Stanhope Land Use Board
November 9, 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	John Rogalo
Christine Lipinski	Edward Schwartz
Patrick Lynch	Scott Wachterhauser
Thomas Pershouse	Paula Zeliff-Murphy
Carmen Pico (Alt. #1)	Rosemarie Maio

APPROVAL OF MINUTES:
October 19, 2026 Meeting

CORRESPONDENCE:
10-20-26 Musconetcong Watershed Association - Technical Review re: Blk 11802, Lot 1
10-28-26 AKRF - Revised plans re: Happy Tree Farmacy, Blk 11701, Lot 20

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.

NEW HEARINGS:

26-08, Thomas Parrish
Block 10703, Lot 5 - Variance Application
Deemed Complete: 10/19/26 120 days: 2/16/27

26-09, John Brennan
Block 11010, Lot 12 - Variance Application
Deemed Complete: 10/19/26 45 days: 2/16/27

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 - Extension Granted to 12/31/26

BILLS:

None

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

ADJOURNMENT: