



Mr. Germanario noted that the applicant issued their public notice sufficiently. Mr. Hansen mentioned that there were eight checklist items waived for completeness. Mr. Seavey made a motion to approve the waivers and Mr. Peralta seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Glassner, Peralta, Reilly, Ritger, Seavey  
 Opposed: None  
 Abstain: None

Mr. Dubin and Mr. Burn were sworn by Mr. Germanario. Mr. Dubin briefly explained that they built a new garage for storage and the future purchase of a third vehicle. The original plans had the garage and newly renovated home attached by a breezeway to comply with Borough code. However, they felt the streetscape was visually improved without the breezeway connecting the house and garage.

Mr. Burn submitted exhibits A-1, a photo of the rear of the home, and A-2, a rendering of the house connected by the breezeway between the house and garage. He mentioned how the breezeway added length to an already long house. He also submitted exhibit A-3, a survey of the Dubin property and discussed how the garage was built on an existing paved parking lot, hence not impacting impervious coverage on the property. He also told the Board that when driving on Hardscrabble Road, the garage presented as if it was in the rear of the property, behind the house. He reiterated Mr. Dubin's comments about the visual appearance without the breezeway being superior to the attached house and garage, and also commented on the number of similar configurations in Mendham.

Mr. Burn also submitted exhibits A-4, a conceptual landscape design for the detached garage, and exhibit A-5, a proposed landscape plan to screen the east side of the garage. He also added that building the second garage eliminated parked cars in the driveway.

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

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Glassner, Peralta, Reilly, Ritger, Seavey  
 Opposed: None  
 Abstain: None

The motion carried.

####

## 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 8:26 pm.

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

Respectfully submitted,

*Carolyn Mazzucco*

Carolyn Mazzucco  
 Board Secretary