

**MINUTES OF THE  
MENDHAM BOROUGH BOARD OF ADJUSTMENT  
June 9, 2016**

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

**CALL TO ORDER**

The regular meeting of the Mendham Borough Board of Adjustment was called to order by Mr. Seavey, Chair, 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 28, 2016 in accordance with the Open Public Meetings Act and was posted on the bulletin board of the Phoenix House.

**ROLL CALL**

Mr. Palestina - Absent	Mr. Peck – Present
Mr. Peralta – Absent	Mr. Ritger – Present
Mr. Seavey – Present	Mr. Smith - Present
Mr. Sisson - Absent	

Alternates:	Mr. Reilly, Alternate I – Present
	Ms. Glassner, Alternate II – Present

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**MINUTES**

Mr. Peck made a motion to approve the minutes of the reorganization and regular meeting of April 5, 2016 which was seconded by Mr. Seavey. On a voice vote, all eligible voters were in favor and the minutes were approved, as written.

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**PUBLIC COMMENT**

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

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**APPLICATIONS**

**BOA # 2-16**

**29 East Main Realty, LLC**, 29 East Main St, Block 801, Lot 12  
Use and Bulk Variance

Present: Ted Schiller, Attorney for Applicant  
Chris Prezziosi, Owner of 29 East Main Realty, LLC

Mr. Schiller explained that the applicant is seeking variance approval. The applicant wants to add an additional 11 parking stalls, size 9 feet by 18 feet, to the site for a total of 44 parking stalls. Although the existing parking stalls are the same size, Borough ordinance requires parking stalls of 10 feet by 20 feet. An anticipated tenant, Safeway Enterprises, LLC, plans to occupy the business space. The tenant will use 23 of the 44 parking spaces closer to the building, the excess 21 parking spaces are expected to be leased to Audi Mendham for employee parking only, not for inventory. They agreed to lease the parking spaces to only one neighboring business at the Board's request.

Mr. Schiller submitted exhibits A1 – A3, depicting the various views of the building, landscaping, and parking area. The anticipated tenant, Safeway Enterprises, LLC, will need to submit a site plan application to the Borough's Planning Board to proceed.

Mr. Preziosi was sworn. Mr. Preziosi described Safeway as a small automotive management company with 12 employees currently that will have no physical retail or customer activity. He explained that there will be a lease between 29 East Main Realty, LLC and Safeway Enterprises, LLC allowing only for this one tenant, and agreed that any future changes to this lease will require another application to the Board.

Mr. Hanson reviewed his completeness and technical review dated March 21, 2016. He requested that the floor area in square feet be provided on the site plan. He also confirmed with the applicant that the current outdoor lighting isn't altered, and that cars will not block the dumpster area to allow for solid waste removal.

The Board voted to approve Mr. Hanson's recommendations.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

In favor:	Glassner, Reilly, Ritger, Smith, Peck, Seavey
Opposed:	None
Abstain:	None

There being no public comment, Mr. Seavey made a motion to approve the application with the above amendments and Mr. Peck seconded.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

In favor:	Glassner, Reilly, Ritger, Smith, Peck, Seavey
Opposed:	None
Abstain:	None

The motion carried.

**BOA # 1-16**

**Men of Mendham, LLC**, 106 East Main St, Block 801, Lot 12  
Use Variance

Present: Anthony Sposaro, Attorney for Applicant  
Robert Romeo, Co-Owner of Men of Mendham

Mr. Sposaro explained that Men of Mendham, LLC needs a use variance to expand from a barber shop to a full service hair salon. Mr. Romeo was sworn and stated that this was an economic decision for his business. Many families patron his business and he'd like to provide services to women clientele. Mr. Germanario emphasized that the D variance is specifically to examine the incremental effects created by the expansion into a full care hair salon.

Mr. Romeo mentioned that the new salon, which will be renamed *Strandz*, will have 7 chairs, 2 sinks and 2 manicure stations. Pedicures will not be performed. Presently there are 33 parking

spaces, and the ordinance requires 36. He stated that parking has never been a problem, and because employees stagger shifts, he doesn't anticipate issues in the future.

Mr. Hansen outlined the conditions of his completeness review dated April 25, 2016. Mr. Seavey made a motion to approve completeness of the application with waivers, and Mr. Smith seconded.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

In favor:	Glassner, Reilly, Ritger, Smith, Peck, Seavey
Opposed:	None
Abstain:	None

Mr. Sposaro also mentioned that a waiver is requested to the site plan for the sign change. He also stated that the buildingowner is addressing the fire official's concern about the sprinkler.

Mr. Seavey made a motion to approve the application as amended, and Mr. Peck seconded.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

In favor:	Glassner, Reilly, Ritger, Smith, Peck, Seavey
Opposed:	None
Abstain:	None

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**RESOLUTIONS**

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**ADJOURNMENT**

There being no additional business to come before the Board, Mr. Seavey made a motion to adjourn the meeting and on a voice vote, the meeting was adjourned at 8:45pm.

The next meeting of the Board will be held on **Thursday, July 7, 2016 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully submitted,

*Carolyn Mazzucco*

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Board Secretary