

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
May 9, 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 Chair Kraft 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. Bradley – Present
Mr. Cascais – Present
Mr. Gertler – Absent

Mr. Kraft - Present
Mrs. Kopcsik – Absent
Mrs. Lichtenberger - Absent
Ms. Sandman – Present (8:15 p.m.)
Councilman Sharkey - Absent

Alternates:

Ms. Gemberling, Alternate I - Present
Mr. Cavanaugh, Alternate II – Present

Also Present:

Mr. Henry, Attorney
Mr. Ferriero, Engineer
Ms. Callahan, Secretary
Mr. Furgueson, Historic Preservation Commission

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MINUTES

On motion made by Mayor Henry, seconded by Mr. Cascais and carried, the minutes of the regular meeting of April 11, 2011 were approved with several editorial changes.

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PUBLIC COMMENT

Chair 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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HEARING OF CASES

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

Chair announced that the applicant requested that the hearing be carried to the June 13, 2011 regular meeting of the Board. The site visit could also take place at 7:00 p.m. on June 13, 2011. After a short discussion it was decided that if the applicant did not provide the necessary documentation by June 3, 2011, 10 days ahead of the next meeting, and could not proceed on June 13, they would be required to re-notice the public when the submission was made and the hearing was rescheduled.

Mr. Cascais made a motion to carry the application to the June 13, 2011 regular meeting. Mr. Bradley seconded.

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

In Favor: Henry, Bradley, Cascais, Gemberling, Cavanaugh, Kraft
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will make the appropriate notifications on the site visit.

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DISCUSSION

Loop Trail: Mr. Ferriero reported that the Board had been provided with the Final Loop Trail Report and the costs. The Loop Trail Team is recommending that it be incorporated to the Master Plan. It should be incorporated at a later date when the Board is considering another amendment.

Responding to Chair Kraft on how the process would work, Mr. Henry, Esq. advised that language would need to be drafted, and the location in the master plan determined. We would need to determine if additional changes would be required in any other sections. A formal hearing for the amendment would follow, and the County would be appropriately notified. He suggested it could be done with the Historic District Expansion. While the Planning Board is responsible for making the changes to the Master Plan, he requested that a copy of the Loop Trail Report be forwarded to the Governing Body. The Board agreed.

Ms. Gemberling recommended that the language for the Master Plan express that there be connectivity to the proposed Loop Trail whenever possible.

Mr. Henry, Esq. presented the following resolution to the Board:

**RESOLUTION
BOROUGH OF MENDHAM PLANNING BOARD**

WHEREAS, a long-standing concept of a Loop Trail, being a designated path around the Borough comprised of woodland trails, paths and sidewalks, designed to create access to forested properties and preserved open space and to provide new passage recreational opportunities to these natural resources within walking distance to all Borough residents, became a practical study subject as the result of a Planning Grant made available by ANJEC; and

WHEREAS, a Loop Trail Planning Team was constituted by the Borough to study implementation possibilities; and

WHEREAS, the Loop Trail Planning Team made a formal presentation of a draft report on the Loop Trail project at the Planning Board’s regular public meeting on April 11, 2011; and

WHEREAS, the Board discussed the contents and recommendations of the Loop Trail Planning Team and made several suggestions; and

WHEREAS, the Loop Trail Planning Team has now submitted its final report, entitled “Loop Trail Plan”, dated May 9, 2011, prepared by Paul W. Ferriero, P.E., CME, the Borough Engineer, including preliminary cost estimates and a proposed Master Plan Map, reflecting the Board’s comments, as well as the conclusions of the Loop Trail Planning Team; and

WHEREAS, the Loop Trail Planning Team recommends that the Board incorporate the Loop Trail Plan into the Borough’s Master Plan, and suggests that this be done in conjunction with the next update, modification, or revision of the said Master Plan;

NOW THEREFORE BE IT RESOLVED on this 9th day of May, 2011, that the Planning Board of the Borough of Mendham, accepts the Loop Trail Planning Team’s Report and supporting documents, acknowledging the Planning Team’s efforts and work product with appreciation, and will take the recommendation and suggestion under advisement.

Mr. Cascais made a motion to approve the resolution. Mr. Bradley seconded.

ROLL CALL: The result of the roll call was 7 to 0 as follows:

In Favor: Henry, Bradley, Cascais, Gemberling, Cavanaugh, Sandman, Kraft
Opposed: None
Abstentions: None

The motion carried. The Board Attorney was also directed to prepare, in conjunction with Mr. Humbert, language for the Loop Trail Amendment.

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Historic District Expansion: Mr. Furgueson, representing the Historic Preservation Commission, provided an overview of the project. He stated that the expansion has taken place in two phases, and that the goal is to align both the local and the federal/state maps. He pointed out the Phase II expansion area on the map that had been provided to the Board. The period of significance for the expansion is pre-WWII. After that point in history, Mendham Borough expanded rapidly. He explained that there have been a series of meetings in which homeowners were provided information on the study and afforded an opportunity to ask questions. After a general meeting, there were individual meetings with a few individuals who had concerns. The next steps are to consider a Master Plan amendment and to submit the National/State Registry package.

After some discussion on whether it would be appropriate to have public hearings for both the Loop Trail Amendment and the Historic District Amendment at the same meeting, the Board decided to review the proposed master plan language for both in June. In order to allow appropriate review and public input on both, they will hold the public hearing on the Historic District in September and the public hearing for the Loop Trail in October.

Mr. Henry, Esq. will contact Mr. Humbert to draft the appropriate language for the amendments. He also advised that the National/State Registry package should not be submitted until after the Borough Ordinance has been finalized.

Ms. Gemberling questioned the cemetery lot and was advised by Chair Kraft to review the amendment detail carefully after it is drafted.

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TRC UPDATES (For information only)

Mr. Henry, Esq. provided an overview of the TRC applications. After some discussion between Messrs. Ferriero and Henry, Esq., it was determined that the Kelly application would not be placed on the TRC agenda as the matter of jurisdiction needed to be resolved.

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ADJOURNMENT

There being no additional business to come before the Board, on motion made, seconded and carried, Chair Kraft adjourned the meeting at 9:00 p.m. The next regularly scheduled meeting of the Planning Board will be held on **Monday, June 13, 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

