

**MINUTES OF THE  
MENDHAM BOROUGH PLANNING BOARD  
April 11, 2011  
Garabrant Center, 4 Wilson Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Mendham Borough Planning Board was called to order by Vice Chair Gertler at 8:00 p.m. at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

**CHAIR’S OPENING STATEMENT**

Notice of this meeting was published in the Observer Tribune and the Daily Record on January 13, 2011 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
Mr. Bradley – Present	Mrs. Kopcsik – Absent
Mr. Cascais – Present	Mrs. Lichtenberger - Present
Mr. Gertler – Present	Ms. Sandman – Absent
	Councilman Sharkey - Present
Alternates:	Ms. Gemberling, Alternate I - Present
	Mr. Cavanaugh, Alternate II – Absent
Also Present:	Mr. Henry, Attorney
	Mr. Ferriero, Engineer
	Ms. Callahan, Secretary

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**MINUTES**

On motion made by Mayor Henry, seconded by Mr. Cascais and carried, the minutes of the regular meeting of March 14, 2011 were approved with several editorial changes.

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**PUBLIC COMMENT**

Vice Chair Gertler 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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**HEARING OF CASES**

**#910 – Krostek and Veale** – Minor Subdivision and C Variance  
Block 604, Lot 7, 7 Halstead Rd.

Mr. Gertler announced that at the request of the applicant the site visit for April 11 was cancelled and rescheduled for May 9, 2011 at 7:00 p.m. at the Forest Drive access to the property. At the request of the applicant, the hearing on the application will be carried to the May 9, 2011 regular meeting of the board beginning at 8:00 p.m. at the Garabrant Center. There will be no further notice.

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## DISCUSSION

### Loop Trail:

Presenters: Paul Ferriero, Board Engineer  
Joe Kosinski, Loop Trail Project Engineer

Mr. Ferriero explained that the project is being undertaken with a planning grant received from ANJEC in 2010. The objective is to identify the location of the trail and cost estimates for any improvements. The first loop trail was identified in the Borough's Open Space Plan in 1984. A Loop Trail planning team was established and has had a number of meetings and site walks. A draft of the Loop Plan has been prepared for presentation. Changes will be incorporated and a final plan will be presented to the Planning Board in May. The Loop Trail team will be making a recommendation to the Planning Board to incorporate the plan with the Recreation and Open Space Plan of the Master Plan. It will be up to the Planning Board to determine if/when it will do that. The Borough could benefit from additional grants if it is incorporated.

Messrs. Ferriero and Kosinski provided a PowerPoint presentation with a summary of the details of the plan:

The Loop Trail is a designated path connecting the east and west sides of Patriot's Path and forming a loop around the Borough. It includes trails, paths and sidewalk areas. It may also have interconnecting elements that would be similar to the "spokes of the wheel". Not all elements of the trail will be improved in the same way nor will they be used the same way. Parts may be used for strollers, bicycles and/or hiking depending on suitability. The goals of the path are to provide pedestrian accessibility, provide easier access for walking and biking to schools and businesses and to enable access to and use natural areas.

Through the use of pictures they described the proposed route of the path beginning at the trail head at Loryn Lane. They had originally proposed an access point from North Linden Lane, but at the public meeting held several months ago, it was decided to use the existing trail head at Loryn Lane instead. Eventually they would like to use it as there is a large open tract just north of Cosma, but a bridge crossing would be required. The existing easement from North Linden Lane is maintained by the property owners on either side.

When leaving the Cosma Tract it will continue south along Lake Drive toward West Field and then toward the deNeufville property for connection to the Borough Property at the top of Heather Hill Way. An easement would be required across the deNeufville property and a C1 stream needs to be crossed. Crossing Hilltop Road from Heather Hill Way is challenging. At the present time there is a cross walk, but it does not connect to sidewalks. As this is the County right of way, any improvements would need County approval. Funding will also need to be investigated.

The path then continues down Talmage to Coventry and a connection with the Borough owned soccer field and the high school property. It is necessary to delineate the path on the soccer field and high school property. An easement is required from the high school. The high school has already been approached and they are very receptive. Leaving the high school, the path crosses Main Street to Dean Road and continues to Patriots Path to complete the loop.

Responding to Mr. Gertler on whether there would be any required markings on the trail, Mr. Kosinski stated that there would not be many required. A marker would be proposed for the Linden Lane access, but most other areas will be obvious. There would be a kiosk at West Field. Mr. Ferriero added that people who use the trails know them. Having good, clear maps is important. There could be some options for Eagle Scout projects for improvements at various areas. There are standards for trails.

Addressing Mayor Henry on the use of Cherry Lane to Prentice Lane, Mr. Ferriero stated that they had determined that there were physical constraints associated with the use of Cherry Lane and a different path was chosen. Using Cherry Lane would require a large amount of construction as it is very steep. It would change the streetscape.

Vice Chair Gertler opened the meeting to questions by the public.

Mr. Andy Carpenter, member of the public, stated that walking along Hilltop is scary for children and may defeat the purpose of the path. He questioned whether it would be feasible to get an easement across property from Hilltop to Talmage through the wooded area. Mr. Ferriero advised that it would require private property easements. He recommended that it be placed in the report

under other considerations. Mr. Henry, Esq. advised that if the plan is incorporated to the Master Plan, alternatives could always be considered at the time of implementation.

Mr. David Pfier from ANJEC stated that trail systems evolve over long periods of time. When people get used to having the trail, they may be more receptive to having trails near their homes. The concept will evolve. It is possible to tell where people walk. It is similar to building a building and seeing where the natural paths are before constructing the walkway.

Ms. Laurie Felber requested that there be appropriate markings at the Main Street Crossing for safety. Mr. Ferriero stated that the Borough would need to adopt an ordinance designating a crosswalk. It would require County approval, and uniform traffic control markings.

Mr. Slutsky, Chair of the Loop Trail Team, stated that at the public meeting, there was the most public support for the portion of the trail along Hilltop Road.

There being no additional questions or comments from the public, Mr. Gertler closed the public session.

Ms. Gemberling recommended that there be language included in the plan to leave it open to consider various options as we move forward. Responding to Mr. Cascais on the timeline for the grant monies, Mr. Ferriero stated that the current grant money will be used for the completion of the project by the end of May. Mr. Cascais commended the Loop Trail Team on the report.

Mr. Henry, Esq. will provide editorial comments to Mr. Ferriero. He questioned whether handicap access would be required. Mr. Ferriero advised that there are no specific requirements.

Mr. Ferriero stated that the changes would be incorporated for the May meeting.

#### **TRC UPDATES (For information only)**

Mr. Henry, Esq. and Ms. Callahan reviewed the TRC schedule for April 18, 2011.

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#### **ADJOURNMENT**

There being no additional business to come before the Board, on motion made, seconded and carried, Vice Chair Gertler adjourned the meeting at 9:05 p.m. The next regularly scheduled meeting of the Planning Board will be held on **Monday, May 9, 2011 at 8:00 p.m.** at the Garabrant Center, 4 Wilson St., Mendham. Prior to the meeting, at 7:00 p.m., the Board will hold a site visit in conjunction with the Krostek and Veale application.

Respectfully submitted,

Diana Callahan  
Recording Secretary







