

**MAYOR AND COUNCIL
REGULAR MINUTES**

July 28, 2026

6:00 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 – absent
Councilman Romano – absent
Councilman Simpson – present

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

Mayor Wronko – present

Moment of Silence - Mayor Wronko stated the Borough has lost a long-standing member of our community, Michael Bender. Mr. Bender was a former mayor, served on the Board of Education and did a great deal to help the town over the years. Mayor Wronko asked everyone for a moment of silence to remember Michael Bender.

PROCLAMATION

Owen Newson, Environmental Commission – Mayor Wronko read the following proclamation in honor of long time Stanhope citizen, Owen Newson.

WHEREAS, *Owen Newson* is an outstanding citizen who consistently demonstrates a conscientious and thoughtful concern for his Community and his fellow citizens through his committed service as a member of the Borough's Environmental Commission; and

WHEREAS, *Owen* proudly served on the Environmental Commission from his initial appointment on June 27, 2000 to the present, serving as Chairman from 2003 through 2009 and as Secretary from 2013 to the present; and

WHEREAS, during his tenure on the Environmental Commission, ***Owen's*** knowledge and efforts were instrumental in securing the award of numerous grants for the Borough including the Tri-Community Trail Link Grant that enabled the inter-connecting of trails from Stanhope Borough, Byram Township and Mt. Olive Township resulting in greater recreational opportunities to the residents of all three communities; and

WHEREAS, as a member of the Environmental Commission, ***Owen*** explored opportunities vital to the Borough's future and the community's quality of life; and

WHEREAS, because of *Owen's* vision towards the future and contributions as a concerned and dedicated citizen, the Borough has seen heightened attention to its environment, increased protection of its natural resources and a greater appreciation of the outdoors; and

WHEREAS, as *Owen* relocates and moves to a new home away from Stanhope, it is important to recognize him for his distinguished service and dedication to the Borough of Stanhope's residents, which has earned him the respect, affection, and admiration of the Mayor and Council and the citizens of our community;

NOW, THEREFORE, on behalf of the Mayor and Council of the Borough of Stanhope, I, Mayor Eugene Wronko, on this 28th day of July, 2026, do hereby extend heartfelt appreciation to *Owen Newson* for his unwavering dedication to the Borough of Stanhope and call upon our citizens to offer to him best wishes for his future endeavors.

Mayor Wronko stated that he wishes Owen the best of luck in his future endeavors. All those present congratulated Owen. Owen Newson thanked everyone and stated that leaving Stanhope is bittersweet. This is where he and his wife raised their children. Owen has enjoyed being able to work in the public service.

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.

Scott Poogia stated the intersection at the end of Main Street is very dangerous for pedestrians. There have been signs which have been taken out by vehicles. Mr. Poogia asked what would it take to be able to have a light at the intersection like the one in Netcong. Administrator McNeilly stated the Borough has tried many times. The light in Netcong was part of a bigger project. Mr. Poogia asked what the cost would be. Administrator McNeilly stated it is more than just a light. There are solar panels, transmitters, and insurance. The Borough has been trying to have a crosswalk installed at the American Legion for approximately 7 years. Mr. Poogia stated the signs do a little bit of good but he asked what are the chances of getting a light. Administrator McNeilly stated the Borough has placed the signs in the road, but they are constantly getting damaged and the State does not want the signs there. Several grant applications have been submitted but the State will not approve the light for the intersection. Unfortunately, the Borough has pedestrian fatality numbers, which are significant, and we still cannot get approval for the lights. Mayor Wronko stated the area by the American Legion has been visited by representatives from the State, and there have been fatalities in that area, but we still have not heard back regarding our request. Administrator McNeilly and Mayor Wronko both stated the Borough will continue to try.

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:

June 9, 2026	Work Session and Agenda Meeting & Closed Session
June 23, 2026	Business Meeting

On motion by Councilman Smith, seconded by Councilman Simpson and carried by a majority voice vote, the minutes were approved. Councilman Wachterhauser abstained from the June 23, 2026 minutes.

CORRESPONDENCE *(List Attached)*

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

COUNCIL COMMITTEE REPORTS

Public Safety – Councilman Wachterhauser/Councilman Riccardi

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

Councilman Wachterhauser stated the Police Department for the month of June reported a total of 352 calls for service of which 83 were motor vehicle stops.

Councilman Wachterhauser stated the Zoning and Code Enforcement Official for the months of May and June reported 1 notice of violation and 2 summonses were issued.

Councilman Wachterhauser stated he will follow up with the Fire Department and the Ambulance Squad regarding their reports.

Finance & Administration – Councilman Romano/Councilman Thornton

No report was given.

Community Development – Councilman Smith/Councilman Simpson

Councilman Smith stated he had no report this evening.

Municipal Infrastructure – Councilman Thornton/Councilman Romano

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

No report was given.

Information Technology – Councilman Riccardi/Councilman Wachterhauser

No report was given.

Boards/Commissions – Councilman Simpson/Councilman Smith

Councilman Simpson stated Family Fun Day was held a few weeks ago. Councilman Simpson thanked everyone who was involved to make the event happen especially the Recreation Committee, the DPW, the Fire Department and the EMS. This event is a new version of Stanhope Day, and it went very well.

ENGINEER'S REPORT

New Street – Eric Keller, Borough Engineer, stated the New Street plans have progressed. The road will be milled, paved and striped. The first speed hump located at the upper left and lower left, are existing speed humps. Mr. Keller stated he has work to do on the report, but he is proposing to install an additional speed hump just north of Plane Street. There are a large number of driveways located along New Street and speed humps cannot be located in those locations or where the inlets are located. None of these obstacles exist at the location north of Plain Street. A speed hump at this location will break up the long stretch of road. With regard to the requested four-way stop, Mr. Keller stated he will review this again, but he is of the opinion that this will not be an option. It would be awkward with the funky arrangement of Plane Lane and Plane Street, and it would also be an enforcement issue for the Police Department. Mr. Keller stated, in his opinion, the speed hump is a better option. The plan has to be submitted to the NJDOT in order to go through the Local Aid process. This project will take place in the fall.

NJ Natural Gas – Mr. Keller stated a pre-construction meeting took place with NJ Natural Gas approximately two weeks ago regarding the milling and paving of the streets. Some trading took place. The Borough saved NJ Natural Gas from milling and resurfacing some areas due to the fact that the Borough did those roads. In exchange, some of the roads which would have been half road milling and paving jobs have been changed to full width. Work has been finished at the point. All of Port Morris is complete or close to it. They were scheduled to move to Baker Place and Highland Avenue, but the rain cancelled that work today. Notice was received this evening that paving should begin on Monday, August 3rd. Administrator McNeilly stated an updated schedule is supposed to be provided in order to send out notices. Mr. Keller stated he drove through the point,

and he will be speaking with NJ Natural Gas about an upcoming drainage issue on Lloyd Avenue where it makes that first part of the “S” curve. Administrator McNeilly stated any road that was within a certain amount of feet of being narrow enough where the machine would leave an awkward remainder, will have the full street paved, which is a decision of gas company. Administrator McNeilly stated the Borough’s request was to have Towpath Lane, Crestview Drive, Canfield Street, and Laura Court designated for full paving. The downtown area will also have full-width paving done. It has been over 15 years since any of these roads were paved. The remaining roads, which will have single width paving, will be meeting up against good pavement. The only piece which will be left, which will fall to the Borough for next year, will be the other piece of McKinley Street from Linden Avenue to the top and Smith Street. The roads not included at this time are Sparta Road, Woods Avenue, Lenape Drive and LePont Street are in another area of the gas company’s mapping, which will be done next year. Mr. Keller stated there was also a discussion about Sagamore Road at the cul-de-sac. The gas company will be paving the entire cul-de-sac area, not just a semi-circle as they had proposed. Administrator McNeilly and Mr. Keller both stated that the paving company was very cooperative.

Administrator McNeilly stated the storm which happened Thursday has not helped this project. The DPW is working to mark out all the water caps, manhole covers, inlets and drains. Once the roads are paved, the striping company will come in to stripe all the roads.

Mayor Wronko thanked Mr. Keller for attending tonight’s meeting.

ADMINISTRATOR’S REPORT

Storm Damage – Administrator McNeilly stated the most extensive damage he saw was at Dell Road Park which was beat up pretty badly. All the tree damage has been removed, and the area was cleared twenty feet back into the woods to enable the sun to shine on the equipment which has been scrubbed down. There was also damage near the canal. Work is being done to open up the trail back on the slip. They have been working there for two days and will likely need a third day. The debris in the water also has to be removed because it is blocking the water flow.

Plaster Mill – Administrator McNeilly stated work may need to be done again in the Plaster Mill. A few years ago, the area was cleared but it may need to be done again.

Online Surplus Auction – Administrator McNeilly stated the paperwork for the online surplus auction has been prepared.

Water Tower – Councilman Wachterhauser asked how the water tower project is progressing. Administrator McNeilly stated he has two more documents to be submitted. This is still a work in progress.

COUNCIL DISCUSSION

Ordinance 2026-13 Adopting a New Chapter 131, Tree Removal-Replacement was tabled on 6/23/2026 - Mayor Wronko stated Ordinance 2026-13 regarding tree removal was tabled previously in order for a discussion to take place with the Shade Tree Commission. Administrator McNeilly stated he was not present at the meeting and asked if a copy of the ordinance was to be sent to the Shade Tree Commission. Mayor Wronko confirmed that the commission’s input is needed. Councilman Smith stated that the chairwoman of the commission was present at the previous meeting and pointed out that there are contradictions between the ordinance and the Shade Tree Commission ordinance. Eric Keller, Borough Engineer, stated ordinance 2026-13 is tied into the stormwater ordinance. The State will not allow the ordinance to be less restrictive. The ordinance can be made more restrictive. Mr. Keller stated that the Shade Tree Commission concerns do have to be resolved. Mayor Wronko stated there may be issues that the Shade Tree Commission will have to change on their side, and he asked Administrator McNeilly and Mr. Keller to contact the Shade Tree Commission.

Optimum – Mayor Wronko stated he sent a message to Optimum today due to the fact there have been a lot of outages recently and there are a lot of unhappy people in the Borough. Administrator McNeilly stated a notice was recently received that the cable side of the franchise is coming up for renewal. Ellen Horak, Borough Clerk, stated the paperwork will be in the governing body’s Friday information mailing. Attorney Ursula Leo stated the current contract is valid until March of 2028 so this notice is a little early.

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 2026-14

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 Wachterhauser, seconded by Councilman Smith 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 – absent
Councilman Romano – absent
Councilman Simpson – yes

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

On motion by Councilman Simpson, 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 2026-15

**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:

Article XVIB Affordable Housing Overlay Zone (AHO)

(2) Block 11701, Lots 1 to 10 plus 7.01 and 9.02

AHO-2

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 Wachterhauser, seconded by Councilman Smith 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 – absent
Councilman Romano – absent
Councilman Simpson – yes

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

On motion by Councilman Wachterhauser, 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

RESOLUTIONS

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

Resolution 111-26

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT WITH LEW ENVIRONMENTAL SERVICES LLC FOR THE MANAGEMENT OF LEAD TESTING FOR CERTAIN RENTAL UNITS

WHEREAS, the Borough of Stanhope is required to comply with the Lead-Based Paint Inspection in rental dwellings law N.J.A.C. 5:28A, formally P.L. 2021, c.182; and

WHEREAS, the law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings, built before 1978, for lead-based paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification; and

WHEREAS, the New Jersey Department of Community Affairs (NJDCa) certifies lead evaluation contractors pursuant to N.J.A.C. 5:17; and

WHEREAS, the Borough wishes to retain LEW Environmental Services LLC, who has been certified by the NJDCa pursuant to N.J.A.C. 5:17, to perform such services.

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

1. The Mayor and Borough Clerk are hereby authorized and directed to execute a contract with LEW Environmental Services LLC for the management of lead testing for certain rental units.
2. LEW Environmental Services LLC shall provide services related to the management of lead testing of rental units in Stanhope Borough as set forth in their proposal, Proposal Number 2643, dated October 24, 2025.
3. A notice of this action shall be printed once in the legal newspaper of the Borough of Stanhope as required by law.

4. A copy of this Resolution shall be provided to the Chief Financial Officer, and to LEW Environmental Services LLC, 181 US Hwy 46, Mine Hill, NJ 07803, for their information and guidance.

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

Roll Call:

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

Councilman Smith – yes
Councilman Thornton – absent
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 112-26

**RESOLUTION EXTENDING THE GRACE PERIOD
FOR PAYMENT OF 2026 THIRD QUARTER TAXES**

WHEREAS, the date of the mailing of the Stanhope Borough tax bills cannot be determined at this time; and

WHEREAS, N.J.S.A. 54:4-66.3 provides that no interest shall be charged for a minimum of 25 days after tax bills are mailed or otherwise delivered.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that Stanhope Borough taxes and assessments due August 1, 2026, will not be considered delinquent, and interest for delinquency in the payment of such taxes and assessments shall not be charged for the failure to pay any such taxes or assessments if received by the Township on or before the 25th day after the date of mailing as certified by the Tax Collector to the Municipal Clerk and provided further, however, that if any such payment is not received on or before the 25th day, interest at the usual rate will be charged from August 1, 2026; and

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

Resolution 113-26

**RESOLUTION AUTHORIZING PARTICIPATION
IN AN ELECTRONIC TAX SALE**

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for electronic tax sales; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the Borough of Stanhope, County of Sussex, State of New Jersey wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that the Tax Collector is hereby authorized to participate in the electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

Resolution 114-26

**RESOLUTION AUTHORIZING ELECTRONIC
TAX SALE NOTICE FEES**

WHEREAS, N.J.S.A. 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to each property included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, the Borough of Stanhope, County of Sussex, State of New Jersey wishes to balance the effect of fees upon the property owner which may be experiencing financial hardship, and the other residents which should not have to bear any additional costs. The Borough therefore wishes to set a one-time fee of \$25.00 for the two (2) required notices that will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey that a one-time fee of \$25.00 is hereby authorized and is to be charged to each property owner appearing on the 2025 electronic tax sale list.

Resolution 115-26

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF STANHOPE APPROVING SOCIAL
AFFAIR PERMIT**

WHEREAS, Musconetcong Post #278 American Legion has filed an application for a Social Affair Permit for an event to be held on August 29, 2026; and

WHEREAS, the submitted application form is complete in all respects, fees have been paid and the application has been properly reviewed and approved by the Chief of Police;

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Stanhope do hereby approve the Social Affair Permit for the Musconetcong Post #278 American Legion for their event to be held on August 29, 2026.

Resolution 116-26

**RESOLUTION AUTHORIZING REFUND OF
APPLICATION FEE AND ESCROW FUNDS**

WHEREAS, Alejandro Martinez had placed funds on deposit in escrow with the Borough of Stanhope for a variance application and paid the \$75 application fee, and

WHEREAS, the variance application was not needed; and

WHEREAS, the Land Use Board recommends the refund of both the \$75 application fee and \$500 escrow fee.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, that a warrant be drawn to the vendor below in the designated amount representing a refund of unused escrow funds and application fee, as follows:

Alejandro Martinez	\$575.00
24 Sparta Road	
Stanhope, NJ 07874	

Resolution 117-26

**RESOLUTION AUTHORIZING THE PUBLIC SALE OF
BOROUGH PROPERTY NO LONGER NEEDED FOR
PUBLIC USE THROUGH MUNICIBID.COM PUBLIC
AUCTION**

WHEREAS, the Borough of Stanhope is the owner of certain property which is no longer needed for public use; and

WHEREAS, N.J.S.A. 40A:11-36 authorizes municipalities to sell public property that is no longer needed for public use at a public sale to the highest bidder as surplus property; and

WHEREAS, the Borough of Stanhope desires to sell such surplus property in “as is” condition without express or implied warranties.

NOW, THEREFORE, BE IT RESOLVED, the Borough of Stanhope hereby authorizes the sale of Borough property no longer needed for public use; and

BE IT FURTHER RESOLVED, that the public auction shall be conducted through the Municibid.com public online auction pursuant N.J.S.A. 40A:11-36, Local Finance Notice 2008-9 of the New Jersey Department of Community Affairs, Division of Local Government Services; and

BE IT FURTHER RESOLVED, that the sale of surplus property to be sold in “as is” condition without expressed or implied warranties is as follows:

ITEM	MINIMUM BID
1981 Ford Sewer Jet 1FDNF60H0BVA027	\$500.00
2009 Ford F-350 Pick-up 1FTWF31579EA15843	\$100.00
2009 Ford Explorer SUV 1FMEU73E99UA13812	\$100.00
2014 Ford Interceptor 1FAHP2MK0EG105311	No Minimum
2014 Ford F-350 1FTRF3B65EEB08990	No Minimum

BE IT FURTHER RESOLVED, that the Borough of Stanhope reserves the right to accept or reject any bid submitted; and

BE IT FURTHER RESOLVED, that the Borough Administrator is hereby authorized and directed to conduct the Sale, accept the proceeds in cash or certified check from the highest bidder; and

BE IT FURTHER RESOLVED, that the successful bidder(s) shall be required to pay the full amount of the sale and shall be required to make arrangements for the pick-up of sold property from the Borough of Stanhope within 10 business days of the auction; and

BE IT FURTHER RESOLVED, that if no Bids are received for all or a portion of the surplus property herein relevant, the property may be sold at a private sale without further publication but at no less than the estimated Fair Market Value unless the Administrator of the Borough of Stanhope shall recommend that the property be re-offered at Public Sale; and

BE IT FURTHER RESOLVED, that all other Borough officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

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

Roll Call:

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

PAYMENT OF BILLS

Resolution 118-26

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 July 28, 2026, and on file and available for public inspection in the Office of the Chief Finance Officer and approved by the Chief Finance Officer for payment, be paid.

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

Roll Call:

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

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

ATTORNEY REPORT

Attorney Ursula Leo stated that an email was sent out reminding everyone about not using personal emails and not texting. This information is not new, but it should be provided to all of the boards and commissions as well. Following these practices will prevent personal emails and devices from having to be accessed for OPRA requests.

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 Smith, seconded by Councilman Simpson and unanimously carried by voice vote the meeting was adjourned at 6:23 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk