

Stanhope Land Use Board
August 10, 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:

July 13, 2026 Meeting

CORRESPONDENCE:

07-28-26 Sussex County Dept. of Health - Site Plan for Happy Tree Farmacy, Blk 11701, Lot 20
07-30-26 Eric Keller - Resolution Compliance Review #2 re: ADG Amity (Tom Gilmore), Blk 10105, Lot 12
07-30-26 Roger Thomas, Esq. - Site Plan Application re: New Jersey Leaf, LLC, Blk 11402, Lot 42
07-31-26 Christine Raymond - Minor Subdivision Application re: Blk 11303, Lots 10 and 11
08-03-26 Eric Keller - Resolution Compliance Review #2A re: ADG Amity (Tom Gilmore), Blk 10105, Lot 12

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

The "Open to the Public" portion of this meeting is to give the public time to address the Land Use Board on subjects which are relevant to the responsibilities of the Land Use Board, but not on the agenda.

Each person wishing to address the Land Use Board shall be limited to five minutes of the meeting time. The exceptions will be for members of the public, which at the pleasure of the Board, be granted additional time to answer questions from the Land Use Board. Anyone who chooses not to adhere to this statement will be subject to the ramifications of disrupting a public meeting.

COMPLETENESS:

26-05, New Jersey Leaf, LLC (Romi Shah)

Block 11402, Lot 42, Site Plan and Conditional Use Variance (Cannabis Retail Establishment)

Appl. Rec'd: 7/30/26

45 days: 09/13/26

26-06, Christine Raymond

Block 11303, Lots 10 & 11 - Minor Subdivision (Lot Line Adjustment)

Appl. Rec'd: 7/31/26

45 days: 09/14/26

NEW HEARINGS:

26-04, Jacek Kaczynski

Block 11106, Lot 6.01 - Variance Application

Deemed Complete: 7/13/26

120 days: 11/10/26

26-02, Happy Tree Farmacy Stanhope LLC

Block 11701, Lot 20 - Site Plan Application & Conditional Use Variance (Cannabis Retail Business)

Deemed Complete: 7/13/26

120 days: 11/10/26

BILLS:

None

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

ADJOURNMENT: