

Stanhope Land Use Board
September 14, 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 Zelif-Murphy
Rosemarie Maio

APPROVAL OF MINUTES:

August 10, 2026 Meeting

CORRESPONDENCE:

- 08-13-26 Lavery, Selvaggi & Cohen - Preliminary & Final Site Plan Application re: Old Sparta Road, LLC, Blk 11802, Lot 1
- 08-17-26 DuBois & Associates - Notice of Application for Letter of Interpretation-Line Verification re: Old Sparta Road, LLC, Blk 11802, Lot 1
- 08-20-26 Costera Consulting Group - Revised Security and Public Safety Plan re: Happy Tree Farmacy, Blk 11701, Lot 20
- 08-20-26 Environmental Commission - no comment or objection to the following applications: New Jersey Leaf, LLC site plan and conditional use; Happy Tree Farmacy, site plan and conditional use; and Christine Raymond lot line adjustment
- 08-25-26 Environmental Commission - Kacynzski Variance, 3 Musconetcong Avenue
- 09-03-26 Roger Thomas, Esq.-request to amend application re: New Jersey Leaf LLC, Blk 11402, Lot 42
- 09-08-26 Sussex County Division of Planning - Administratively Disapproved due to missing items re: Old Sparta Road, LLC, Blk 11802, Lot 1

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:

26-07, Old Sparta Road LLC

Block 11802, Lot 1, Preliminary & Final Site Plan

Appl. Rec'd: 08/14/26

45 days: 09/28/26

NEW HEARINGS:

26-06, Christine Raymond

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

Deemed Complete: 8/11/26

45 days: 09/23/26

UNFINISHED HEARINGS:

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

RESOLUTION OF MEMORIALIZATION

26-04, Jacek Kaczynski

Block 11106, Lot 6.01 - Variance Application

Approval Granted: 8/11/26

BILLS:

None

NEW BUSINESS

- *2027 Budget Request*

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

CLOSED SESSION

1. The general nature of the subject matter(s) to be discussed is as follows:
_____ Personnel _____ Contract _____ Real Property
_____ Public Safety _____ Litigation/Potential Litigation _____ Attorney-Client
2. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
3. This resolution shall take effect immediately. Time: _____ Motion/2nd _____

RETURN TO OPEN SESSION: Time _____ Move/2nd _____

ADJOURNMENT: