

**Stanhope Land Use Board
October 19, 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

NEW BUSINESS:

1. Resolution: Appointing Board Attorney Move/2nd _____ Roll Call
2. *Ordinance 2026-17: Amend Chap 100 - "Prohibit Data Centers in the Borough"*

APPROVAL OF MINUTES:

September 14, 2026 Meeting & Closed Session

CORRESPONDENCE:

- 09-29-26 Wander Ecological Consultants - Public Notice re: Freshwater Wetlands General Permit 24 for Blk 10603, Lot 2, 20 Kingsland Avenue
- 10-02-26 Thomas Parrish - Variance Application re: Blk 10703, Lot 5
- 10-05-26 John Brennan - Variance Application re: Blk 11010, Lot 12
- 10-09-26 William Eaves - Variance Application re: Blk 10304, Lot 6
- 10-14-26 Ellen Horak, Clerk - Ordinance 2026-17
- 10-14-26 Sussex County Division of Planning - Administratively Disapproved re: Old Sparta Road, LLC Blk 11802, Lot 1
- 10-14-26 Eric Keller - Technical Review No. 1 re: New Jersey Leaf, Preliminary/Final Site Plan, Blk 11402, 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:

26-08, Thomas Parrish

Block 10703, Lot 5 - Variance Application

Appl Rec'd: 10/02/26 45 days: 11/16/26

26-09, John Brennan

Block 11010, Lot 12 - Variance Application

Appl Rec'd: 10/05/26 45 days: 11/19/26

26-10, Dream Concept (William Eaves)

Block 10304, Lot 6 - Variance Application

Appl Rec'd: 10/05/26 45 days: 11/23/26

NEW HEARINGS:

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

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

Deemed Complete: 08/10/26 120 days: 12/08/26

26-07, Old Sparta Road LLC

Block 11802, Lot 1, Preliminary & Final Site Plan

Deemed Complete: 09/14/26 95 days: 12/18/26

RESOLUTION OF MEMORIALIZATION

26-06, Christine Raymond

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

Approval Granted: 09/14/26

BILLS:

	Bowman Consulting Group Ltd.	
09/16/26	Re: Kaczynski Variance	\$ 39.38
09/30/26	Cassandra Constandelis Variance	\$354.38

ADJOURNMENT: