

**MINUTES OF THE
MENDHAM BOROUGH BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, November 5, 2020
Garabrant Center, 4 Wilson Street, Mendham, NJ**

CALL TO ORDER/FLAG SALUTE

The regular meeting of the Mendham Borough Board of Adjustment was called to order by Chairman Ritger, at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

OPENING STATEMENT

Notice of this meeting was published in the *Star Ledger* and the *Daily Record* on in accordance with the Open Public Meetings Act and was posted on the bulletin board of the Phoenix House. The meeting is being conducted electronically, with Notice as required, consistent with the Governor's Emergency Declarations and the guidance issued by the NJ Department of Community Affairs along with limited seating at the Garabrant Center.

APPOINTMENTS/OATHS OF OFFICE

The Board Attorney administered Oaths of Office to the following Board members:

- Dave Sprandel – Alternate I Member expiring 12/31/20
- Neil Sullivan – Regular member expiring 12/31/20

ROLL CALL

Mr. Ritger - Present	Ms. Cass - Absent
Mr. Smith - Present	Mr. Dick - Absent
Mr. Egerter - Present	
Mr. Sullivan - Present	
Mr. Paone - Absent	

Alternate:	Mr. Sprandel, Alternate I - Present
	Alternate II - Vacant

Also present: Mr. Germinario, Esq.
Mr. Denisiuk, Board Engineer
Mr. Bonnet, Board Planner

Mr. Ritger explained to the Applicants that there are only 5 Board members present and their application would need a unanimous vote. Mr. Ritger suggested doing the completeness portion of the application and carrying the hearing to the December 1, 2020 meeting. Mr. Chambers agreed to proceed with the completeness portion and would decide on the hearing portion after.

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MINUTES

Chairman Ritger asked for comments on the minutes of the regular meeting of October 6, 2020. There being no corrections, Mr. Smith made a motion to approve the minutes as written and Mr. Egerter seconded.

ROLL CALL

In Favor: Mr. Smith, Mr. Egerter, and Mr. Ritger

Opposed:

Abstain:

PUBLIC COMMENT

Chairman Ritger opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

COMPLETENESS:

BOA#07-20

James & Donna Chambers

425 Cherry Lane

Block 2301 Lot 3.01

Present: Mr. & Mrs. Chambers- Applicant

Mr. Werther – Attorney

Mr. Glasson – Engineer

Ms. Christine Nazzaro- Cofone – Planner

Mr. Germinario stated that adequate notice has been provided for the hearing.

Mr. Denisiuk summarized the Engineer’s completeness report dated September 11, 2020. Mr. Denisiuk recommends that the application be waived for completeness.

Mr. Ritger questioned the roll of the County Planning Board and Mr. Denisiuk stated that their approval is required if the application fronts on a County road and since this application is not on a County road there was a waiver requested.

Mr. Ritger asked about the NJDEP letter of interpretation. Mr. Denisiuk stated that this is verification from the DEP that there are no wetlands on the property and if there are the NJDEP provides a wetlands delineation.

Mr. Sprandel questioned that #33 on the checklist is left blank and should it be marked N/A. Mr. Denisiuk stated that the wetlands are shown on the key map. Mr. Denisiuk informed the Board that the letter of intent (LOI) for the property could be a condition of approval.

Motion by Mr. Smith, seconded by Mr. Egerter and unanimously carried to deem the application complete.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Mr. Smith, Mr. Egerter, Mr. Sullivan, Mr. Sprandel and Mr. Ritger

Opposed: None

Abstentions: None

The motion carried.

HEARING:

BOA#07-20

James & Donna Chambers
425 Cherry Lane
Block 2301 Lot 3.01

Mr. Germinario stated that the applicant would like to carry the application to the December 1, 2020 meeting with no further notice needed.

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ADJOURNMENT

There being no additional business to come before the Board, Motion was made by Mr. Smith, seconded by Mr. Egerter. On a voice vote, all were in favor. Chairman Ritger adjourned the meeting at 8:05PM.

The next meeting of the Board will be held on **Tuesday, December 1, 2020 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator