

**TOWNSHIP OF LOPATCONG
PLANNING BOARD MEETING
REORGANIZATION AND REGULAR MEETING
7:00 pm**

January 28, 2026

Planning Board Secretary Dilts called the Planning Board Meeting to order.

A Prayer was offered followed by the Oath of Allegiance.

Secretary Dilts stated “Adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Ledger and The Express-Times and by posting a copy on the bulletin board in the Municipal Building.”

Attorney Bryce swore in James Palitto – Class III, Lou Hardy – Class IV and Brian Weeks - Alternate Class IV who were reappointed as members to the Planning Board.

Present: Members Coyle, Caughy, George, Hardy, Mengucci, Palitto, Weeks, Chairwoman DiLeo. Also, present were Attorney Bryce, Planner Bloch and Engineer Wisniewski.

Election of Officers: Chairman, Vice-Chair, Secretary

Vice-Chairwoman DiLeo nominated Bob Samson for Chairman, seconded by Member Palitto. No other nominations were made.

Member Caughy nominated Susan DiLeo for Vice-Chair, seconded by Member Mengucci. No other nominations were made.

Member George nominated Beth Dilts for Secretary, seconded by Member Caughy.

Motion to approve the nominees by Member Mengucci, seconded by Member Weeks. Roll call vote on all three positions:

AYES: Members Coyle, Caughy, George, Hardy, Mengucci, Weeks, Palitto, Vice-Chairwoman DiLeo.

NAYS: None

Reorganization Consent Agenda:

Secretary Dilts asked for a motion to adopt the Re-organization Resolutions 1 through 5. The Annual Meeting Calendar, appointment of Attorney- Mr. Bryce, Planner- Mr. Bloch, Engineer-

Mr. Wisniewski and the adoption of Rules and Procedures for the Governance of Meetings. All Resolutions adopted on motion by Member Weeks, seconded by Member Coyle. Roll call vote: AYES: Members Coyle, Caughy, George, Hardy, Mengucci, Weeks, Palitto, Vice-Chairwoman DiLeo.
NAYS: None

Resolution No. 26-01 – Annual Meeting Calendar.

R 26-01

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND STATE OF NEW JERSEY ADOPTING THE ANNUAL MEETING CALENDAR FOR THE PLANNING BOARD 2026 MEETINGS

WHEREAS, Section 113 of the Open Public Meetings Act, Chapter 231 P.L. 1975, requires that at least once a year, every public body shall post and mail to the newspapers designated by said body, a schedule of the location, time and date of each meeting of said body during the succeeding year.

NOTICE IS HEREBY GIVEN that the regular meetings of the Lopatcong Township **Planning Board** will be held every fourth Wednesday of each month for the year 2026, at 7:00 pm at the Municipal Building, located at 232 S. Third Street, Phillipsburg, New Jersey.

If the fourth Wednesday shall fall on a legal holiday, the meeting shall be held on the following day. The dates of such meetings are as follows:

January 28, 2026 - Reorganization Meeting

February 25, 2026	August 26, 2026
March 25, 2026	September 23, 2026
April 22, 2026	October 28, 2026
May 27, 2026	November 30, 2026
June 24, 2026	December 16, 2026
July 22, 2026	

January 27, 2027 - Reorganization Meeting

The Township Clerk through 2026 will prominently post a copy of this Resolution in the Municipal Building located at 232 S. Third Street, Phillipsburg, New Jersey on the bulletin board and a copy shall be mailed to The Express-Times and The Star-Ledger, which are designated as the official newspapers for publication of legal notices for the Lopatcong Township Planning Board pursuant to Section 3 (d) of the Open Public Meetings Act Chapter 231 P.L. 1975.

CERTIFICATION

I, Margaret B. Dilts, Planning Board Secretary of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Reorganization Meeting held on Wednesday, January 28, 2026.

Margaret B. Dilts
Planning Board Secretary

Resolution No. 26-02 – Reappoint James Bryce, Attorney.

R 26-02

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY APPOINTING JAMES T. BRYCE OF MURPHY MCKEON, P.C.
AS PLANNING BOARD ATTORNEY

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lopatcong, County of Warren and State of New Jersey follows:

James T. Bryce, Esq. is hereby retained as Planning Board Attorney for the year 2026 at a rate established in a Professional Service Agreement.

This award is in accordance with N.J.S.A. 19:44A-20.5 et seq.

This Resolution shall take effect immediately.

CERTIFICATION

I, Margaret B. Dilts, Planning Board Secretary of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Planning Board at the Reorganization Meeting held on Wednesday, January 28, 2026.

Margaret B. Dilts
Planning Board Secretary

Resolution No. 26-03 –Appoint Daniel Bloch, Planner.

R 26-03

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY APPOINTING DANIEL BLOCH AS PLANNER OF COLLIERS
ENGINEERING & DESIGN

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lopatcong,
County of Warren and State of New Jersey follows:

Daniel Bloch, Colliers Engineering & Design is hereby retained as Township Planner for the year
2026 at a rate established in a Professional Service Agreement.

This award is in accordance with N.J.S.A. 19:44A-20.5 et seq.

This Resolution shall take effect immediately.

CERTIFICATION

I, Margaret B. Dilts, Planning Board Secretary of the Township of Lopatcong, County of Warren
and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a
Resolution adopted by the Planning Board at the Reorganization Meeting held on Wednesday,
January 28, 2026.

Margaret B. Dilts
Planning Board Secretary

Resolution No. 26-04 – Reappoint Paul Sterbenz/Adam Wisniewski as Engineers.

R 26-04

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY APPOINTING COLLIERS ENGINEERING & DESIGN, INC., AS
TOWNSHIP PLANNING BOARD ENGINEERS

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lopatcong,
County of Warren and State of New Jersey follows:

Paul Sterbenz and Adam Wisniewski are hereby retained as Planning Board Engineers for the year
2026 at a rate established in a Professional Service Agreement.

This award is in accordance with N.J.S.A. 19:44A-20.5 et seq.

This Resolution shall take effect immediately.

CERTIFICATION

I, Margaret B. Dilts, Planning Board Secretary for the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Planning Board at the Reorganization Meeting held on Wednesday, January 28, 2026.

Margaret B. Dilts
Planning Board Secretary

Resolution No. 26-05 – Adopt Rules and Procedures for the Governance of Meetings.

R 26-05

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND
STATE OF NEW JERSEY ADOPTING RULES FOR THE PLANNING BOARD'S
PROCEDURE AND GOVERNANCE

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lopatcong, County of Warren and State of New Jersey to adopt rules and regulations for the Board's governance.

CERTIFICATION

I, Margaret B. Dilts, Planning Board Secretary, in the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Planning Board at the Reorganization Meeting held on Wednesday, January 28, 2026.

Margaret B. Dilts
Planning Board Secretary

Old Business:

Minutes – Approve Regular and Executive Session Minutes from December 17, 2025. Motion to approve by Member Caughy, seconded by Vice-Chairwoman DiLeo. Roll call vote:

AYES: Members Caughy, Hardy, Vice-Chairwoman DiLeo

NAYS: None

ABSTAIN: Members Coyle, George, Mengucci, Palitto, Weeks

Resolution – 1179 Rt. 22 Greenhouse Dispensary – Motion to approve Resolution by Member Caughy, seconded by Vice-Chairwoman DiLeo. Roll call vote:
AYES: Members Caughy, Hardy, Vice-Chairwoman DiLeo.
NAYS: None

Ordinance -Digital Signage – Planner Bloch will have a draft for review at the February meeting.

Referral Discussion – Data Centers – Correspondence sent from Warren County Commissioner Kern requesting a review of our zoning code for data centers. Council referred this to the Planning Board for review. Consensus was that we leave the data center use but evaluate and consider as a conditional use setting additional conditions. Motion by Member Mengucci, seconded by Vice-Chairwoman DiLeo. Roll call vote:
AYES: Members Coyle, Caughy, George, Hardy, Mengucci, Palitto, Weeks, Vice-Chairwoman DiLeo.
NAYS: None

Motion to adjourn the meeting by Member Palitto, seconded by Member Caughy. All in favor.

Respectfully submitted,

Margaret B. Dilts
Secretary