

**BOROUGH OF MENDHAM
JOINT LAND USE BOARD
SPECIAL MEETING AGENDA
Tuesday, March 3, 2026 7:00PM
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 Star Ledger and the Daily Record and was posted in the Bowers Building 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. ROLL CALL

IV. 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 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.

V. RESOLUTION

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

VI. DISCUSSION

- a. **Adoption of the 4th Round Housing Element and Fair Share Plan Amendment.**
- b. **Adoption of the 2026 Master Plan Reexamination Report.**
- c. **Master Plan Consistency Review of the Proposed New Ordinances:**
 - **Ordinance 01-2026**
 - **AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 215 “ZONING” OF THE CODE OF THE BOROUGH OF MENDHAM TO ADD A NEW ARTICLE XXI entitled “Bernardsville Road Affordable Housing Overlay Zone” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND TO COMPLY WITH THE BOROUGH’S ROUND FOUR AFFORDABLE HOUSING OBLIGATIONS**
 - **Ordinance 02-2026**
 - **AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY REPEALING AND REPLACING CHAPTER 60 “AFFORDABLE HOUSING” AND REPEALING CHAPTER 61 “DEVELOPMENT FEES” OF THE CODE OF THE BOROUGH OF MENDHAM TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND TO COMPLY WITH THE BOROUGH’S ROUND FOUR AFFORDABLE HOUSING OBLIGATIONS**

VII. COMPLETENESS

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

VIII. HEARINGS

During the hearing portion of the meeting, the public will have an opportunity to ask questions at the end of each witness’ testimony. 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 period per person per witness. After the applicant has completed their presentation, the public will have the opportunity to comment on or present evidence, subject to the same rules.

IX. ADJOURNMENT

The next scheduled regular meeting of the Joint Land Use Board is Tuesday, March 17, 2026, 2025 at the GRACE LUTHERAN CHURCH, 65 EAST MAIN ST., Mendham, NJ