

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

Tuesday, August 19, 2025 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. ROLL CALL

IV. APPROVAL OF MINUTES

- a. February 18, 2025
- b. March 18, 2025
- c. May 20, 2025 Tabled until the September 16, 2025 Regular Meeting
- d. June 17, 2025 Tabled until the September 16, 2025 Regular Meeting
- e. July 15, 2025 Tabled until the September 16, 2025 Regular Meeting

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. NEW BUSINESS

- a. **Master Plan Consistency**
 - **Amended Affordable Housing Overlay Zoning Ordinance**

VII. RESOLUTION

- a. **24-24 John Fisher**
15 Gunther St.
Blk 301 Lot 60
- b. **11-25 Douglas and Lee Ann Kris**
19 Gunther St
Blk 301 Lot 58

VIII. COMPLETENESS

- a. **18-25 106 Mendham, LLC**
106 East Main St.
Blk 801 Lot 12
- b. **21-25 Here and Now by Alli**
15 West Main St Unit B
Blk 301 Lot 39

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

IX. HEARINGS

- a. **18-25 106 Mendham, LLC**
106 East Main St.
Blk 801 Lot 12
- b. **21-25 Here and Now by Alli**
15 West Main St Unit B
Blk 301 Lot 39

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 application 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, September 16, 2025 at 7:30pm in the
Garabrant Center, 4 Wilson St, Mendham, NJ