

**MAYOR AND COUNCIL
WORK SESSION AND
AGENDA MEETING MINUTES
September 8, 2026
7:00 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 – present
Councilman Romano – present
Councilman Simpson – present

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

Mayor Wronko – present

ENGINEER'S REPORT

New Street – Eric Keller, Borough Engineer, stated some minor comments have been received from the NJDOT regarding the New Street Project. The paperwork will be resubmitted this week. Mr. Keller stated he is in contact with Tilcon trying to coordinate a schedule as to when they can start. The resolution to award the contract will be forwarded to the DOT to keep the project moving forward. The speed humps are not part of the co-op. Four quotes were sent out due to the fact this work has to go out to bid. The cost will be below the threshold. Three out of the four were received. The award can then be made by resolution at the next scheduled meeting. The bids still have to be reviewed but the lowest bidder is Lakeside with a bid of just over \$19,000. The bid is for three speed humps and the accompanying signage. The striping will be part of the co-op work. Mr. Keller stated he has received a quote from KeyTech in order to have the core samples done once the paving is complete. A resolution will be prepared to award the contract. KeyTech has done all of the pavement cores in the Borough for many years.

Musconetcong Avenue Striping – Mr. Keller stated that Administrator McNeilly shared a picture of the striping that was done on Musconetcong Avenue. Mr. Keller spoke with the vendor on Friday who said he was going to be going back to his shop to fire someone for the work that was done. The striping has been fixed, and everything now looks good. Councilman Smith stated someone did not need to be fired for it, but it just needed to be fixed. Mr. Keller agreed.

Safe Route to School Grant (NJDOT) – Mr. Keller stated that Administrator McNeilly had spoken with him about applying for a Safe Route to School Grant through the NJDOT. The Highland Avenue area is isolated with no sidewalks and no place to walk. A pedestrian connection was suggested which would go from that neighborhood to Elm Street which would then lead to Valley

Road School. Mr. Keller provided a handout with an aerial view dated March 2025. The sidewalk currently ends at the intersection of Elm Street and Grove Road. A new sidewalk would be installed along the curbside of Elm Street where there appears to be room. The Blue Line on the drawing is from the NJDEP GEOWEB. This is an approximate limit of where the wetlands are located. The area above the line is wetlands and the area below the blue line toward Elm Street is the transition area. The wetlands have a 150-foot transition area. There is a watercourse of some sort in that area. Whether it is regulated or not is unknown at this time. If it is regulated, Mr. Keller is of the opinion that it would not have a tributary area of more than 50 acres. Therefore, the only item there would be a riparian zone. This would require NJDEP approval for freshwater wetlands. This would be a general permit for a trail through a transition area and potentially a riparian zone permit under the flood hazard rules, if it is a riparian zone. That is not only for the disturbance of the trail itself, but if there are any trees removed, that would take the canopy and the tree. There is a potential gore where Elm Street makes the bend. The map used to create this plan has different lot lines than the tax map. There is a missing area there. Administrator McNeilly stated that area is owned by the Borough. The large lot with the wetlands belongs to the Borough. The lot of 100 Brooklyn Road would require an easement over that property to get to Highland Avenue. Highland Avenue is a municipal street.

Administrator McNeilly stated he has spoken with the owner of 100 Brooklyn Road, and he is receptive to the option of an easement to help provide a safe route for the children. Administrator McNeilly asked if the area would have a sidewalk. Mr. Keller confirmed that the tan line on the map indicates the sidewalk. The red line would be a boardwalk structure. Administrator McNeilly stated the route has to be wide enough for the VenTrac to fit through to plow the trail. Once this is declared a school route, the Borough will be responsible for the upkeep. The boardwalk portion may have to begin where the road ends on Highland Avenue depending on the firmness of the land in that area. Mr. Keller stated, under the wetland rules, the width is limited to being six feet wide. Mayor Wronko stated the boardwalk surface can get very slippery when wet or frozen and he asked if there would be railings. Mr. Keller confirmed railings would be installed. Administrator McNeilly stated the surface would have to be treated in the winter if necessary. Mr. Keller stated he envisions the path being lit in some fashion with some type of above ground conduit. The boardwalk portion could have lights integrated into the railings. The rest of the sidewalk may need some type of lighting.

Mr. Keller stated this is a highly conceptual plan, and as such, he would prefer to estimate the project higher now, than to be too low. Based upon very broad numbers, the estimate is \$530,000. The boardwalk is sixty percent of the cost. Councilman Smith asked if ADA requirements need to be included. Mr. Keller stated the area for the trail is relatively flat. Administrator McNeilly stated the Safe Routes to School Grant Application is due in November. Discussion took place about the way the children cut through yards now to get to school and the fact that this neighborhood has no defined safe path. Some children will walk through the wooded area when it is dry enough, but the area is generally very wet. Administrator McNeilly stated the Borough would be responsible for twenty percent of the grant amount. Depending on the amount that may be awarded, items such as the lighting plan can be altered. If this trail can be established, it could help alleviate some of the traffic during drop off and pick up at the school. Mr. Keller stated the trail would also benefit other people in the neighborhood who would then be able to walk to other locations, such as additional trails, without the need for their car. The Open Space Committee has talked about the trail at the end of Valley Road. This trail would provide additional connectivity.

Administrator McNeilly stated the proposed trail area is rich in wildlife and in the future some group may want to put up environmental signage. The other area of interest is to tighten up the section on the other side from Roberts Place up to Crestview Drive. That would capture Spring Street, Coursen Street, Port Morris Avenue, Hill Road, Central Avenue, Lower Walton Avenue, Lakeview Terrace, and Roberts Place up into Crestview Drive and around to a controlled crossing. The Borough does not own property in that area so doing this would be difficult. Mr. Keller stated the topography in that area is challenging as well.

Mr. Keller stated the ballpark engineering costs for the project are estimated to be between \$100,000 to \$120,000, depending on what will be required on the permitting side. A wetland audiation and permitting will definitely be required. The rest of the requirements would be determined if the project moves forward. This would include construction observation and administration and structural design of the boardwalk. This does not include any Geotech which may be needed. However, if required it may fit into this budget. Administrator McNeilly stated the grant request will be submitted for \$600,000. Mr. Keller stated if the design costs are to be

included, he would suggest requesting \$650,000. Administrator McNeilly stated the narrative for the application will be very good.

The Mayor and council members thanked Mr. Keller for attending this evening's meeting.

ADMINISTRATOR'S REPORT

Administrator McNeilly stated he had no report.

Mayor Wronko asked if there were any questions for the Administrator. There were none.

WORK SESSION

Recreation Committee's Road Closure Request – Mayor Wronko stated the Recreation Committee has requested a road closure on Main Street on Saturday, December 5th, for the Holiday Festival.

On motion by Councilman Romano, seconded by Councilman Riccardi and unanimously carried by voice vote, the road closure was approved.

Resolution Prohibiting Data Centers – Ellen Horak, Borough Clerk, stated the Borough Attorney has drafted an ordinance prohibiting data centers in the Borough. Ms. Horak stated if the governing body is in favor of the draft ordinance, it will be placed on the agenda for introduction at the next meeting. Councilman Wachterhauser stated at the last meeting a discussion took place regarding a change to the ordinance with regard to smaller sized data centers. The current draft does not address that change. Councilman Riccardi stated he does have some notes regarding the size of the data centers that he would like to review with the Borough Attorney. Councilman Riccardi stated he will send his notes to the attorney and the governing body members. Administrator McNeilly suggested discussing the ordinance with the Borough Attorney at the next scheduled meeting.

NEW BUSINESS

ORDINANCES

Ordinances for Introduction and First Reading [Public Hearing on September 22, 2026]

Mayor Wronko offered the following Ordinances for Introduction and First Reading which were read by title.

Ordinance 2026-13

AN ORDINANCE OF THE BOROUGH OF STANHOPE, SUSSEX COUNTY, NEW JERSEY ADOPTING A NEW CHAPTER 131, TREE REMOVAL-REPLACEMENT

WHEREAS, all municipalities with a Tier 1 MS4 stormwater permit are required to adopt and enforce an ordinance to control tree removal and replacement to reduce stormwater runoff and pollutants, and to promote infiltration of rainwater into the soil; and

WHEREAS, this Ordinance is drafted in accordance with the New Jersey Department of Environmental Protection-issued model ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, Sussex County, New Jersey, that a new Chapter 131, Tree Removal-Replacement, shall be adopted as follows:

SECTION 1. A new Stanhope Code Chapter 131, Tree Removal-Replacement, shall be adopted as follows:

Chapter 131 - Tree Removal-Replacement

131-1 Purpose.

The purpose of this Chapter is to establish requirements for tree removal and replacement in the Borough of Stanhope to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

131-2 Definitions.

For the purpose of this Chapter, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word “shall” means the requirement is always mandatory and not merely directory.

A. “Applicant” means any “person”, as defined below, who applies for approval to remove trees regulated under this ordinance.

B. “Critical Root Radius (CRR)” – means the zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6” DBH would have a CRR = 6”x1.5’ = 9’.

C. “Diameter at Breast Height (DBH)” means the diameter of the trunk of a mature tree generally measured at a point four and a half feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.

D. “Hazard Tree” means a tree or limbs thereof that meet one or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

1. Has an infectious disease or insect infestation;
2. Is dead or dying;
3. Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
4. Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
5. Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or Licensed Tree Expert (LTE).

E. “Person” means any individual, resident, corporation, utility, company, partnership, firm, or association.

F. “Planting strip” means the part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

G. “Resident” means an individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

H. “Street Tree” means a tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

I. “Tree” means a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

J. “Tree Caliper” means the diameter of the trunk of a young tree, measured six (6) inches from the soil line. For young trees whose caliper exceeds four (4) inches, the measurement is taken twelve (12) inches above the soil line.

K. “Tree removal” means to kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

131-3 Regulated Activities.

A. Application Process:

1. Any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5” or more or any non-street tree with DBH of 6” or more on their property shall submit a Tree Removal Application to the Shade Tree Commission. No tree shall be removed until the Shade Tree Commission has reviewed and approved the removal. An application fee of \$25 shall be paid.

B. Tree Replacement Requirements

1. Any person who removes one or more street tree(s) with a DBH of 2.5” or more, unless exempt per Section 131-4, shall be subject to the requirements of the Tree Replacement Requirements Table below.
2. Any person, who removes one or more tree(s), as defined as Tree removal, with a DBH of 6” or more, unless otherwise exempt, shall be subject to the requirements of the Tree Replacement Requirements Table.

Replacement tree(s) shall:

1. Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;
2. Be planted within twelve (12) months of the date of removal of the original tree(s) or at an alternative date specified by the municipality;
3. Be monitored by the applicant for a period of two (2) years to ensure their survival and shall be replaced as needed within twelve (12) months; and
4. Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

Tree Replacement Requirements Table:

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)
1	DBH of 2.5” (for street trees) or 6” (for non-street trees) to 12.99”	Replant 1 tree with a minimum tree caliper of 1.5” for each tree removed
2	DBH of 13” to 22.99”	Replant 2 trees with minimum tree caliper of 1.5” for each tree removed
3	DBH of 23” to 32.99”	Replant 3 trees with minimum tree caliper of 1.5” for each tree removed
4	DBH of 33” or greater	Replant 4 trees with minimum tree caliper of 1.5” for each tree removed

C. Replacement Alternatives:

1. If the Shade Tree Commission and/or Zoning Officer determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, as proven by photos or a written submission by a NJ license tree expert or arborist, then the applicant shall do one of the following:
 - a. Plant replacement trees in a separate area(s) approved by the municipality.
 - b. Pay a fee of two hundred (\$200) dollars per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees.

131-4 Exemptions.

All persons shall comply with the tree replacement standard outlined above, except in the cases detailed below. Proper justification shall be provided, in writing, to the municipality by all persons claiming an exemption as proven by photos or a written submission by a NJ license tree expert or arborist:

- A. Residents who remove less than four (4) trees per acre that fall into category 1, 2, or 3 of the Tree Replacement Requirements Table within a five-year period. [The number of trees removed is a rolling count across a five-year period. For example, if 3 trees from category 1 are removed in July 2023, the 'count' resets to zero in July 2028. However, if 1 tree from category 1 is removed in July 2023 and another in July of 2025 the first tree will come off the count in July 2028 and the second in July 2030.]
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers;
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the municipality;
- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined to be removed in the decommissioning plan.
- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan;
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife; and
- G. Hazard trees may be removed with no fee or replacement requirement.

131-5 Enforcement.

This Chapter shall be enforced by the Code Enforcement Officer during the course of ordinary enforcement duties.

131-6 Violations and Penalties.

Any person(s) who is found to be in violation of the provisions of this Chapter shall have seventy-two (72) hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in daily fines not exceeding \$1,000 per day, imprisonment for a term not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof.

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 - 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 Romano, seconded by Councilman Smith and carried by a majority of the following roll call vote, the foregoing ordinance was introduced. Councilman Wachterhauser abstained.

Roll Call:

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

On motion by Councilman Simpson, seconded by Councilman Romano, and unanimously carried by voice vote, the Mayor and Council instructed the Clerk to post the ordinance and authorized publication of same.

Ordinance 2026-16

AN ORDINANCE AUTHORIZING THE PUBLIC SALE OF REAL PROPERTY LOCATED AT BLOCK 10314, LOT 2, IN THE BOROUGH OF STANHOPE, PURSUANT TO N.J.S.A. 40A:12-13(a)

WHEREAS, the Borough of Stanhope is the owner of the property located at Block 10314, Lot 2, Leo Avenue, Stanhope, New Jersey, which land is not needed or required for municipal use; and

WHEREAS, the lot meets the minimum size required for development under the municipal ordinance; and

WHEREAS, the Mayor and Council deems it in the best interest of the Borough of Stanhope to sell the property at public auction, in accordance with the provisions of N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the sale shall be conducted as an auction to the highest bidder, after advertisement, with such auction to be held at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874 on October 27, 2026 at 7:00pm, or such adjourned date, as may be determined by the Mayor and Council.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stanhope, as follows:

A. The Borough of Stanhope shall offer for sale by auction, pursuant to the provisions of N.J.S.A. 40A:12-13(a), et seq., the property located at Block 10314, Lot 2, Leo Avenue, with a minimum sale price of \$8,500.00. The Mayor and Council reserves the right, in its discretion, to reject all bids for the property for any reason, including but not limited to, in the event that the minimum sale price for the property is not met.

B. Upon final passage of this Ordinance, the sale shall take place on October 27, 2026 at 7:00 pm at the Stanhope Borough Municipal Building, 77 Main Street, Stanhope, New Jersey 07874, after offering same to the highest bidder, at said time and place.

C. A copy of this Ordinance shall be posted on the bulletin board or other conspicuous place in the Stanhope Borough Municipal Building. Notice of adoption of this Ordinance shall be made in the official Borough newspaper within five (5) days following the enactment of the Ordinance. Notice of the public sale shall be published in the official Borough newspaper by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication shall be within seven (7) days prior to the sale date.

D. The property shall be sold subject to the following terms and conditions:

(a) The property is sold "as is". No representations of any kind are made by the Township as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The properties are being sold in the present "as is", "where is", with all faults.

(b) The sale shall be made after legal advertisement of this Ordinance to the highest bidder.

(c) Should the highest bidder own property adjacent to this property, Block 10314, Lot 2, Leo Avenue, this property shall be merged with the adjacently-owned property or properties.

(d) The Borough does not warrant or certify title to the property and in no event shall the Borough of Stanhope be liable for any damages to the purchaser-successful bidder if title is found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Borough. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to said premises prior to the closing. In the event of closing and a later finding of defect of title, the Borough shall not be responsible for same, shall not be required to refund money or correct any defect in title or be held liable for damages.

(e) Acceptance of the highest bid shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.

(f) The highest bidder shall deposit with the Borough either cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Borough of Stanhope will re-auction the property at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.

(g) The highest bidder must pay the balance of the purchase price, plus (1) the sum of \$750.00 for the legal services incurred by the Borough; (2) the Borough of Stanhope's advertising and the actual recording fees within thirty (30) days after the date the Mayor and Council adopts a resolution confirming the winning bid(s); (3) all costs and expenses for the sale including, but not limited to, the appraisal costs incurred by the Borough; and (4) realty transfer fees, if any. The balance shall be paid by certified funds. Once the purchase price has been paid, a Quitclaim Deed without covenants will be prepared by the Borough Attorney and, after execution by the Mayor, shall be recorded with the Sussex County Clerk's Office by the Borough Attorney. Additional work performed by the Borough Attorney beyond the standard preparation of the sale resolutions, notice of sale, letters to property owners and adjoining property owners, Deed and closing statement, shall be billed at the rate charged by the Borough Attorney and shall be the responsibility of the purchaser, which fees must be paid prior to the Deed being recorded

(h) The Deed will be subject to all matters of record, which may affect title herein, what an accurate survey may reveal, the Ordinances of the Borough of Stanhope and reserving an easement for all natural or constructed drainage systems, waterways, water and sewer easements, if any, on the premises and the continued right of maintenance and flow thereof.

Potential Bidders are advised:

(1) To conduct all necessary title searches prior to the date of sale.

(2) No representations of any kind are made by the Borough of Stanhope as to the conditions of the Property, including habitability or usability; the Property is being sold in its present conditions "as is".

(3) The property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the Property to be conveyed.

(4) The highest bidder for the Property shall have the rights, at its sole cost and expense, to obtain a new survey of the Property. Provided such survey depicts the Property and is certified to be correct to the Borough of Stanhope, the Borough of Stanhope shall utilize the legal description drawn in accordance with such survey in the Deed of conveyance, provided the

highest bidder provides such legal description and a copy of the certified survey to the Borough of Stanhope not less than one week prior to the date set for closing of title.

Additional terms the successful bidder must comply with:

- (1) To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
- (2) That the failure to close title as agreed shall forfeit to the Borough of Stanhope any and all money deposited with the Borough.
 - (i) The property will be sold subject to the current year taxes, prorated from the date of sale.
 - (j) The Mayor and Council reserves the right to withdraw this offer to sell, or upon completion of the bidding to accept or reject any or all bids for said properties or to waive any informality in relation thereto.
 - (k) All bidders currently owning property within the Borough must have their taxes, as well as all municipal utility charges, if applicable, paid to date in order to be a qualified bidder. In the event the bidder's taxes or municipal utility charges are delinquent, the bidder shall be deemed unqualified and such bid shall be rejected.
 - (l) The same is made subject to all applicable laws, statutes, regulations, resolutions and ordinances of the United States, State of New Jersey and Borough of Stanhope.
 - (m) No employee, agent or officer of the Borough of Stanhope has any authority to waive, modify or amend any of the conditions of sale.
 - (n) The purchaser must abide by appropriate zoning, subdivision, health and building regulations and code, and agrees that this sale will not be used as ground to support any variance from or realization of the regulations.
 - (o) The failure of the purchaser to close on title within sixty (60) days of the Borough's award of the bid shall constitute a breach of this Ordinance unless the Borough agrees in writing prior to that date to extend the time of the closing. In the event the purchaser fails to close within 60 days, or such date as may be extended by the Borough, the deposit paid by the purchaser shall be retained by the Borough as liquidated damages. The municipality is entitled to retain the purchaser's deposit to the extent of any expenses and/or losses it incurs including but not limited to advertising costs, attorney's fees, lost tax revenues from the date of the required closing as well as additional cost of resale and the difference in the sales price, to the extent the property is sold for a lower price and any subsequent sale. The only exception to this section is in the event that the purchaser fails to close as a result of the title being unmarketable, in which case the Purchaser shall be entitled to a refund of their deposit.
 - (p) The purchase shall not be used for any County, Board of Taxation, Tax Court of New Jersey, or in any Courts of the State as grounds to support a challenge of the existing assessments with regard to other properties.
 - (q) The sale shall be subject to final approval by the Mayor and Council.

5. 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.

6. 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.

7. Effective Date. This Ordinance shall take effect immediately upon adoption and publication in accordance with law.

On motion by Councilman Riccardi, seconded by Councilman Simpson and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

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

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

On motion by Councilman Romano, 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.

RESOLUTIONS

Resolution 127-26

RESOLUTION AUTHORIZING USE OF TILCON NEW YORK, INC. & DENVILLE LINE PAINTING, INC. AS SET FORTH IN THE MORRIS COUNTY CO-OP PUBLIC BIDS FOR NEW STREET MILLING, PAVING AND STRIPING, RECOMMENDATION OF AWARD NJDOT LOCAL AID PROJECT

WHEREAS, the Borough of Stanhope is in need of roadway milling, paving and striping for New Street (the “Road Project”);

WHEREAS, the Borough applied for and received a Local Aid Grant from the New Jersey Department of Transportation; and

WHEREAS, the Borough Engineer’s estimate for milling, paving and striping, including asphalt and fuel price adjustments on New Street is \$46,363.61; and

WHEREAS, the Borough is a member of the Morris County Co-Op which has already publicly bid milling and paving services for the year 2026 and has awarded a contract therefore for the services needed; and

WHEREAS, the Borough may utilize the Co-Op bid price as a member of the Co-Op without the need for further public bidding; and

WHEREAS, the Borough Engineer has recommended the use of the Co-Op bids for the above noted and various construction items for the “Road Project”; and

WHEREAS, the Borough awards the milling and resurfacing to Tilcon New York, Inc. for District #2 (including asphalt and fuel price adjustments) at \$3.25 per square yard for milling 0”-2”; and for HMA 9.5M64 at \$81.00 per ton in a total amount of \$45,343.75 subject to the approval of the New Jersey Department of Transportation (see attached bid tabulation); and

WHEREAS, the Borough awards the striping to Denville Line Painting, Inc. for traffic striping on roadways (including for layout) at \$0.81 per linear foot per 4” wide, long life thermoplastic for the total amount of \$1,019.86 subject to the approval of the New Jersey Department of Transportation (see attached bid tabulation);

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Stanhope, that the Borough shall utilize Tilcon New York, Inc. for milling and paving; and Denville Line Painting, Inc. for traffic striping for the New Street Local Aid

Project at the 2026 Morris County Co-Op awarded bid prices and quantities as set forth in the attached bid tabulation.

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

Roll Call:

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

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

Resolution 128-26

**MAYOR'S APPOINTMENT OF A STUDENT LIAISON TO
THE ENVIRONMENTAL COMMISSION**

Mayor's appointment of a Student Liaison to the Environmental Commission pursuant to and in accordance with Section 12-2.G of the Borough Code as follows:

Isabella Pita, 1-year term to expire 08-31-2027

PAYMENT OF BILLS

Resolution 129-26

**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 September 8, 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 Romano, seconded by Councilman Riccardi and unanimously carried by the following roll call vote, the foregoing resolution was duly adopted.

Roll Call:

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

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

AGENDA ITEMS

All items listed on the Agenda for September 22, 2026, were approved.

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.

Maureen stated she is the Crossing Guard at the intersection of Linden Avenue and Route 183, which is an extremely busy intersection. The traffic in this area is getting worse due to the construction going on and everyone is in a rush. Maureen asked for some type of signage to be posted to indicate that this is a crossing area. In Netcong they have the large blinking signs where the button can be pushed to cross the road. There is nothing at the location where Maureen is stationed. There is a traffic light and there are 3 rights on red permitted but it is usually 4 rights on red because no one can see the one sign that says no turn on red because it is set back too far. There is a sign with an arrow that indicates if there are people in the crosswalk, the cars are supposed to stop. There is a great deal of traffic coming from the parents dropping off their children at the Linden Avenue School and they are constantly making a right turn on red. Maureen stated some type of signage is needed to state this is a school crossing area. The area needs to be more protected. Maureen stated because of all the turns on red and the increase in traffic she is greatly concerned. Maureen wants to protect the children as well as herself. Maureen apologized if this is not the place to view her concerns. Mayor Wronko thanked Maureen for bringing this to their attention. Mayor Wronko thanked Maureen and all the crossing guards for the work they do. Mayor Wronko stated that the Police Chief, Administrator and Borough Engineer are all present here this evening who are qualified to address this concern. Mayor Wronko stated there is a traffic light at this location and the road is striped with a crosswalk. New Jersey law does state the crosswalk lines

cannot be crossed over while someone is in the crosswalk. Mayor Wronko asked Police Chief Johnson if he could comment on this issue.

Police Chief Joseph Johnson stated he spoke with Maureen earlier today regarding her concerns. Route 183 is a state road and in the past, Maureen was instructed by the former Chief to contact the State. Chief Johnson stated he will be happy to prepare a letter to express these concerns and the history of the location and send that to the State. Unfortunately, this is a deadly intersection, and this concern was brought up several times during the litigation for that case in open court. Mayor Wronko asked Chief Johnson to please copy him on the letter, and he too will reach out to the State. Councilman Riccardi asked if there are any slowdown signs that can be placed on Linden Avenue or McKinley Street.

Eric Keller, Borough Engineer, stated this is an NJDOT issue which was addressed with them two years ago when the Borough was also discussing the crossing at the American Legion. There is a “no turn on red” sign on Linden Avenue before the light and another across from the intersection. Mr. Keller stated signs that say “stop for pedestrians in the crosswalk” can be placed on Linden Avenue and McKinley Street. Councilman Riccardi asked if the temporary signs can be used at the intersection that say caution. Councilman Wachterhauser stated there is a sign on Linden Avenue already stating to stop for pedestrians. Maureen stated the sign with the arrow seems to indicate to people that they can make a right on red. In her opinion, that sign should not be there at all. There is another sign back further that no one sees. Mayor Wronko asked if the signs which can be placed on the Borough streets be made more visible. Administrator McNeilly confirmed this can be done. The areas will be reviewed and the DPW Superintendent will order the signage.

Maureen stated there is a sign coming toward the intersection when travelling from Netcong that states there is a signal ahead. Maureen asked if that sign could blink to tell drivers if the light is red or not. Mayor Wronko stated Route 183 is a state road and that would have to be their decision. This recommendation can also be included in Chief Johnson’s letter to the State. Maureen stated this is a long crosswalk and when the children cross over onto McKinley Street there are no sidewalks. Maureen stated she wants to make the area safer for the children, herself and the parents. Mayor Wronko stated we will take action immediately with regard to what can be done on the Borough’s property. Chief Johnson will write a letter to the State. Mayor Wronko stated he will put support behind the Chief’s letter, and he will ask the State to address these issues. Maureen stated the area in Netcong with the signs and lights is also owned by the State. Mayor Wronko stated the Borough has brought this to the State’s attention along with the area at the American Legion. The fact that there have been two fatalities at these locations has also been explained to the State. The Borough will continue to push the issue but that is all we can do. We will appeal to them, and we can justify the request and along with the Chief, we will do the best that we can. Maureen thanked everyone for their time. Mayor Wronko thanked Maureen for attending tonight’s meeting.

Seeing no one further from the public wishing to speak, Mayor Wronko closed the public portion of the meeting.

ADJOURNMENT

On motion by Councilman Romano, seconded by Councilman Riccardi and unanimously carried by voice vote the meeting was adjourned at 7:28 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak, RMC
Borough Clerk