

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
November 9, 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. Cascais, 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 – Absent
Ms. Lichtenberger – Absent
Administrator Merkt – Present
Mr. Sprandel – Present

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

Alternates:

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

Also Present:

Mr. Ferriero, Engineer
Mr. Henry, Esquire

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MINUTES

Mr. Merkt remarked that he was Present at the October 13, 2015 Planning Board meeting, as reflected by his vote cast at roll call on an application. Mr. Henry recommended two grammatical changes under the TRC Update section, on page two. In the second sentence, the words, "office condominium", were added after Jockey Hollow and in the 4th sentence, the word "build" was replaced with "expand". Councilman Andrews made a motion to approve the amended minutes of the regular meeting of October 13, 2015, and Mr. Sprandel 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. Cascais 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 # 10-15 Kings 84-88 East Main Street, Block 801, Lot 20
Amended Site Plan Approval\

The Kings application was carried to the December 14, 2015 meeting due to a public notice deficiency.

PB # 09-15 Roxiticus Golf Club, Inc. 179 Bliss Rd, Block 2601, Lot 3
Preliminary and Final Major Site Plan Approval

Present: Dr. William Wallace
Mr. Robert McNeil, Architect
Mr. Greg Yannacone, Engineer

Dr. Wallace was sworn and explained the current hazard the blind tee at hole 1 presents to golfers. The first tee will be moved so they can ultimately expand the clubhouse however there are no plans to increase membership.

Mr. Robert McNeil, architect, was sworn and qualified. An expert in golf course design, photographs A-1 through A-5 were submitted depicting various views of the relocation of tee box 1 as well as an aerial view of the golf course and the blind curve at tee 1. He mentioned this would be the optimal plan to eliminate hazards to golfers at tee 1.

Gregory Yannacone, licensed engineer, was sworn and qualified. He testified that variance relief is needed for steep slope disturbance. He stated that neighbors, waterways, and wetlands are not close to the steep slopes being disturbed, and that a vegetative buffer exists. Drywells will be used and although there will be significant tree removal, most of them will be replaced, and the tree removal will not be visible from off-site.

No public comments were offered.

Mr. Kay made a motion to approve the application as presented and Councilman Andrews seconded the motion. Mr. Henry, Esq., prepared a resolution memorializing the action.

ROLL CALL: The result of the roll call was 7 to 0 as follows:
 In favor: Andrews, Henry, Kay, McDevitt, Merkt, Sprandel, Cascais
 Opposed: None
 Abstentions: None

The motion carried. Following is the resolution.

MENDHAM BOROUGH PLANNING BOARD

RESOLUTION

GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR ROXITICUS GOLF CLUB, INC. BLOCK 2601, LOT 3 APPLICATION NUMBER #09-15

WHEREAS, Roxiticus Golf Club, Inc. (“Applicant”) has applied to the Planning Board of the Borough of Mendham (the “Board”) for Preliminary and Final Site Plan approval with variance relief with respect to the relocation of a portion of the first golf hole and creation of new tee boxes on the property located at 179 Bliss Road and designated Block 2601, Lot 3 on the Tax Map of the Borough of Mendham (the “Subject Property”); and

WHEREAS, a hearing was held by the Board on November 9, 2015 at its regular public meeting, at which time representatives of the Applicant (club member, golf course architect and site engineer) testified as to the intent and purpose of the project; the Board reviewed the documents and materials filed by Applicant, and members of the public and the Board’s professionals were given an opportunity to comment on the Application; and

WHEREAS, the Board has considered the Applicant’s submissions for the requested Site Plan approval and variance relief, including testimony presented on behalf of Applicant, and the comments of the Board’s consultants, and there being no comments from members of the public;

NOW THEREFORE BE IT RESOLVED that, based upon the foregoing, the Board makes the following findings of fact and conclusions of law:

1. Applicant is the owner of the Subject Property located at 179 Bliss Road (Tax Map Block 2601, Lot 3) in the Borough of Mendham.
2. Applicant wishes to relocate portions of the first golf hole and to create three (3) new tee boxes for the hole.
3. The Property is located in the 5-AC Residential zoning district, and is a conforming Conditional Use. The Subject Property is currently the site of Roxiticus Golf Club, containing an 18-hole golf course, clubhouse, golf shop, driving range, and other related facilities. The Applicant is proposing to relocate a portion of the first hole and to create three new tee boxes. The existing tee boxes for the first hole will be removed. The proposed alterations to the first hole are being done in concert with a

- plan, which will be the subject of a future site plan application, to expand the existing clubhouse and to construct additional parking and other associated improvements. The proposed relocation project will disturb approximately 3.60 acres of the 192 acre Subject Property (including the land in Bernardsville). The plan provides for the removal of trees in and around the new tee areas, the reconstruction of several bunkers, and the installation of drainage improvements and retaining walls. The proposed construction will result in the disturbance of some steep slope areas.
4. The Applicant is seeking a variance from the Borough of Mendham Zoning Ordinance Section 215-12.4C for proposed steep slope disturbance in the 25-30% slope category (where the maximum permitted disturbance is 750 square feet) and in the greater than 30% slope category (where the maximum permitted disturbance is 500 square feet).
 5. In connection with the pending Application, checklist waivers were sought by Applicant with respect to items 31 and 52. In accordance with the recommendation of the Technical Review Committee and the Borough Engineer, the Board granted the requested checklist waivers and proceeded with the public hearing on the Application for Site Plan approval and variance relief.
 6. The proposed relocation project will disturb approximately 3.60 acres of 192 acres comprising the Subject Property (including the land in Bernardsville). The proposed construction will result in the disturbance of approximately 40,710 square feet of steep slopes in the 25-30% slope category and approximately 8,681 square feet of steep slopes in greater than 30% slope category. The majority of the steep slope disturbance is caused by the removal of the trees. The steep slopes, with the exception of the areas for the new tee areas, will be largely left intact.
 7. Applicant submitted engineering plans (9 sheets) prepared by Yannaccone, Villa & Aldrich, LLC, dated September 30, 2015, entitled "Roxiticus Golf Club, Inc., Preliminary & Final Site Plan. Golf Hole #1 Grading Improvements" (hereinafter the "Plans").
 8. Applicant also submitted a tree location map (1 sheet) prepared by Bosenberg Landscape Architecture, dated September 30, 2015, entitled "Existing Canopy/Tree Location Map, Prepared for Roxiticus Golf Club, Inc.:" (hereinafter "Tree Map").
 9. Based on the filed Application materials, the testimony, and exhibits presented at the hearing, the Board concludes the following:
 - (a) The proposed first hole relocation project not only facilitates the anticipated expansion of the clubhouse and parking facilities, but it independently creates a more playable and safer golf hole, and reduces potential incursions into the neighboring property.
 - (b) Although requiring the removal of a significant number of trees (though a small percentage of the tree inventory on the Subject Property) and regrading of the new tee box area, the proposed new layout for the first golf hole will open the view shed for the entire hole and eliminate the blind tee shot (and the risk of golfers un-knowingly playing into the group ahead of them), while retaining the same overall length of the hole.
 - (c) The present clubhouse is in need of major renovations and improvements, addressing accumulated shortcomings in design and operation, as well as additional amenities desired by the members.
 - (d) Additional parking is needed to address existing deficiencies and to improve safety of access and circulation.
 - (e) With regard to steep slope disturbance requiring variance relief, based on the testimony of Applicant's site engineer, there will be so-called "temporary" disturbance of 40,710 square feet of slopes in the 25-30% slope area and "temporary disturbance" of 8,681 square feet in the area comprised of slopes in excess of 30%. A large portion of this disturbance relates to tree removal for the relocated portion of the first tee, the area affected in this manner being shown on exhibits presented by Applicant at the public hearing. The majority of this "temporary" disturbance will be restored to the pre-disturbance slope conditions after

removal of the trees and will be planted with a mixture of meadow grasses and fescue grasses. The remaining slope areas permanently disturbed relate to the specific parts of the relocated first tee where the tee boxes are constructed, utilizing retaining walls to reduce the areas of disturbance. The final areas of disturbance which relate to the tee box construction will be 16,116 square feet in the 25-30% slope area and 2,913 square feet in the greater than 30% slope area. Although these are significantly greater areas than those permitted by the ordinance, it was noted that the permitted disturbance areas for these slopes are small absolute square footage numbers, whether being applied to a single family residence of one acre or less or an entire golf course in excess of 100 acres.

(f) Applicant will take additional measures to assure protection against erosion on the slopes while work is underway. "Super silt fence" will be used to avoid unintended erosion or expansion of the disturbance areas.

10. The Applicant and the Board discussed the Borough Engineer's November 5, 2015 comment letter. Applicant agreed that it would make revisions to the Plans as noted in the November 5 letter and that construction and operation would be in compliance with the Borough Engineer's comments.
11. The Board and the Applicant discussed tree clearing and tree replacement. Applicant's engineer testified that 1.75 acres of the present forested area of 34 acres of tree canopy in Mendham would be cleared for the relocation of the pertinent portion of the first tee. This would involve removal of 164 trees (140 of which would be in the 8 inch to 23 inch diameter category and 24 of which would be in the greater than 24 inch diameter category). Although the ordinance would generally require tree replacement in a project of this sort, Applicant's engineer pointed out that aside from those many areas which are presently forested, there is not a practical way to plant additional trees on a golf course, without interfering with the very purpose for which the open playable hole areas are created. The Borough Engineer, however, pointed out that it must be anticipated that many of the trees on the golf course are likely to be lost over the next decade as the Ash blight takes these trees. Applicant agreed that it would replace Ash trees which are lost to this disease with other species and will incorporate this replacement plan in the Applicant's forestry management plan.
12. After discussion of the practical design needs for the relocated portion of the first hole, The Board concluded that, to the extent required, the corridor for play must be clear-cut, but will be within the depicted clearance limit (Exhibit A-3, marked at the public hearing). None of this area will be visible from any location off-site.
13. In connection with the discussion of reconciling any differences between the golf course architect's construction plans and the Plans (prepared by the site engineer and referenced in finding number 7, above), Applicant agreed that the Plans (prepared by Yannaccone, Villa & Aldrich) shall control except as to the grasses to be planted in the disturbed areas, where there shall be a mix of meadow grasses and fescue grasses (per the golf course architect's construction plans).
14. As to storm water management, Applicant will comply with all of the pertinent items discussed in the Borough Engineer's November 5, 2015 comment letter. Applicant's engineer pointed out that there would be no new hardscape resulting from the proposed project, but that due to the disturbance in excess of one acre, Applicant must satisfy the major storm water standards. Applicant agreed that it would comply with the major storm water requirements and that, as requested, it will provide additional soils work data to satisfy the Borough Engineer. In addition, although a Storm Water Operations Manual will have to be prepared and furnished to the Borough Engineer with respect to the post-construction conditions, it is understood that Applicant will be pursuing further approval with respect to its plan to expand the clubhouse and add additional parking.

Assuming that plan goes forward and construction is approved, the Borough Engineer indicated he would like to then have a single Storm Water Operations Manual covering the post-construction conditions for both projects. Applicant agreed to provide the requested material to satisfy the Borough Engineer.

15. Based upon the foregoing, the Board concluded that, under the circumstances of this case, variance relief for steep slope disturbance as described could be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

16. As a result of all of the foregoing, the Board concluded that Preliminary and Final Major Site Plan approval as detailed above, as well as the necessary variance relief for steep slope disturbance could, with appropriate conditions, be granted to Applicant.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Application of Roxiticus Golf Club, Inc. for Preliminary and Final Major Site Plan approval, together with variances for disturbance of a maximum of 40,710 sq. ft. of steep slope area in the 25-30% slope category and for a maximum of 8,681 sq. ft. of steep slope area in the greater than 30% slope category, to relocate portions of the first golf hole, establish three new tee boxes for that hole, and complete associated site work related to the design, layout and elements of that golf hole, on the property located at 179 Bliss Road and designated Block 2601, Lot 3 on the Mendham Borough Tax Map, all as depicted on the Plans referenced above (as these Plans are to be revised to conform to the conditions of approval), be and hereby are approved and granted, subject to the following:

1. Applicant shall comply with all applicable regulations and obtain all required, licenses, permits, and other approvals which may be required for the project which is the subject matter of this Application, whether from any municipal, county, state or federal board, body or agency having jurisdiction over the subject property or the project.

2. All open taxes, as well as municipal charges, Application and escrow fees, and funding of sufficient escrow to cover unbilled work to the completion of this Application and project, shall be paid by Applicant.

3. All site work, construction and operations are to be in accordance with the testimony adduced at the public hearing on this Application, the findings and conclusions of the Board as set forth in this Resolution, and the conditions of approval set forth herein.

4. Plan Revisions, Plan Notes, and other document revisions detailed in the November 5, 2015 comment letter from the Borough Engineer, shall be made by Applicant.

5. Applicant shall comply with all of the comments set forth in the November 5, 2015 letter from the Borough Engineer with regard to this Application.

6. Applicant shall comply with tree removal and replacement requirements, as follows:

(a) Compliance with Borough Engineer's November 5, 2015 letter regarding tree removal;

(b) Replacement of Ash trees lost to Ash blight with other species, and incorporating this requirement into Applicant's Forestry Management Plan.

7. Prior to site work being commenced, Applicant shall have a pre-construction meeting with the Borough Engineer, with such participants as the Borough Engineer shall determine.

8. Except to the extent that this approval and its conditions modify or amend previous approvals or conditions related to the Subject Property, either expressly or by necessary implication, all other conditions of prior approvals affecting the Subject Property remain in full force and effect and continue to condition the use of the Subject Property.

PB # 943 Barber, Ronald 78 Mountainside Road, Block 501, Lot 24
Subdivision

Present: Mr. Anthony Sposaro, Esq., Attorney for Applicant
Mr. Christopher Nusser, Engineer for Applicant

Mr. Nusser was sworn and qualified. He submitted exhibits A-1 and A-2 presenting the prior and new proposed lot subdivision. The major change will be using sewer instead of a septic system. He also submitted exhibit A-3, the Borough Resolution from 11/2/15 approving the sanitary sewer connection for the subdivision and exhibit A-4, the permit from the DEP approving the sewer connection. Fencing is required and will be placed on southern side of the easement and new drywells will be installed to handle increased storm water run-off. Mr. Sposaro confirmed Mr. Ferreiro's comments in his engineering report dated November 5, 2015 and mentioned new trees will be planted with limited disturbance.

A resident was sworn and expressed concerns of increased water run-off as a result of soil disturbance from the sewer installation. The resident also requested a placard to be placed on the fence noticing the conservation easement. Mr. Barber agreed to this request.

A motion to direct Mr. Henry to draft a resolution for approval at the regular meeting of the Planning Board on December 14, 2015 was made by Mr. Kay and seconded by Mr. Sprandel.

ROLL CALL: The result of the roll call was 7 to 0 as follows:
In favor: Andrews, Henry, Kay, McDevitt, Merkt, Sprandel, Cascais
Opposed: None
Abstentions: None

The motion carried.

RESOLUTIONS

PB #09-15 Walters, David (Simple Coffee) 15 West Main St, Block 301, Lot 39
Site Plan Waiver

Mr. Cascais asked if there were comments on the draft resolution memorializing the approval of the coffee shop at the above referenced property. A few corrections were noted: on page 5, condition #3 was revised to reference taxes through the 4th quarter 2015; Mendham was corrected to be spelled with a "d" in the signature block on p. 6; and, the vote in favor was "7". A motion to adopt the memorializing Resolution as amended was made by Mr. Sprandel and seconded by Mr. Kaye.

ROLL CALL: The result of the roll call was 7 to 0 as follows:
In favor: Andrews, Henry, Kay, McDevitt, Merkt, Sprandel, Cascais,
Opposed: None
Abstentions: None

The motion carried.

MENDHAM BOROUGH PLANNING BOARD

RESOLUTION

**GRANTING WAIVER OF SITE PLAN APPROVAL
FOR DAVID WALTERS
BLOCK 301, LOT 39**

WHEREAS, David Walters ("Applicant") has applied to the Planning Board of the Borough of Mendham (the "Board") for waiver of site plan approval with respect to property located at 15 West Main Street and designated Block 301, Lot 39 on the Tax Map of the Borough of Mendham (the "Subject Property"); and

WHEREAS, a public hearing was held on October 13, 2015, during which hearing testimony was offered on behalf of Applicant by David Walters and Dan Geary (the principals in a business which will trade as Simple Coffee), the Board reviewed the documents and materials filed by Applicant and reports from its professional consultants, and members of the public were given an opportunity to comment on the Application; and

WHEREAS, the Board has considered and deliberated upon the testimony and materials submitted by and on behalf of Applicant, the reports and

recommendations of the Board's consultants and professional staff, and there being no comments from members of the public;

NOW THEREFORE BE IT RESOLVED that, based upon the foregoing, the Board makes the following findings of fact and conclusions of law:

15. Applicant, trading as Simple Coffee, proposes to be a tenant in a retail space at the Subject Property, which property is located at 15 West Main Street and is designated Block 301, Lot 39 on the Mendham Borough Tax Map. The Subject Property is located in the Historic Business Zone.
16. Applicant proposes to occupy 405 square feet of the floor space within the building's total 3,005 square feet of floor space. The balance of the building is occupied by other retail and service establishments on the first floor and apartments on the second floor.
17. Applicant proposes to operate a retail shop for sale of coffee, baked goods and packaged snacks. The coffee will be prepared onsite, but the baked goods and packaged snacks will be brought in from off-site vendors. Other than the preparation of coffee, there will be no cooking, baking or food preparation on site at this location.
18. Because of the nature of Applicant's operations, the majority of the water used onsite will be taken off-site in the form of the various coffee products purchased by customers. There will be no tables, chairs or counters for consumption of coffee within the retail establishment. The business is geared entirely to take-out by customers.
19. Applicant will have to secure an appropriate sewer application from the Borough, but this will be at a relatively modest level, due to the nature of the proposed operations.
20. The Board discussed with Applicant, and Applicant understood that any change in the nature of the business operations which increased the water usage would require further Application to this Board and to the Borough to authorize use of additional sewer capacity.
21. The Board also explored issues relating to parking, since the manner in which Applicant proposes to operate will be principally reliant upon customers arriving and departing by motor vehicle. Particularly, there was concern on the part of the Board that there would be both adequate available parking and that Applicant understand the potential issues relating to morning traffic flow and Applicant's location on the opposite (westbound) side of Main Street.
22. Applicant pointed out, and the Board accepts, that due to the Applicant's peak business time preceding the opening of the other retail and service establishments in the building (which would otherwise need to share the available parking spaces), parking in front of the Subject Property, as well as some parking available to the side of the Subject Property, appeared to be more than sufficient for the needs of Applicant's customers. In addition, Applicant explained that he understood the potential road crossing and turning movement issues regarding heavy eastbound commuter traffic in the morning and Applicant's location on the westbound side of Main Street. Applicant indicated anticipation of several factors, including the existence of some business from westbound traffic at the commuter hours, parking being reached by turns made by some eastbound travelers, and the ability for eastbound travelers to park along the curb on the eastbound side of Main Street and walk across the street to and from Applicant's place of business.
23. The Board observed that both of the "solutions" offered with regard to eastbound travelers in the morning presented certain issues with respect to vehicular and/or pedestrian circulation and safety. It was further observed, however, that the Morris County Planning Board waived the necessity for approval with respect to its jurisdiction, which the Board observed includes jurisdiction over the Main Street roadway, finding that Applicant's proposal would not impact County facilities or structures.
24. Applicant also suggested, and the Board agreed, that the potential problems for morning commuter hours eastbound drivers would either resolve themselves in acceptable solutions or would so-impact Applicant's business that it would not be able to succeed and continue. Applicant expressed his

hope that the latter would not be the case, but that he accepted this as a business risk.

25. Applicant proposes to operate Monday through Saturday from 6:00 a.m. until 4:00 p.m. and Sundays from 7:00 a.m. to 4:00 p.m. He testified, however, that he expects the largest block of his business to occur between 6:00 a.m. and 10:00 a.m. on weekdays (during the morning commuter hours) with some reduced level of business throughout the balance of the day and on weekends. He anticipates that generally there will be one or two employees at the coffee shop when it is in operation, with a maximum of four employees (including principals) if business activity requires additional personnel.
26. Applicant proposed new signage on the front of the building to identify this business, also proposing the installation of gooseneck lighting for that sign. In addition, decorative molding was proposed for the building front surrounding the large fixed front windows. Applicant submitted the required Application to the Mendham Borough Historic Preservation Commission with respect to these changes and received the approval of the commission, noting that the sign lettering must be painted, not vinyl, and that any further architectural changes to the front façade would necessitate another Application to the Commission.
27. Based upon all of the foregoing, the Board determined that a waiver of formal site plan requirements, with conditions, was appropriate and should be granted.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Application of David Walters (d/b/a Simple Coffee), for waiver of formal Site Plan review is hereby granted, subject to the following conditions:

1. Applicant shall secure any other approvals or permits which may be required from any board, body or agency, whether municipal, county, state or federal.
2. Applicant shall comply with the conditions of approval from the Mendham Borough Historic Preservation Commission.
3. All taxes and municipal charges related to the Subject Property shall be paid through the 4th Quarter, 2015.
4. Any fees or escrows relating to this Application or the work to be done through the completion of Applicant's project shall be paid by Applicant.
5. Applicant shall be responsible for any Affordable Housing contribution which may result from the proposed project being determined to have created additional non-residential space.
6. Applicant shall obtain a sewer connection permit from the governing body of Mendham Borough and shall comply with any conditions imposed in the permit grant.
7. Applicant shall obtain a satisfactory fire inspection report within ninety (90) days of commencing operations in the Subject Property.
8. In the event of a change of menu offerings, adding anything to the present proposal for coffee and pre-packaged snacks or baked goods prepared off-site and sold without any additions or changes, the Applicant's operation must be reviewed again by this Board and, if determined to involve "food preparation" or other activities increasing the impact on the Borough's sewer capacity, a new or amended Application must be made to the Borough for additional sewer capacity.
9. Applicant shall prepare and submit floor plans for the entire building of which the proposed leased space is a part.

BE IT FURTHER RESOLVED that this Resolution, adopted this 9th day of November, 2015, memorializes the action of the Board, as set forth above, taken at its meeting of October 13, 2015.

OTHER BUSINESS

Master Plan Consistency Determination: **Ordinance #7-15.**

The Planning Board recommended the following minor changes:

- On the 5th line down, "/" should be replaced with "and"
- On the 6th line down, the word standards needs to include a "d" after the "n"

- In Section 5, the 3rd line down, N.J.S. 40:55D-62.1 should be added after N.J.S. 40:55-15

The Planning Board determined that the Ordinance as amended is consistent with the Master Plan, and referred it back to the Borough Council.

Land Use Committee Discussion Items: **Outdoor Dining**

Discussion continued on the Outdoor Dining ordinance and two changes were suggested:

- Modify the hours to 10pm from Sunday to Thursday
- Expand the minimum sidewalk clearance to 5 feet

After Board discussion, the Board also recommended the additional changes:

- In Section 3E1(h) on page 4, change “public right of way” to “sidewalk” and add in minimum dining space of 4 feet

The Planning Board determined that the Ordinance as amended is consistent with the Master Plan, and referred it back to the Borough Council.

Land Use Committee Discussion Items: **Stand-by Generators and Air Conditioning Pads**

After considerable discussion on specific language to be used for the 12 foot exclusion from lot coverage calculations on generator and/or air conditioning pads, it was decided that discussion should be continued at the regular meeting of the Planning Board on December 14, 2015.

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TRC UPDATE

There are three applications on the November 16, 2015 Agenda. Peter Salerno Inc., a site plan waiver, Kessler Institute, a site plan waiver, and Roxiticus Golf Club, a preliminary and final site plan with variance relief.

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EXECUTIVE SESSION MINUTES

The minutes of the executive session from the October 9, 2015 Planning Board meeting were approved and Councilman Andrews motioned to approve the minutes as written. Mayor Henry seconded.

ROLL CALL: The result of the roll call was 6 to 0 as follows:
 In favor: Andrews, Henry, McDevitt, Merkt, Sprandel, Cascais,
 Opposed: None
 Abstentions: Kay

The motion carried.

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ADJOURNMENT

There being no additional business to come before the Board, Chair Kraft adjourned the meeting at 10:35pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, December 14, 2015 at 8:00PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazzucco

Carolyn Mazzucco
 Board Secretary