

Stanhope Land Use Board
July 13, 2026
Regular Meeting
Agenda

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

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Meeting was forwarded to the New Jersey Herald and Daily Record on January 13, 2026 and was placed on the municipal bulletin board.

In the event that the Board has not addressed all the items on its agenda by 10:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place.

At this time, please turn off all cell phones.

ROLL CALL:

Glenn Kurtz
Christine Lipinski
Patrick Lynch
Thomas Pershouse
Carmen Pico (Alt. #1)

John Rogalo
Edward Schwartz
Scott Wachterhauser
Paula Zeliff-Murphy
Rosemarie Maio

APPROVAL OF MINUTES:

May 11, 2026 Meeting

CORRESPONDENCE:

06-24-26 Ellen Horak, Clerk - Chapter 100 Ordinance (Ordinance 2026-15)
06-24-26 Eric Keller - Resolution Compliance Review No. 1 re: Thomas Gilmore, Blk 10105, Lot 12
06-25-26 John D. Williams - Site Plan Application for Happy Tree Farmacy Stanhope LLC (Cannabis Retail Business) re: Blk 11701, Lot 20
07-02-26 Alejandro Martinez - Variance Application re: Blk 11801, Lot 4
07-02-26 Jacek Kaczynski - Variance Application re: Blk 11106, Lot 6.01

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

COMPLETENESS:

26-02, Happy Tree Farmacy Stanhope LLC

Block 11701, Lot 20 - Site Plan Application (Cannabis Retail Business)

Application Rec'd: 6/25/26

45 days: 8/09/26

26-03, Alejandro Martinez

Block 11801, Lot 4 - Variance Application

Application Rec'd: 7/02/26

45 days: 8/16/26

26-03, Jacek Kaczynski

Block 11106, Lot 6.01 - Variance Application

Application Rec'd: 7/02/26

45 days: 8/16/26

NEW BUSINESS:

- *Ordinance 2026-15: Amend Chap 100 - Revise Ord. 2026-03 "Affordable Housing Overlay Zone"*

BILLS:

	Gavan Law LLC	
05/11/26	Re: Gilmore Electric	\$2,013.00
	Bowman Consulting Group Ltd.	
05/30/26	Re: Gilmore Electric	\$ 956.26

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

ADJOURNMENT: