

*Office of the  
Planning Board*

TO: Mayor and Borough Council  
FROM: Diana Callahan, Planning Board Secretary  
DATE: February 12, 2008  
RE: 2006 Master Plan Amendment: Introductory Statement

At its regular meeting of Monday, February 11, 2008, the Planning Board of the Borough of Mendham, adopted as an amendment to the 2006 Master Plan the attached introductory statement dealing with the re-examination report.

This amendment (Introductory Statement) should be kept with your copy of the 2006 Master Plan previously provided.

cc: Ellen Sandman, Administrator  
Maureen Massey, Borough Clerk  
Fred Semrau, Esq., Borough Attorney

Attachment

**BOROUGH OF MENDHAM  
2006 MASTER PLAN  
INTRODUCTORY STATEMENT**

WHEREAS, the Planning Board of the Borough of Mendham (the "Board"), following a public hearing as required by law, adopted its 1994 Master Plan in accordance with the provisions of N.J.S.A. 40:55D-1 et. seq.; and

WHEREAS, the Board engaged in and reported in 2000 on a re-examination of the Master Plan and development regulations as required by N.J.S.A. 40:55D-89; and

WHEREAS, a Utilities Plan Element Amendment was adopted by way of modification of the Borough's Master Plan after a duly noticed public hearing on July 10, 2006; and

WHEREAS, the Board undertook a re-examination of the Borough's Master Plan with a view toward reporting, as required, in 2006, but upon commencing an evaluation of those items enumerated in N.J.S.A. 40:55D-89, concluded that a major study to result in a complete revision of the Master Plan (a statutory alternative) was warranted; and

WHEREAS, the Board created a committee to explore each element of the Master Plan and to report to the Board in an on-going fashion at the regular public meetings of the Board as work progressed on each element; and

WHEREAS, the Board studied, reviewed, re-evaluated and, in most cases, redrafted each element from scratch, soliciting input from all Borough Boards, Committees, and agencies, as well as the Borough's retained professionals and consultants, outside special experts and members of the public through the continuing discussions at Board meetings as the drafts and redrafts proceeded; and

WHEREAS, the Board concluded its 2006 re-examination with a fully updated and revitalized Master Plan ready for formal public hearing in accordance with the provisions of the Municipal Land Use Law; and

WHEREAS, the new Master Plan, resulting from the Board's 2006 re-examination, entitled "Borough of Mendham 2006 Master Plan" was the subject of a public hearing held by the Board, pursuant to Notice as required by N.J.S.A. 40:55D-13, commencing on September 11, 2006 and being continued on October 10, 2006, during which the proposed 2006 Master Plan was reviewed and discussed; and after review of the proposal and hearing all comments and deliberating upon the same, was adopted by the Board as the "Borough of Mendham 2006 Master Plan" (inclusive of the 2003 Open Space Element and the 2005 Stormwater Management Element); and

WHEREAS, the Board subsequently concluded that this history of the 2006 re-examination process and resulting new Master Plan should be incorporated as an introductory statement in the Borough of Mendham 2006 Master Plan, reflecting the said 2006 Master Plan as the Board's re-examination report, and that such incorporation should be by way of Amendment to the said 2006 Master Plan; and

WHEREAS, the Board has conducted a public hearing on February 11, 2008, with respect to this amendment, pursuant to notice as required by N.J.S.A. 40:55D-13, at which time the proposed amendment was reviewed and discussed, and members of the public were given an opportunity to be heard;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Mendham, this 11th day of February, 2008, that the content of this Resolution detailing the Board's 2006 re-examination and resulting new Master Plan be added by way of Amendment to the said Borough of Mendham 2006 Master Plan as an Introductory Statement to the said 2006 Master Plan confirming its intent to serve as a re-examination report; and

BE IT FURTHER RESOLVED that this determination be reported to the governing body of the Borough of Mendham, the Morris County Planning Board, and otherwise as required by law.

The foregoing Resolution was adopted by the Planning Board of the Borough of Mendham on February 11, 2008.