

**MAYOR AND COUNCIL
REGULAR MINUTES**

June 23, 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 – absent

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.

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

PRESENTATION

Recreation Committee – Mayor Wronko stated the Recreation Committee has a presentation to make this evening to crown Miss Stanhope and the two Royal Court members. Darren Large, Recreation Committee member, stated he is here this evening with Maureen Kurtz, Cheri Claesson and Bill Eaves, also members of the Recreation Committee. In June, the Miss Stanhope and the Little Miss Stanhope Contests were held. The Little Miss Stanhope winners are Ella Borngesser and Noelle Brumbaugh, and they received their tiaras, sash and flowers. The winner of the Miss Stanhope contest is Melia Gomez who was presented with her tiara, sash and flowers. Melia will be representing Stanhope at the Sussex County State Fair this August. The winners were congratulated by all those in attendance. Mayor Wronko congratulated the winners and thanked the Recreation Committee.

MINUTES FOR APPROVAL

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

May 12, 2026

May 26, 2026

Work Session and Agenda Meeting & Closed Session

Business Meeting

On motion by Councilman Smith, seconded by Councilman Romano and carried by a majority voice vote, the minutes were approved. Councilman Riccardi abstained from the minutes of May 12th.

CORRESPONDENCE *(List Attached)*

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

COUNCIL COMMITTEE REPORTS

On motion by Councilman Riccardi, seconded by Councilman Simpson and unanimously carried by voice vote, the Council Committee Reports were waived.

Public Safety – Councilman Wachterhauser/Councilman Riccardi
(Police, Fire, Ambulance, Court & Violations Bureau, Emergency Management)

Finance & Administration – Councilman Romano/Councilman Thornton

Community Development – Councilman Smith/Councilman Simpson

Municipal Infrastructure – Councilman Thornton/Councilman Romano
(Water Distribution, Sewer Collection System, Road Construction & Maintenance, Buildings & Grounds)

Information Technology – Councilman Riccardi/Councilman Wachterhauser

Boards/Commissions – Councilman Simpson/Councilman Smith

COUNCIL DISCUSSION

Mayor Wronko asked the Council for any items for discussion. There were none.

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 2026-12

AN ORDINANCE OF THE BOROUGH OF STANHOPE, SUSSEX COUNTY, ADOPTING CHAPTER 115, SALT STORAGE

WHEREAS, the New Jersey Department of Environmental Protection (“NJDEP”) has recently amended Stormwater Management Regulations, N.J.A.C. 7:8-1.1, et. seq.; and

WHEREAS, the NJDEP promulgated a model Privately Owned Salt Storage ordinance to establish requirements for storage of salt and de-icing material on privately owned properties to prevent them from being exposed to stormwater; and

WHEREAS, the Borough desires to adopt an ordinance in compliance with the NJDEP regulations and model ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, Sussex County, New Jersey, that a new Chapter 115, Salt Storage, shall be adopted as follows:

SECTION 1. A new Stanhope Code Chapter 115, Salt Storage, shall be adopted as follows:

Chapter 115 Salt Storage

115-1 Purpose.

The purpose of this Chapter is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This Chapter establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in the Borough to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

115-2 Definitions.

For the purpose of this Chapter, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- A. “De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. “Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. “Storm drain inlet” means the point of entry into the storm sewer system.
- D. “Permanent structure” means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
 - 2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
 - 3. The structure shall be erected on an impermeable slab;
 - 4. The structure cannot be open sided; and
 - 5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. “Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
 - F. “Resident” means a person who resides on a residential property where de-icing material is stored.

115-3. De-icing Material Storage Requirements.

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:
 - 1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
 - 2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
 4. Loose materials shall be covered as follows:
 - a. The cover shall be waterproof, impermeable, and flexible;
 - b. The cover shall extend to the base of the pile(s);
 - c. The cover shall be free from holes or tears;
 - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
 - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
 - (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used
 5. Containers must be sealed when not in use; and
 6. The site shall be free of all de-icing materials between April 16th and October 14th
- B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 - April 15.
- C. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this Chapter are met. Inspection records shall be kept on site and made available to the municipality upon request.
1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

115-4. Exemptions

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This Chapter does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

115-5 Enforcement.

This Chapter shall be enforced by the Code Enforcement Officer during the course of ordinary enforcement duties.

115-6 Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this Chapter shall have seventy-two (72) hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in daily fines not exceeding \$1,000 per day, or

imprisonment for a term not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof.

SECTION 2 - SEVERABILITY

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.

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.

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

Roll Call:

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

On motion by Councilman Romano, 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.

TABLED Ordinance 2026-13

AN ORDINANCE OF THE BOROUGH OF STANHOPE, SUSSEX COUNTY, NEW JERSEY ADOPTING A NEW CHAPTER 131, TREE REMOVAL-REPLACEMENT

WHEREAS, all municipalities with a Tier 1 MS4 stormwater permit are required to adopt and enforce an ordinance to control tree removal and replacement to reduce stormwater runoff and pollutants, and to promote infiltration of rainwater into the soil; and

WHEREAS, this Ordinance is drafted in accordance with the New Jersey Department of Environmental Protection-issued model ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, Sussex County, New Jersey, that a new Chapter 131, Tree Removal-Replacement, shall be adopted as follows:

SECTION 1. A new Stanhope Code Chapter 131, Tree Removal-Replacement, shall be adopted as follows:

Chapter 131 - Tree Removal-Replacement

131-1 Purpose.

The purpose of this Chapter is to establish requirements for tree removal and replacement in the Borough of Stanhope to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

131-2 Definitions.

For the purpose of this Chapter, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the

singular number include the plural number. The use of the word “shall” means the requirement is always mandatory and not merely directory.

A. “Applicant” means any “person”, as defined below, who applies for approval to remove trees regulated under this ordinance.

B. “Critical Root Radius (CRR)” – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6” DBH would have a $CRR = 6'' \times 1.5' = 9'$.

C. “Diameter at Breast Height (DBH)” means the diameter of the trunk of a mature tree generally measured at a point four and a half feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.

D. “Hazard Tree” means a tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees. [Municipalities may choose to require a Licensed Tree Expert to make all Hazard tree determination]

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or Licensed Tree Expert (LTE).

E. “Person” means any individual, resident, corporation, utility, company, partnership, firm, or association.

F. “Planting strip” means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

G. “Resident” means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

H. “Street Tree” means a tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to (or specified distance from) the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

I. “Tree” means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

J. “Tree Caliper” means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

K. “Tree removal” means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the

base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

131-3 Regulated Activities.

A. Application Process:

1. Any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5” or more or any non-street tree with DBH of 6” or more on their property shall submit a Tree Removal Application to the Zoning Officer. No tree shall be removed until municipal officials have reviewed and approved the removal. An application fee of \$25 shall be paid.

B. Tree Replacement Requirements

1. Any person who removes one or more street tree(s) with a DBH of 2.5” or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.
2. Any person, who removes one or more tree(s), as defined as Tree removal, with a DBH of 6” or more, unless otherwise exempt, shall be subject to the requirements of the Tree Replacement Requirements Table.

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;
2. Be planted within twelve (12) months of the date of removal of the original tree(s) or at an alternative date specified by the municipality;
3. Be monitored by the applicant for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

Tree Replacement Requirements Table:

Categor y	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)
1	DBH of 2.5” (for street trees) or 6” (for non-street trees) to 12.99”	Replant 1 tree with a minimum tree caliper of 1.5” for each tree removed
2	DBH of 13” to 22.99”	Replant 2 trees with minimum tree caliper of 1.5” for each tree removed
3	DBH of 23” to 32.99”	Replant 3 trees with minimum tree caliper of 1.5” for each tree removed
4	DBH of 33” or greater	Replant 4 trees with minimum tree caliper of 1.5” for each tree removed

C. Replacement Alternatives:

1. If the municipality determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, as proven by photos or a written submission by a NJ license tree expert or arborist, then the applicant shall do one of the following:

- a. Plant replacement trees in a separate area(s) approved by the municipality.
- b. Pay a fee of one hundred (\$100) dollars per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees.

131-4 Exemptions.

All persons shall comply with the tree replacement standard outlined above, except in the cases detailed below. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption as proven by photos or a written submission by a NJ license tree expert or arborist:

- A. Residents who remove less than four (4) trees per acre that fall into category 1, 2, or 3 of the Tree Replacement Requirements Table within a five-year period. [The number of trees removed is a rolling count across a five-year period. For example, if 3 trees from category 1 are removed in July 2023, the 'count' resets to zero in July 2028. However, if 1 tree from category 1 is removed in July 2023 and another in July of 2025 the first tree will come off the count in July 2028 and the second in July 2030.]
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;
- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife; and
- G. Hazard trees may be removed with no fee or replacement requirement.

131-5 Enforcement.

This Chapter shall be enforced by the Code Enforcement Officer during the course of ordinary enforcement duties.

131-6 Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this Chapter shall have seventy-two (72) hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in daily fines not exceeding \$1,000 per day, or imprisonment for a term not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof.

SECTION 2 - SEVERABILITY

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.

Motion was made by Councilman Riccardi, seconded by Councilman Smith. Mayor Wronko opened the meeting to the public for questions or comments on this ordinance only.

Roe Maio asked how this ordinance will impact the responsibilities of the existing Shade Tree Commission. This ordinance indicates that if someone wants to remove a tree, they will need to file an application with the Zoning Officer and pay a \$25.00 fee. This is just one of the items which is different. Mayor Wronko replied that this is a good question. The ordinance may just provide guidance on the fees to collect to remove a tree, but the Shade Tree Commission would still have their role within the municipality. Ms. Maio asked what will happen if the Shade Tree Commission states a tree cannot be removed and the Zoning Department says yes it can. Mayor Wronko stated the Borough will have to figure out how to coordinate this. Ms. Maio stated she is of the opinion there is a conflict with this ordinance, as it is proposed, and the existing ordinance that regulates how trees are handled now. Attorney Angelo Bolcato stated there would need to be a coordination between the Zoning Department and the Shade Tree Commission. The Zoning Department could issue the permit with prior approval from the Shade Tree Commission. Mayor Wronko suggested the ordinance be tabled in order to determine what the process will consist of and whether or not the ordinance is conflicting or supporting. Ms. Maio stated that the Shade Tree Commission regulations allow for the removal of one tree without a permit. Ellen Horak, Borough Clerk, stated the proposed ordinance stems from the report that Eric Keller, Borough Engineer, presented. This is a State of NJ requirement with regard to the Borough's tier in the Stormwater Management Program. Ms. Horak stated the Borough office had the same questions which Ms. Maio has asked this evening. Ms. Maio stated she is aware this is a stormwater issue but there has to be some clarification. Mayor Wronko agreed and thanked Ms. Maio for bringing this to the governing body's attention.

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

On motion by Councilman Romano, seconded by Councilman Simpson, and unanimously carried by voice vote, the foregoing Ordinance 2026-13 was tabled.

NEW BUSINESS

Ordinances for Introduction and First Reading [Public Hearing on July 28, 2026]

Mayor Wronko offered the following ordinances for introduction and first reading which were read by title.

Ordinance 2026-14

**BOND ORDINANCE PROVIDING FOR THE
IMPROVEMENT OF NEW STREET IN AND BY THE
BOROUGH OF STANHOPE, IN THE COUNTY OF
SUSSEX, NEW JERSEY, APPROPRIATING \$125,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$41,170 BONDS OR NOTES OF THE BOROUGH FOR
FINANCING SUCH APPROPRIATION**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF STANHOPE, IN THE COUNTY OF SUSSEX, NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Borough of Stanhope, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$125,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$2,062 as the down payment for said improvement or purpose required by law and now available therefor by virtue of provision in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes and including the sum of \$81,768 received or expected to be received by the Borough from the New Jersey Department of Transportation as a grant-in-aid of financing said improvement.

Section 2. For the financing of said improvement or purpose, including for the purpose of applicable United States Treasury regulations, the reimbursement of expenditures heretofore or hereafter made therefor, and to meet the part of said \$125,000 appropriation not provided for by application hereunder of said down payment and grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$41,170 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding \$41,170 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

Section 3. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the improvement of New Street in and by the Borough by the reconstruction and resurfacing thereof, to provide roadway pavements at least equal in useful life or durability to a roadway pavement of Class B construction (as such term is used or referred to in Section 40A:2-22 of said Local Bond Law), together with all the aforesaid all paving, sidewalks, curbing, milling, striping, structures, appurtenances, engineering, surveys, equipment, 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.

(a) The estimated maximum amount of bonds or notes to be issued for said purpose is \$41,170.

(b) The estimated cost of said purpose is \$125,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of the said \$2,062 down payment for said purpose and the said \$81,768 grant-in-aid from the New Jersey Department of Transportation.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Borough may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.

(c) The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$41,170, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$50,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

Section 5. The funds from time to time received by the Borough on account of the grant referred to in Section 1 of this bond ordinance shall be used for financing the improvement or purpose described in Section 3 of this bond ordinance by application thereof either to direct payment of the costs of said improvement or purpose, or to payment or reduction of the authorization of the obligations of the Borough authorized by this bond ordinance. Any such funds so received may, and all such funds so received which are not required for direct payment of such costs shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this bond ordinance.

Section 6. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 8. 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 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

On motion by Councilman Thornton, seconded by Councilman Simpson 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 - absent

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

Ordinance 2026-15

**AN ORDINANCE OF THE BOROUGH OF STANHOPE,
SUSSEX COUNTY, NEW JERSEY REVISING ORDINANCE
2026-03/SECTION 100-102 OF THE BOROUGH CODE
REGARDING THE AFFORDABLE HOUSING OVERLAY
ZONE**

WHEREAS, Stanhope Borough adopted Ordinance 2026-03 on March 10, 2026, adopting a new Code Section 100-102, regarding the Affordable Housing Overlay Zone; and

WHEREAS, per Ordinance 2026-03, the Affordable Housing Overlay Zone 2 (AHO-2) incorrectly listed Lot 9.01, as such lot was not reflected in the lot size description or maps reviewed as part of the Borough Housing Element and Fair Shar Plan dated February 27, 2026; and

WHEREAS, Stanhope Borough now desires to revise Ordinance 2026-03 and adopt a new Code Section 100-102.

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

SECTION 1.

Chapter 57, “Land Development,” Article XVIB, section 100-102A.(2), “Affordable Housing Overlay Zone” is hereby amended to read as follows:

SECTION 2 - SEVERABILITY

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 – NOTICE

The Municipal Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-62.1.

After introduction, the Clerk is hereby directed to submit a copy of the within Ordinance to the Stanhope Borough Land Use Board for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

Upon the adoption of this Ordinance, after public hearing, the Municipal Clerk is further directed to publish notice of the passage and to file a copy of this Ordinance, as finally adopted, with the Sussex County Planning Board, as required by N.J.S.A. 40:55D-16.

SECTION 4 - 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 Romano, seconded by Councilman Riccardi 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 - absent

On motion by Councilman Simpson, 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.

RESOLUTIONS

Mayor Wronko offered the following resolution which was read by title.

Resolution 100-26

**RESOLUTION ATTESTING THAT THE STANHOPE
GOVERNING BODY HAS COMPLIED WITH THE
PROMULGATION OF THE LOCAL FINANCE BOARD OF
THE STATE OF NEW JERSEY RELATIVE TO THE 2025
ANNUAL REPORT OF AUDIT**

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations,” as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 – absent

Resolution 101-26

**RESOLUTION APPROVING SUBMISSION OF
THE CORRECTIVE ACTION PLAN FOR THE YEAR
ENDING DECEMBER 31, 2025 TO THE STATE OF NEW
JERSEY, DIVISION OF LOCAL GOVERNMENT
SERVICES**

WHEREAS, all municipalities operating under the Local Fiscal Affairs Law must prepare and submit a Corrective Action Plan as part of their annual audit process, and

WHEREAS, the Borough of Stanhope has by Resolution accepted the 2025 audit as prepared and presented by the Borough Auditors, and

WHEREAS, Angelica Sabatini, the Chief Financial Officer for the Borough of Stanhope has prepared a Corrective Action Plan to address the findings and recommendations for the 2025 audit and presented copies of same to the Mayor, Council, and Administrator;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope, in the County of Sussex, that the Corrective Action Plan, attached hereto and

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

Resolution 102-26

AUTHORIZING EXECUTION OF REIMBURSEMENT AGREEMENTS WITH HIGHPOINT CONDOMINIUM ASSOCIATION

WHEREAS, the Highpoint Condominium Association is located in the Borough of Stanhope; and

WHEREAS, pursuant to the provisions of the Qualified Community Act, N.J.S.A. 40:67-23.2, the Highpoint Condominium Association is entitled to receive certain services from the Borough or to receive compensation for said services in lieu of the Borough providing same; and

WHEREAS, the Borough has elected to reimburse the condominium association for street lighting, leaf removal and snow plowing for the internal roadways in the condominium; and

WHEREAS, the Borough has also elected to reimburse the Highpoint Condominium Association for the collection and disposal of solid waste; and

WHEREAS, the Borough and the Highpoint Condominium Association have agreed on formulas for the calculation of reimbursement; and

WHEREAS, the Borough has prepared a reimbursement agreement for the calendar year 2025 for street lighting, leaf removal and snow plowing for the internal roadways in the condominium; and

WHEREAS, the Borough has also prepared a reimbursement agreement for the calendar year 2026, for the collection and disposal of solid waste; and

WHEREAS, said reimbursement agreements have been offered to the Highpoint Condominium Association and have been signed by the Association and returned to the Borough.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the Mayor and Clerk be and the same are hereby authorized to execute a reimbursement agreement with the Highpoint Condominium Association for street lighting, leaf removal and snow plowing for the internal roadways in the condominium for the calendar year 2025; and

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Stanhope that the Mayor and Clerk be and the same are hereby authorized to execute a reimbursement agreement with the Highpoint Condominium Association for the calendar year 2026 for collection and disposal of solid waste.

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 Romano – yes
Councilman Simpson – yes

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

Resolution 103-26

RESOLUTION AUTHORIZING EXECUTION OF REIMBURSEMENT AGREEMENTS WITH STONEGATE CONDOMINIUM ASSOCIATION

WHEREAS, the Stonegate Condominium Association is located in the Borough of Stanhope; and

WHEREAS, pursuant to the provisions of the Qualified Community Act, N.J.S.A. 40:67-23.2, the Stonegate Condominium Association is entitled to receive certain services from the Borough or to receive compensation for said services in lieu of the Borough providing same; and

WHEREAS, the Borough has elected to reimburse the condominium association for street lighting, leaf removal and snow plowing for the internal roadways in the condominium; and

WHEREAS, the Borough has also elected to reimburse the Stonegate Condominium Association for the collection and disposal of solid waste; and

WHEREAS, the Borough and the Stonegate Condominium Association have agreed on formulas for the calculation of reimbursement; and

WHEREAS, the Borough has prepared a reimbursement agreement for the calendar year 2025 for street lighting, leaf removal and snow plowing for the internal roadways in the condominium;

WHEREAS, the Borough has also prepared a reimbursement agreement for the calendar year 2026 for the collection and disposal of solid waste; and

WHEREAS, said reimbursement agreements have been offered to the Stonegate Condominium Association and have been signed by the Association and returned to the Borough;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Stanhope that the Mayor and Clerk be and the same are hereby authorized to execute a reimbursement agreement with the Stonegate Condominium Association for street lighting, leaf removal and snow plowing for the internal roadways in the condominium for the calendar year 2025; and

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Stanhope that the Mayor and Clerk be and the same are hereby authorized to execute a reimbursement agreement with the Stonegate Condominium Association for the calendar year 2026 for collection and disposal of solid waste.

On motion by Councilman Riccardi, 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 Romano – yes
Councilman Simpson – yes

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

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 104-26

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF STANHOPE AUTHORIZING THE
RENEWAL OF LIQUOR LICENSES TO LICENSE
HOLDERS IN THE BOROUGH**

WHEREAS, the liquor license renewal applications submitted are complete in all respects, the renewal fees have been paid, Tax Clearance Certificates received, the licenses have been reviewed, and the premises inspected;

NOW, THEREFORE, BE IT RESOLVED that the statutory requirements thereto having been fulfilled, the applications for renewal of liquor licenses be granted and the Borough Clerk be authorized to complete, sign and deliver said licenses on behalf of the Mayor and Council to the below named applicants, said licenses being renewed for the period July 1, 2026 to June 30, 2027 in the Borough of Stanhope, County of Sussex, New Jersey:

Plenary Retail Consumption Licenses:

1919-33-001-002 Karlbar Inc., t/a Black Forest Inn, 249 Route 206
1919-33-002-010 CKJ Corporation, Inc., t/a Shakey Jake's, 134 Route 183
1919-33-004-008 Kacz MJ Corp., t/a Bell's Mansion, 11 Main Street
1919-33-006-008 Dean Buttafuoco, t/a The Stanhope House, 45-49 Main Street

Plenary Retail Distribution License:

1919-44-003-011 Stanhope Liquor Inc., 141 Route 183

Club Licenses:

1919-31-008-001 Musconetcong Post #278, American Legion, 119 Route 183
1919-31-009-001 Stanhope Hose Co. No. 1, 26 Main Street

I hereby certify this is a true copy of the Resolution adopted at a meeting of the Mayor and Council of the Borough of Stanhope on June 23, 2026.

Resolution 105-26

**RESOLUTION AUTHORIZING 100% DISABLED
VETERAN EXEMPT STATUS TO OWNER OF BLOCK
11101 LOT 5 FOR TAX YEAR 2026 AND PARTIAL REFUND
OF TAXES PAID FOR 2ND QUARTER 2026**

WHEREAS, Gonzalo E. Pimentel is the lawful owner of Block 11101, Lot 5, also known as 34 Brooklyn Road, and has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Gonzalo E. Pimentel has applied to the Stanhope Borough Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2026; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to May 21, 2026; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 2nd quarter 2026. Therefore, a refund is due in the amount of \$1,009.89 which represents a pro-rated amount of 2nd quarter 2026 taxes; and

WHEREAS, the Tax Collector is to cancel a pro-rated amount for 2nd quarter 2026 taxes in the amount of \$1,009.89.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the property be classified as 100% exempt effective May 21, 2026, and the Tax Collector be authorized to issue a refund in the amount of \$1,009.89 to Gonzalo E. Pimentel, 34 Brooklyn Road, Stanhope, NJ 07874, and cancel a portion of 2nd quarter 2026 taxes in the amount of \$1,009.89.

On motion by Councilman Smith, seconded by Councilman Simpson and unanimously carried by the following roll call vote, the foregoing resolutions were duly adopted.

Roll Call:

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

Mayor's Acceptance of Resignation

Resolution 106-26

**MAYOR'S ACCEPTANCE OF THE RESIGNATION OF
OWEN NEWSON FROM THE STANHOPE
ENVIRONMENTAL COMMISSION WITH COUNCIL
CONCURRENCE**

BE IT RESOLVED by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's acceptance of Owen Newson's resignation as a member on the Environmental Commission, effective July 1, 2026.

On motion by Councilman Riccardi (regretfully), seconded by Councilman Romano and unanimously carried by voice vote, the foregoing resolution was duly adopted. Mayor Wronko thanked and recognized Owen Newson for all his years of work and dedication to the Borough.

Mayor's Appointments

Resolution 107-26

RESOLUTION APPROVING THE MAYOR'S APPOINTMENT TO THE BOARD OF HEALTH WITH COUNCIL CONCURRENCE

Mayor's appointment to the Board of Health as follows:

Tara Zappa, unexpired 3-year term, term to expire 12-31-2028

BE IT RESOLVED by the Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that they do hereby concur with the Mayor's appointment of Tara Zappa as a member of the Board of Health, to fill an unexpired 3-year term, said term to expire December 31, 2028.

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

Resolution 108-26

MAYOR'S APPOINTMENTS TO THE ENVIRONMENTAL COMMISSION

Mayor's appointments to the Environmental Commission are as follows:

Julieth Lara, unexpired 3-year term, term to expire 12-31-2026

Resolution 109-26

MAYOR'S APPOINTMENT OF A STUDENT LIAISON TO THE ENVIRONMENTAL COMMISSION

Mayor's appointment of a Student Liaison to the Environmental Commission pursuant to and in accordance with Section 12-2.G of the Borough Code as follows:

Isabella Pita, unexpired 1-year term; term to expire 08-31-2026

PAYMENT OF BILLS

Resolution 110-26

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 June 23, 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 Romano – yes
Councilman Simpson – yes

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

ATTORNEY REPORT

Attorney Angelo Bolcato stated he had no report this evening.

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 Romano, seconded by Councilman Smith and unanimously carried by voice vote the meeting was adjourned at 7:12 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk