J.S.A. 40A:11-11(5); and

WHEREAS, sufficient funds are available within the Borough’s Snow Removal Trust Reserve, and may be utilized for expenses related to snow removal equipment and operations pursuant to applicable New Jersey law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, as follows:

1. The Borough hereby authorizes the emergency repairs to the Ford F-550 Mason Dump Truck in the amount of **\$37,960.00**.
0. The Chief Financial Officer is hereby authorized to appropriate and disburse funds from the Borough’s Snow Removal Trust Reserve for payment of said repairs.
0. The Mayor, Clerk, Chief Financial Officer, and any other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purposes of this Resolution.
0. This Resolution shall take effect immediately upon adoption according to law.

Resolution 092-26

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF STANHOPE GRANTING APPROVAL FOR
A BLOCK PARTY**

WHEREAS, the Borough of Stanhope received a request from the residents of Spring Lane to conduct a block party; and

WHEREAS, said block party is scheduled for Saturday, June 27, 2026 from the hours of 1:00 p.m. to 6:00 p.m. on Spring Lane between house numbers 1 and 5;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, does hereby grant approval to the residents of Spring Lane to hold a block party on Saturday, June 27, 2026 from the hours of 1:00 p.m. to 6:00 p.m. on Spring Lane between house numbers 1 and 5.

Resolution 093-26

**RESOLUTION AUTHORIZING STANHOPE HOSE CO.
#1 TO CONDUCT A BUCKET DROP**

WHEREAS, Stanhope Hose Company No. 1 has indicated a desire to hold a “Bucket Drop” July 10th, July 11th and July 12th 2026 and on September 26, 2026 within the hours of 9:00 am to 5:00 pm, at the intersection of Sparta Road and Brooklyn Road; and

WHEREAS, should the weather be inclement, the following rain dates and times will be utilized instead, at the same location: July 17th, July 18th and July 19th, 2026 and October 3, 2026 within the hours of 9:00 a.m. to 5:00 p.m.; and

WHEREAS, Fire Department personnel are to be stationed at the above-mentioned location and all collections shall be done in a manner as to not impede the flow of traffic at any time, pursuant to the Traffic Safety Plan; and

WHEREAS, the Borough directs the Chief of Police to sign the NJDOT application for a charitable solicitation permit and to monitor compliance of the Traffic Safety Plan as necessary; and

WHEREAS, Fire Department members shall wear safety vests and traffic safety setup shall conform with the “Manual on Uniform Traffic Control”; and

WHEREAS, N.J.A.C. 16:40-3.1 et seq. requires charitable organizations to obtain approval of the Commissioner of Transportation before soliciting contributions within State highways and County Commissioners approval for county highways.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope, in the County of Sussex, State of New Jersey hereby approves the Stanhope Hose Company No. 1’s request to hold a “Bucket Drop” on July 10th, July 11th and July 12th, 2026, within the hours of 9:00 am to 5:00 pm, at the intersection of Sparta Road and Brooklyn Road and rain dates of July 17th, July 18th and July 19th, 2026 within the hours of 9:00 a.m. to 5:00 p.m. at the same location and on September 26, 2026 within the hours of 9:00 a.m. to 5:00 p.m. at the intersection of Sparta Road and Brooklyn Road and rain date of October 3, 2026 within the hours of 9:00 a.m. to 5:00 p.m. at the same location, per the Traffic Safety Plan and subject to obtaining approval of the Sussex County Board of County Commissioners and a charitable solicitation permit from the New Jersey State Department of Transportation.

Resolution 094-26

**RESOLUTION AUTHORIZING A REFUND FOR
DUPLICATE PAYMENT FOR 1st QUARTER 2026
WATER/SEWER CHARGES**

WHEREAS, on March 25, 2026, David Polo, resident, had paid 1st quarter 2026 water and sewer charges in the amount of \$246.49 through the online payment system for Block 10410 Lot 3, also known as 5 Reeve Ave; and

WHEREAS, subsequently on March 26, 2026, David Polo paid the 1st quarter 2026 water and sewer charges again through the online payment system in error; and

WHEREAS, a refund of this duplicate payment in the amount of \$246.49 must be returned;

NOW THEREFORE BE IT RESOLVED, that the Utility Collector be authorized to execute the documents necessary to refund David Polo, 5 Reeve Ave, Stanhope, NJ 07874 in the amount of \$246.49 which represents said duplicate payment; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Utility Collector.

Resolution 095-26

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, at the Municipal Tax Sale held on October 19, 2023, a lien was sold on Block 11605 Lot 5, also known as 9 Maryann Terrace, for 2022 delinquent sewer and water charges; and

WHEREAS, this lien which is known as Tax Sale Certificate #2023-028 was sold to NJSL 301, LLC at 0% interest and a Premium of \$100.00; and

WHEREAS, Michael McFarland, property owner, has effected a redemption of certificate #2023-028 in the amount of \$3,645.88; and

WHEREAS, the Tax Collector certifies that the reimbursement is now required to be made for the required redemption amounts as shown below:

Redemption Amount: Outside Lien #2023-028 and Interest	\$3,645.88
Premium Paid by Lienholder	100.00
Total From Current Fund:	\$3,645.88

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Governing Body acknowledges that NJSL 301, LLC is entitled to the redemption in the total amount of \$3,745.88; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the total amount of \$3,745.88 for the total redemption of certificate #2023-028 payable to NJSL 301, LLC, 650 E. Palisades Ave, #2258, Englewood Cliffs, NJ 07632; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and the Borough Tax Collector.

On motion by Councilman Riccardi, seconded by Councilman Thornton and carried by a majority of the following roll call vote, the foregoing resolutions were duly adopted. Councilman Simpson abstained from Resolution 093-26.

Roll Call:

Councilman Riccardi – yes

Councilman Smith – yes

Councilman Romano – yes

Councilman Thornton – yes

Councilman Simpson – yes (abstained 093-26) Councilman Wachterhauser – yes

PAYMENT OF BILLS

Resolution 096-26

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 26, 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 Romano, seconded by Councilman Thornton and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

Councilman Riccardi – yes

Councilman Smith – yes

Councilman Romano – yes

Councilman Thornton – yes

Councilman Simpson – yes

Councilman Wachterhauser – yes

ATTORNEY REPORT

Attorney Ursula Leo stated, based on the report given by the Administrator earlier regarding 5 Ridge Road, and because of the condition of the property, two orders had been filed with the County Clerk's Office with restrictions, one of which required demolition of the structure. Due to the improvements which have been made to the satisfaction of the Code Enforcement Official, we would like to have a resolution tonight to remove the restrictions in order for the property to be transferred and cleared for title searches in order to get the process moving. A formal resolution will be drawn up as a follow-up. Councilman Riccardi asked if the condition of the property is satisfactory to proceed. Administrator McNeilly confirmed this. If something were to go wrong in the future, a demolition order could be filed again if necessary. Attorney Leo stated the next resolution number is 097-26 and she will have the resolution drawn up for the next scheduled meeting asking to vacate the orders for 5 Ridge Road.

On motion by Councilman Romano, seconded by Councilman Thornton, and unanimously carried by the following roll call vote, Resolution 097-26 was approved to vacate the orders for 5 Ridge Road.

Roll Call:

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

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

CITIZEN’S TO BE HEARD

Mayor Wronko 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, Mayor Wronko closed the public portion of the meeting.

ADJOURNMENT

On motion by Councilman Riccardi, seconded by Councilman Romano and unanimously carried by voice vote the meeting was adjourned at 7:50 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk