

**MINUTES OF THE
MENDHAM BOROUGH BOARD OF ADJUSTMENT
REGULAR MEETING
Tuesday, June 2, 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 Seavey, 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* 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.

ROLL CALL

Chairman Seavey – Present	Mr. Paone– Present
Mr. Palestina - Present	Ms. Cass – Present
Mr. Smith - Present	Mr. Dick – Present
Mr. Ritger – Present	

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

Also present: Mr. Germinario, Esq.
 Mr. Ferriero, Engineer
 Ms. Caldwell, Planner

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MINUTES

Chairman Seavey asked for comments on the minutes of the regular meeting of May 5, 2020. There being no corrections, Chairman Seavey made a motion to approve the minutes as written and Mr. Paone seconded.

ROLL CALL

In Favor: Mr. Palestina, Mr. Smith, Mr. Ritger, Mr. Paone, Mr. Dick, Mr. Egerter, and Chairman Seavey
Opposed:
Abstain: Ms. Cass

PUBLIC COMMENT

Chairman Seavey 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.

HEARING:

BOA#02-20

Mahoney (**Pool**)
20 Coventry Rd
Block 1402 Lot 8
(Variance)

Present: Nicole M. Magdziak, Esq
Mr. & Mrs. Mahoney - Owner
James Glasson, Engineer

Mr. Germinario stated that adequate notice has been provided for the hearing.
Ms. Magdziak, Esq introduced herself as council to the applicants, Mr. & Mrs. Mahoney.

Mr. and Mrs. Mahoney and James Glasson were sworn in.

Mrs. Mahoney summarized the exhibits A1-A5. Mr. Mahoney described why they wanted to complete this project.

Mr. Glasson described his qualifications and background and was deemed an expert witness. Ms. Magdziak asked Mr. Glasson to describe the plans for the application. Mr. Glasson briefly described the existing condition plan. Mr. Glasson went on to describe the proposed layout plan.

Mr. Glasson went over the four comments on the completeness review letter prepared by Mr. Ferriero.

Mr. Ritger asked that Mr. Glasson go over the type and height of the fence. Mr. Ritger also asked about the runoff and Mr. Glasson stated that there were no signs of erosion or runoff.

Chairman Seavey asked that if the pool needs to be emptied that it be done to the front of the site through the grass.

PUBLIC COMMENT

Chairman Seavey opened the meeting to the public for questions and comments on the Mahoney application. There being none, the public session was closed.

Chairman Seavey made a motion to approve the C2 Variance with conditions and was seconded by Ms. Cass.

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

In favor: Mr. Palestina, Mr. Smith, Mr. Ritger, Mr. Paone, Ms. Cass, Mr. Dick, Mr. Egerter, and
Chairman Seavey
Opposed: None
Abstentions: None

The motion carried.

BOA#03-19

Six Main St. Mendham, LLC
6 East Main St.
Block 601, Lot 3

(Preliminary & Final Site Plan with (c) and (d) variances)

Present: Jay Grant, Owner
Mark Blount, Attorney
John Hansen, Engineer
Phil Abramson, Planner
Matthew Seckler, Traffic Consultant

Mr. Germinario summarized the revised plans and the need for re noticing, particularly the addition of a restaurant and layout of the space. Mr. Germinario stated that the application be carried until the July 7, 2020 meeting and that carrying the application will give the applicant time to discuss the parking with the Borough Council. the revisions be brought to the Historic Preservation Commission for approval.

Chairman Seavey asked that the applicant go to the Council and ask for the total number of parking spaces needed so that the Board can know what relief is needed. Mr. Ferriero agreed with Chairman Seavey's request. Mr. Germinario stated that the interim agreement should include the number of spaces, overnight or daytime, maintenance and installation of improvements in the parking area.

Mr. Seavey feels that the D variance should be re-noticed and asked Mr. Blount and Mr. Germinario' s opinion. Mr. Blount noted that he and Mr. Germinario were going to discuss the content of the re notice.

Mr. Abramson, planner asked for clarification on the re-noticing of the D Variance and Mr. Germinario explained that he and Mr. Blount will be going over the content of the re notice based on the changes in the application.

PUBLIC COMMENT

Chairman Seavey opened the meeting to the public for questions. There being none, the public session was closed.

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ADJOURNMENT

There being no additional business to come before the Board, **Motion** was made by Chairman Seavey, seconded by Mr. Palestina. On a voice vote, all were in favor. Chairman Seavey adjourned the meeting at 8:46PM.

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

Respectfully submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator