

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
August 8, 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, Arrived at 7:37pm
Mr. Bradley – Absent
Ms. Lichtenberger – Present
Administrator Merkt – Present

Mr. Kraft – Present
Mr. Cascais – Present
Councilman Badal – Present
Mr. Sprandel – Present

Alternates: Mr. Kay, Alternate I – Present

Also Present: Mr. Ferreiro, Engineer
Mr. Henry, Esquire
Mr. McGroarty, Planner

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MINUTES

Ms. Lichtenberger made a motion to approve the minutes of the regular meeting of May 9, 2016 and Mr. Cascais 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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APPLICATIONS

PB # 3-16 44 Prentice Lane, LLC 44 Prentice Lane, Block 2101, Lot 1.03
Minor Subdivision with Variance

Present: Mr. Tom Malman, Attorney
Mr. Ronald Kennedy, Engineer

Mr. Malman explained that the applicant is subdividing 44 Prentice Lane, approximately 12 acres, into two lots, which conforms with the 5-acre residential zone requirement. The applicant is seeking a variance to keep a small portion of the existing driveway on the south side of the property intact, as it falls within the required setback.

Mr. Ron Kennedy was sworn and qualified. He submitted exhibit A-1, an aerial exhibit of the specified lot and exhibit A-2, a rendering of the proposed subdivision. Mr. Kennedy explained that the rear lot has an existing home, and the new lot will be subject to future development. He further explained that a portion of the existing southern driveway will be used and extended to the new dwelling, and this portion of pre-existing driveway falls within the setback of 40 feet.

Mr. Kennedy addressed storm water management issues raised by Mr. Ferreiro. He submitted exhibit A-3, a letter from Environmental Technology Inc (ETI), stating that there will be no impact on the nearest wetlands, 230 feet away. He also submitted exhibit A-4, a letter from the Bernards Township Health Department, which provided the soil testing to support a new septic system.

Mr. Sprandel inquired about the comments from the Environmental Commission regarding placement of the proposed septic field, and Mr. Kennedy said there would be no impact to the wetlands area per the letter from ETI.

Without any more comments from the Board, Mr. Henry suggested that if the Board was satisfied, it could approve the application subject to conditions (which he outlined). Mr. Sprandel made a motion to approve the application, and Mr. Cascais seconded.

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

The motion carried.

OTHER ITEMS – MASTER PLAN REEXAMINATION

Mr. McGroarty explained that a Reexamination Report of the 2006 Master Plan and the Borough’s land use regulations needs to be developed by October 2016. Chairman Kraft asked for volunteers for a sub-committee to outline a draft review of the Reexamination Report for the September Planning Board meeting. Mr. Cascais, Mr. Sprandel and Chairman Kraft agreed to meet over the next month with Mr. McGroarty.

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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. Cascais seconded. On a voice vote the meeting adjourned at 8:26pm. The next regular

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scheduled meeting of the Planning Board will be held on **Monday, September 12, 2016 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazucco

Carolyn Mazucco
Board Secretary