

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
August 10, 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 – Absent
Administrator Merkt – Present
Mr. Sprandel – Absent

Mr. Kraft - Present
Mr. Cascais – Present
Ms. Isaacson – Absent
Councilman Andrews – Present

Alternates:

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

Also Present:

Mr. Quamme, Engineer
Mr. Henry, Esquire
Mr. McGroarty, Planner

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MINUTES

Mr. Cascais made a motion to approve minutes of the regular meeting of July 14, 2015, as amended, which was seconded by Mr. Bradley. On a voice vote all eligible voters were in favor and the minutes were approved with revisions.

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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 #01-15 KL Realty Holdings LLC, 20 East Main Street, Block 601, Lot 9
Preliminary & Final Site Plan Approval with Variances: **Hearing**

The Applicant stated that it is seeking to convert the building from a commercial / residential use building to a commercial use only structure. Their plans include renovating the entire building for real estate use and reconfiguring the parking lot.

Mr. A. Thomas Murphy, engineer, was sworn and qualified. Exhibit A-1 was entered into the record (colored rendering of pages 3 and 4 dated 8-10-2015). Mr. Murphy reviewed the property’s existing nonconformities and the reconfiguration of the parking spaces which eliminated a variance. The footprint of the building remains the same and the apartment will be eliminated. He also mentioned that they will comply with Mr. Ferriero’s letter dated July 31, 2015 and resubmit lighting plans for further clarification.

Mr. Jeffrey Fellers, principal of KL Realty, was sworn. Mr. Fellers explained the specific details of the renovations planned, which includes rebuilding the foundation, and the general traffic flow /usage of the building. The front sign is lit and will be on a timer that goes off at 9pm.

Mr. Henry stated that the three variances (lot width, lot area and front yard setback) are appropriate and the site plan should be approved with specific conditions.

Councilman Andrews motioned to approve the preliminary and final site plan with the conditions set forth by Mr. Henry. Mr. Kay seconded the motion.

ROLL CALL: The result of the roll call was 8 to 0 as follows:
In favor: Andrews, Bradley, Henry, Kay, McDevitt, Merkt, Cascais, Kraft
Opposed: None
Abstentions: None

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OTHER BUSINESS

Draft Ordinance: Outdoor Dining

Mr. Cascais reviewed the Final Draft Ordinance modifications. Mr. Topping and Jepson both commented on their disapproval of the town adopting and Outdoor Dining Ordinance and its negative impact on Mendham's Historic District. They raised safety concerns and health risks.

Mayor Henry stated that the Final Draft Ordinance should be raised as a discussion item at the next Borough Council meeting on Tuesday, September 8, 2015. Councilman Andrews made a motion to pass the Ordinance onto Council and Mr. Bradley seconded.

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.

TRC UPDATE

With no pending applications on the calendar, the TRC meeting scheduled for August 17, 2015 was cancelled.

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ADJOURNMENT

There being no additional business to come before the Board, Chair Kraft adjourned the meeting at 9:45pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, September 14, 2015 at 8:00PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazzucco

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Board Secretary