

**MINUTES OF THE  
MENDHAM BOROUGH PLANNING BOARD  
June 8, 2015**

**Garabrant Center, 4 Wilson Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Mendham Borough Planning Board was called to order by Mr. Kraft, Chair, at 8:00PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

**OPENING STATEMENT**

Notice of this meeting was published in the *Observer Tribune* and in the *Daily Record* on January 15, 2015 and was posted on the bulletin board in the Phoenix House in accordance with the Open Public Meetings Act, and furnished to all those who have requested individual notice and have paid the required fee.

**ATTENDANCE**

Mayor Henry – Present  
Mr. Bradley – Present  
Ms. Lichtenberger – Present  
Administrator Merkt – Present  
Mr. Sprandel – Present (8:05pm)

Mr. Kraft - Present  
Mr. Cascais – Absent  
Ms. Isaacson – Present (8:10pm)  
Councilman Andrews – Present

Alternates:

Mr. Kay, Alternate I – Present  
Mr. McDevitt, Alternate II - Present

Also Present:

Mr. Ferriero, Engineer  
Mr. Germanario, Attorney  
Mr. Henry, Esquire  
Mr. McGroarty, Planner

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**MINUTES**

Mr. Henry, Esq. recommended that page two, paragraph 4, of the May 11, 2015 minutes be revised to read "Exhibits 1-17 were entered into the record (photographs depicting the existing stormwater basin during various weather conditions at various points during the year)." Councilman Andrews made a motion to approve the minutes and Mr. McDevitt seconded. On a voice vote, all eligible voters were in favor and the minutes were approved, as amended.

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**PUBLIC COMMENT**

Mr. Kraft opened the meeting to questions and comments on items not included in the agenda. There being none, the public comment session was closed.

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**APPLICATIONS**

**PB #04-15    106 Mendham LLC, 106 East Main Street, Block 801. Lot 12**  
Amended Site Plan

**Present:**    Mr. Robert Berlant, Applicant and Owner 106 Mendham LLC  
                 Mr. Anthony Sposaro, Attorney for Applicant  
                 Mr. Joseph Jaworski, Engineer for Applicant  
                 Mr. John Janis, President of Butler Sign Company

Mr. Sprandel and Mr. Henry, Esq. recused from the hearing. Mr. Germanario assumed Mr. Henry's position as Board Attorney for the hearing.

Mr. Sposaro stated that the Applicant is requesting 6 additional parking spaces and a signage change. Mr. Joe Jaworski of Dynamic Engineering was sworn and qualified and accepted as an expert by the Board. A total of 6 new parking spaces were introduced, with four positioned on the east side by Cold Hill Road and two angled parking spaces by the trash enclosure. Mr.

Sposaro mentioned that they informally met with HPC on May 18, 2015 and received input on parking and signage. They expect to have a formal application submitted for the July 15, 2015 HPC meeting.

A neighbor to the north of the Applicant stated that he is concerned about ponding in the rear of his property and had discussed his concerns with the Mayor before the meeting. Mr. Jaworski presented a drywell with overflow pipe to alleviate the ponding.

Mr. Sposaro introduced Mr. John Janis who was sworn and qualified. Mr. Janis presented ground and building signage changes. Lakeland Bank signs are proposed for the drive-thru and entranceway (also lighted ATM "open/close" signs). Stand alone signage will be the same size as existing signage, however the footprint will increase due to stone base unit and columns on either side of sign.

Mayor Henry summarized the application and clarified the following conditions of approval:

- Drywell to provide drainage to neighbor's property
- HPC signage approval
- Fire inspection
- Taxes and municipal charges current

Mayor Henry made a motion to approve the application subject to the above conditions and Councilman Andrews seconded the motion. Mr. Germanario, Esq., will prepare a resolution memorializing the action for the July 14, 2015 regular meeting of the Board.

ROLL CALL: The result of the roll call was 9 to 0 as follows:  
 In favor: Andrews, Bradley, Henry, Isaacson, Kay, Lichtenberger, McDevitt, Merkt, Kraft  
 Opposed: None  
 Abstentions: Sprandel

Mr. Henry, Esq. returned to his seat with the Board.

**PB #03-15 Castignetti, Albert & Nancy, 8 Forest Road, Block 604, Lot 7**  
Amended Subdivision

Present: Albert Castignetti, Applicant and Catherine Mueller, Engineer

Mr. Castignetti was sworn and stated that he is seeking approval to install an underground stormwater management system to replace the existing above ground system. Ms. Mueller was sworn and qualified and accepted as an expert by the Board. Ms. Mueller stated that the design will collect runoff from the driveway and roof which will then flow into underground chambers. This closed black pipe system is consistent with the neighborhood. Mr. Ferriero explained that the proposed system satisfies requirements with no downstream adverse impact.

Mr. Henry, Esq. questioned the date of the Letter of Interpretation (LOI) from the DEP and the lack of signature. Mr. Ferreiro confirmed that LOI's frequently do not have them.

Mr. Bradley made a motion to approve the application and Mr. Sprandel seconded the motion.

ROLL CALL: The result of the roll call was 9 to 0 as follows:  
 In favor: Andrews, Bradley, Henry, Isaacson, Kay, McDevitt, Merkt,  
 Sprandel and Kraft  
 Opposed: None  
 Abstentions: Lichtenberger

**MASTER PLAN: DRAFT AMENDMENT**

The Master Plan Amendment for the Sisters of Charity property was presented by Mr. McGroarty and will be further discussed at the July 14, 2015 Planning Board meeting. The public hearing is expected to be during the August 10, 2015 meeting.

**OTHER BUSINESS**

Outdoor seating is expected to be discussed at the July 14, 2015 Board meeting.

**TRC UPDATE**

**PB #05-15 Neptune, Sabrina – Site Plan Waiver**  
22 East Main Street, Block 601, Lot 10

Mr. Bradley provided a brief overview of PB #05-15 which was approved at the May 18, 2015 TRC meeting.

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**ADJOURNMENT**

There being no additional business to come before the Board, Chair Kraft adjourned the meeting at 10:10pm. The next regular scheduled meeting of the Planning Board will be held on **Tuesday, July 14, 2015 at 8:00PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

*Carolyn Mazzucco*

Carolyn Mazzucco  
Board Secretary