

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
October 13, 2015**

Garabrant Center, 4 Wilson Street, Mendham, NJ

CALL TO ORDER

The regular meeting of the Mendham Borough Planning Board was called to order by Mr. Kraft, Chair, at 8:00PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

OPENING STATEMENT

Notice of this meeting was published in the *Observer Tribune* and in the *Daily Record* on January 15, 2015 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
Ms. Lichtenberger – Present
Administrator Merkt – Present
Mr. Sprandel – Present

Mr. Kraft - Present
Mr. Cascais – Present
Ms. Isaacson – Absent
Councilman Andrews – Present

Alternates:

Mr. Kay, Alternate I – Absent
Mr. McDevitt, Alternate II - Present

Also Present:

Mr. Ferriero, Engineer
Mr. Henry, Esquire
Mr. McGroarty, Planner

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MINUTES

Mr. Henry recommended grammatical changes under Master Plan Amendment, on page two, paragraph three, sentence 2 and 3, as well as in the last sentence of the KL Realty Holdings LLC paragraph. Mr. Cascais made a motion to approve the amended minutes of the regular meeting of September 14, 2015, and Councilman Andrews seconded. On a voice vote all eligible voters were in favor and the minutes were approved with revisions.

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PUBLIC COMMENT

Mr. 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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APPLICATIONS

PB #08-15 Walters / Simple Coffee 15 West Main Street, Block 301, Lot 39
Site Plan Waiver

Mr. David Walters and Mr. Dan Geary were sworn. A survey of the property was presented and submitted as exhibit A-1. Also submitted was a copy of the survey highlighting parking areas for customer parking at the proposed grab and go coffee shop. Small danishes and pastries will be sold but not prepared on the premises. Concerns centered on the general high density of traffic headed eastbound and the safety of individuals crossing Main Street to buy coffee. Ms. Lichtenberger suggested a crosswalk. Mr. Henry recommended conditions of approval including but not limited to taxes current, submission of a floor plan of entire building and no change in operation such as food preparation. Anything not provided on the checklist should be submitted or discussed. A motion to approve the application with the above conditions was made by Councilman Andrews and seconded by Ms. Lichtenberger.

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

In favor: Andrews, Bradley, Henry, Lichtenberger, McDevitt, Merkt, Sprandel, Cascais,
 Kraft
 Opposed: None
 Abstentions: None

The motion carried.

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TRC UPDATE

There are three upcoming applications to be heard at the upcoming TRC meeting on October 19, 2015 at 9am at the Phoenix House. A site plan waiver at the Jockey Hollow office condominium for a proposed new law office. The Roxiticus Golf Club applicant is filing for a preliminary and final major site plan plus a bulk variance to move the 1st tee of the golf course. Eventually, they plan to expand a new clubhouse. Finally, Kings is applying for an amended preliminary and final site plan as a resolution for specific improvements in 2013 was approved but never implemented with the exception of the replacement of a sign. This time Kings is looking to replace the existing vestibule enclosure.

OTHER BUSINESS

Fair Share Housing Plans

The Planning Board discussed the upcoming January 7, 2016 deadline to submit an affordable housing plan to the State. Mr. McGroarty presented the current challenge of meeting the deadline as COAH (Council On Affordable Housing) is no longer viable and there are no official numbers to use.

The Board entered Executive session at 9:07pm.

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The Board returned to open session at 9:34pm.

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ADJOURNMENT

There being no additional business to come before the Board, Chair Kraft adjourned the meeting at 9:37pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, November 9, 2015 at 8:00PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazzucco

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Board Secretary