BOROUGH OF MENDHAM
JOINT LAND USE BOARD
REGULAR MEETING AGENDA
Tuesday, November 17, 2026 7:30 PM
Grace Lutheran Church
65 East Main St., Mendham, NJ

I. CALL TO ORDER & FLAG SALUTE

II. CHAIR'S OPENING STATEMENT

Notice of this meeting was published in the Daily Record and Star Ledger and was posted in the Phoenix House. In addition, a copy of this notice has been available to the public, is on file in the office of the Municipal Clerk and is available under Public Notices at www.mendhamnj.org. Official action will be taken at this meeting.

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. ROLL CALL

IV. APPROVAL OF MINUTES

a. September 15, 2026
a. October 20, 2026

V. 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.

VI. COURTESY REVIEW

a. 5 HILLTOP- BOE BUILDING

VII. DISCUSSION

a. Emergency Standby Generator Ordinance – Master Plan Consistency Review
b. Annual Report

VIII. RESOLUTIONS

Master Plan Consistency Review of the Proposed New Ordinance

ORDINANCE #18-2026
ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING ARTICLE X, LOT AREA AND BULK REQUIREMENTS, OF THE BOROUGH LAND USE CODE TO ESTABLISH ADDITIONAL REGULATIONS FOR GENERATORS

11-26 Jeffery and Karen Johnson
2 County Line Rd
Blk 2401 Lot 3

13-26 Richard Krostek
17 Halstead Rd
Blk 705 Lot 15

IX. COMPLETENESS

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

26-25 Seavey
14 Lake Dr.

X. HEARINGS

06-26 80-88 West Main LLC
80-88 West Main Street
Blk 1801 Lot 5

12-26 Alex and Kim Decker- Carry to the December 15, 2026 meeting
16 Orchard St
Blk 601 Lot 20

At the hearing portion of the meeting, the public will have an opportunity to ask questions at the end of each professional. 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 presentation is completed, the public will have the opportunity to comment on or present evidence, subject to the same rules.

The next scheduled Regular Meeting of the Joint Land Use Board is
Tuesday, December 15, 2026, at 7:30 pm in the
Grace Lutheran Church
65 East Main St., Mendham, NJ