

**BOROUGH OF MENDHAM  
JOINT LAND USE BOARD  
REGULAR MEETING AGENDA  
Tuesday, February 17, 2026 7:30PM  
Garabrant Center  
4 Wilson St, Mendham, NJ**

**I. CALL TO ORDER & FLAG SALUTE**

**II. CHAIR'S 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**

- a. Keith Kay – Class IV Member - Term expires 12/31/2028

**IV. ROLL CALL**

**V. APPROVAL OF MINUTES**

- a. December 16, 2025
- b. January 20, 2026

**VI. 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.*

**VII. NEW BUSINESS**

- a. **Annual Report**

**VIII. RESOLUTION**

**IX. COMPLETENESS**

**28-25 Lawrence Straub & Tracy Beder  
8 Hillcrest Ave.  
Block 602 Lot 12**

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

**X. HEARINGS**

**28-25 Lawrence Straub & Tracy Beder  
8 Hillcrest Ave.  
Block 602 Lot 12**

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