

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
October 11, 2016**

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 at 7:30PM 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 14, 2016 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. Kraft – Present
Councilman Badal – Present	Mr. Bradley – Present
Mr. Cascais – Present (Arrived 7:34pm)	Mr. Kay – Present
Ms. Lichtenberger – Absent	Administrator Merkt – Present
Mr. Sprandel – Present	

Also Present:

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

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MINUTES

Mr. Kay made a motion to approve the amended minutes of the regular meeting of September 12, 2016 and Mr. Bradley seconded. On a voice vote the minutes were approved.

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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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PUBLIC HEARING: 2016 MASTER PLAN REEXAMINATION REPORT

Mr. Kraft asked for public comment on the draft 2016 Master Plan Reexamination Report, there being none the public hearing was closed. After a brief discussion, Mayor Henry made a motion to approve the 2016 Master Plan Reexamination Report and Mr. Sprandel seconded.

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

The motion carried. The resolution follows.

**RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF MENDHAM**

WHEREAS, the Planning Board of the Borough of Mendham (“Board”) following a public hearing as required by law, adopted its 2006 Master Plan on October 10, 2006, in accordance with the provisions of N.J.S.A. 40:55D-1, et. seq.; and

WHEREAS, the Board undertook a reexamination of the Borough’s Master Plan and development regulations with a view toward reporting, as required, an evaluation of those items enumerated in N.J.S.A. 40:55D-89; and

WHEREAS, the Board studied, reviewed, and reevaluated the various elements of the Master Plan and the Borough’s development regulations; and

WHEREAS, a draft report dated September 23, 2016, entitled “2016 Periodic Reexamination Report of the Master Plan and Development Regulations” has been prepared to reflect the results of the Board’s studies, reviews and reevaluations, and was the subject of a public hearing held by the Board on October 11, 2016, during which hearing the said Draft was reviewed and discussed; and

WHEREAS, after the review of the said Draft and hearing all comments from members of the Board, the Board’s consultants and giving an opportunity to members of the public to be heard, and deliberating upon the same;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Mendham, this 11th day of October, 2016, that the September 23, 2016 Draft of the “2016 Periodic Reexamination Report of the Master Plan and Development Regulations” be and hereby is adopted as the Board’s Report on its reexamination of the Master Plan and development regulations, in accordance with the provisions and requirements of N.J.S.A. 40:55D-89; and

BE IT FURTHER RESOLVED that this Resolution adopting the report of this Board’s 2016 Periodic Reexamination be reported to the governing body of the Borough of Mendham, the Morris County Planning Board, and otherwise as required by law.

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APPLICATIONS

PB # 5-16 JP Morgan Chase 98 East Main St
BL 801, Lot 17 Minor Site Plan with Variance

Present: Greg Meese, Attorney
Matt DeWitt, Project Engineer
Thomas Moffit, Chase Project Manager

Mr. Meese explained that Chase Bank will be moving into the previous Lakeland Bank location. Chase Bank needs to renovate the whole building to comply with Chase standards. He also mentioned that the applicant needs variance relief for: a) Lot Coverage – the current lot coverage of 73% will remain (Borough ordinance requires 65%), b) Light Illumination – two illuminated ATMs are going to be added on the western side of the building, c) Parking Space Size –Chase plans to keep the 9 X 18 size stalls (Borough ordinance requires 10 X 20) and, d) Signage Added to Rear of Building – customers enter predominantly from the rear so signage is needed. He also mentioned that the Historic Preservation Commission (HPC) has reviewed and approved the exterior modifications as presented to the Planning Board.

Mr. DeWitt was sworn and qualified. He added that a handicap access ramp will be added in back and that the two automated ATMs added to the west side of the building will be illuminated because of state safety regulations. He explained that two existing parking spaces would be removed and replaced with landscaping islands and a new white picket fence will be placed around the HVAC on the eastern side of the building. Based on HPC input, they have chosen an oyster grey timberline roof.

Mr. Ferriero mentioned during the technical review that the landscaping should be guarantee for a two-year minimum. He questioned the applicant about the dumpster in back, and Mr. Moffatt, sworn and qualified, responded that it would be removed. He also mentioned that the area would be cleaned up and mulched.

With regard to lighting concerns, Mr. Ferriero stated that the Carson City light fixture should be used and the applicant agreed. The applicant also agreed to using a sheet of metal behind the Carson City fixture to prevent spillage of light over the property line. The applicant agreed that light levels would be a maximum of 5.1 foot candles at the property line because of the two new ATMs on the western side.

Mr. Cascais made a motion to approve the application with the above conditions, and Mr. Bradley seconded.

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

The motion carried.

OTHER ITEMS: TRC

Mr. Ferreiro stated that an application was submitted by Wells Fargo Bank for the next TRC meeting on October 17, 2016.

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ADJOURNMENT

There being no additional business to come before the Board, Mr. Cascais made a motion to adjourn the meeting and Mr. Sprandel seconded. On a voice vote the meeting adjourned at 8:30pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, November 14, 2016 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazucco

Carolyn Mazucco
Board Secretary