

**MINUTES OF THE
MENDHAM BOROUGH PLANNING BOARD
November 10, 2014**

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 8:01PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

OPENING STATEMENT

Notice of this meeting was published in the *Observer Tribune* on January 23, 2014 and the *Daily Record* on January 16, 2014 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

Mr. Bradley – Present
Mayor Henry – Absent
Ms. Isaacson – Absent
Ms. Lichtenberger - Present

Administrator Merkt - Present
Councilman Sharkey – Present
Mr. Cascais - Absent
Mr. Kraft – Present

Alternates:

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

Also Present:

Mr. Ferriero, Board Engineer
Mr. Henry, Board Attorney
Ms. Kaye, Board Secretary

#####

MINUTES

Mr. Kay made a motion to approve the minutes of the regular meeting of September 8, 2014, which was seconded by Councilman Sharkey. On a voice vote, all eligible voters were in favor and the minutes were approved, as written.

#####

PUBLIC COMMENT

Mr. Kraft opened the meeting to questions and comments on items not included on the agenda. There being none, the public comment session was closed.

#####

APPLICATIONS

PB #06-14 – American Water - Replacement of existing well house, Franklin Road
Block 1707, Lot 2: **Capital Improvement Project Review**

Present: Adel Rifaat, Designer
 Frank Marascia, Production Manager

Mr. Rifaat introduced himself and stated that American Water is proposing to remove the dilapidated well house located on Borough property on Franklin Road and replace it with a more sturdy structure. Mr. Henry informed the Board that this was not a formal application but a presentation of the project so that the Board can determine its consistency with the Master Plan and make any recommendations.

In response to Mr. Kraft's question regarding the proximity of the well house to wetlands as it relates to DEP approval, Mr. Henry explained that the proposed building is within the existing

fence line and already considered 'disturbed', therefore, DEP permitting is not required. Mr. Rifaat indicated that the current well house is 12'x10' and that the proposed expansion to 15'4" x 15'4" will allow additional space for equipment and more maneuverability for maintenance operations. He added that the new building will be decorative concrete block with a neutral exterior. Mr. Rifaat further confirmed that there will be no alterations of the surrounding elements other than the electric which will run underground from the pole to the building. Access to the pump will continue to be through the roof hatch.

Mr. Bradley made a motion to accept the capital review project as proposed and deem it in keeping with the Master Plan which was seconded by Councilman Sharkey.

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

In favor: Bradley, Kay, Lichtenberger, Merkt, Sharkey, Sprandel, Kraft
Opposed: None
Abstentions: None

The motion carried and project was deemed in keeping with the Borough Master Plan.

TRC UPDATE

PB #04-14 – King's Supermarket - Proposed expansion, 84-88 East Main Street
Block 801, Lot 20: **Concept Review**

Mr. Bradley explained that representatives from King's appeared before the TRC for an informal conceptual discussion of expansion plans for the west side of building. He relayed the discussion regarding appropriate Board jurisdiction and Mr. Henry added that he had requested Applicant's attorney to prepare a justification for appearing before the Planning Board which has not yet been received. He further stated that should the Applicant appear before the Board of Adjustment, the Planning Board may comment upon the application.

The next TRC meeting is scheduled for Monday, December 15, 2014 at 9AM.

OTHER BUSINESS

Mr. Kraft formally welcomed Richard Merkt as the new Borough Administrator and member of the Planning Board.

#####

ADJOURNMENT

There being no additional business to come before the Board, Mr. Sprandel made a motion to adjourn which was seconded by Councilman Sharkey. On a voice vote, all were in favor.

Mr. Kraft adjourned the meeting at 8:24PM.

The next regular scheduled meeting of the Planning Board will be held on **Monday, December 8, 2014 at 8:00PM** at the Garabrant Center, 4 Wilson St., Mendham, NJ.

Respectfully submitted,

Margot G. Kaye

Margot G. Kaye, Secretary
Mendham Borough Planning Board