

**BOROUGH OF MENDHAM
JOINT LAND USE BOARD
REORGANIZATION AND REGULAR MEETING AGENDA**

Tuesday, January 20, 2026 - 7:30PM
Garabrant Center, 4 Wilson Street, Mendham, NJ

I. CALL TO ORDER & FLAG SALUTE

II. OPENING STATEMENT

Notice of this meeting was published in the Star Ledger and the Daily Record and was posted 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.

MEMBERS OF THE PUBLIC WHO WISH TO CONDUCT VIDEO RECORDING OF ANY PORTION OF TONIGHT'S MEETING SHOULD MAKE THIS KNOWN TO THE BOARD SECRETARY IN ADVANCE AND RESTRICT THEIR RECORDING ACTIVITIES TO A LOCATION DESIGNATED BY THE BOARD FOR THIS PURPOSE.

III. APPOINTMENTS/OATHS OF OFFICE

- Jim Kelly (Mayor) (Class I) – Term expires 12/31/2026
- Joyce Bushman Administrator (Class II) – Term expires 12/31/2026
- Alexandra Henry Traut (Councilperson) (Class III) – Term expires 12/31/2026
- Keith Kay – Class IV Member - Term expires 12/31/2028
- Richard Pace - Class IV Member - Term expires 12/31/2028
- Ben Heller - Alternate I Member - Term expires 12/31/2026
- John Benigno – Alternate III Member - Term expires 12/31/2027

IV. ROLL CALL

V. ELECTION OF OFFICERS

- Chairperson
- Vice Chairperson
- Appointment of Planning Board Liaison to Environmental Commission

VI. RESOLUTIONS

- Approval of 2026 Meeting Dates
- Designation of Official Newspapers
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Board Planner
- Appointment of Board Secretary

VII. REGULAR MEETING

VIII. APPROVAL OF MINUTES

- October 21, 2025
- December 16, 2025 Tabled until the February 19, 2026 Regular Meeting

IX. PUBLIC COMMENT

This is an opportunity for the public to comment on any matter or concern that is not on the agenda or any application pending before the Board. To ensure that every citizen has an opportunity to speak, the Chair will recognize the individual and ask them to state and spell their name and address for the record. The speaker does not need to provide their address if they have been verified by the Office of Information Privacy as a covered person in the Borough, under Daniel's Law. Speakers are asked to limit their comments to five minutes.

X. DISCUSSION ITEMS

- Annual Report

- Revision to Upper Raritan Water Quality Management Plan~ The Greens at Mendham Village

XI. COMPLETENESS

During the completeness portion of the meeting, there is no public comment/testimony.

XII. HEARINGS

At the hearing portion of the meeting, the public will have an opportunity to ask questions at the end of the this portion meeting. When called on to step forward to the microphone, please state and spell your name and address clearly for the record. If you are registered as a covered person through the Office of Information Privacy, do not provide your address. Questions are limited to 3 minutes per individual and one question per person. After the application presentation is completed, the public will have the opportunity to comment on or present evidence, subject to the same rules.

- 17-25 New York SMSA KO – **APPLICANT WITHDREW APPLICATION**
dba Verizon Wireless
65 ½ East Main St
Block 1401 Lot 8&9

XIII. RESOLUTIONS

XIV. ADJOURNMENT

The next scheduled meeting of the Joint Land Use Board is **Tuesday, February 17, 2026** at 7:30PM in the Garabrant Center, 4 Wilson St., Mendham, NJ.