

**MINUTES OF THE  
MENDHAM BOROUGH BOARD OF ADJUSTMENT  
September 8, 2016**

**Phoenix House, 2 West Main 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 Phoenix House, 2 West Main St, 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. Peralta - Present  
Mr. Seavey - Present  
Mr. Sisson - Absent

Mr. Peck - Absent  
Mr. Ritger - Present  
Mr. Smith - Absent

Alternates:

Mr. Reilly, Alternate I - Present  
Ms. Glassner, Alternate II - Present

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**MINUTES**

Mr. Ritger made a motion to approve the minutes of the regular meeting of July 7, 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 # 3-16    51 Hardscrabble** 51 Hardscrabble Block 2401, Lot 18  
Bulk Variance

Present: William Burn, Architect for Applicant  
Wayne and Lynn Dubin, Applicant

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.

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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 8:26 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