



BOROUGH OF MENDHAM
MEETING OF THE MAYOR AND COUNCIL
September 10, 2025, 7:00 PM
AGENDA

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE AND FLAG SALUTE**
3. **MAYOR'S OPENING STATEMENT**

Notice of this meeting of the Mayor and Council of the Borough of Mendham was published in the Daily Record and Star Ledger, posted in the Phoenix House, and was filed in the Office of the Borough Clerk in accordance with the Open Public Meetings Act. Official action will be taken at this meeting.

4. **ROLL CALL**

Mayor, James Kelly
Council President Neil Sullivan
Council Member Marilyn Althoff
Council Member Matthew Bruin
Council Member Alexandra Henry Traut
Council Member Bruce LaFera
Council Member Will Russo

5. **CONSENT AGENDA ITEMS** *(Items considered routine, Council will act on by a single motion and vote unless a member request that an item be removed and considered separately)*

Items on the Consent Agenda are considered routine and will be acted upon by the Borough Council by a single vote unless a member of the Governing Body requests that an item be removed and considered separately

A. Minutes

1. July 16, 2025

B. Road Closure Application

1. Forest Drive, 9/13/25
2. Florie, Phoenix, and Knollwood, 9/27/2025

C. Special Event Application

1. Mendham Borough HSA, 2025 Harvest Hustle, 10/4/2025

2. Happy Hive Productions, LLC, Drone work: 9/22 & 9/23, Film 9/24-9/26, wrap 9/29, Rain date: 9/27

D. Banner Application

1. Hilltop Church, Food Pantry, 11/1-11/8/2025

6. PRESENTATION

Eagle Scout Presentation, Kabir Kaushal

7. ORDINANCE FOR INTRODUCTION

#11-2025 AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE REGARDING REQUIREMENTS FOR ZONING PERMITS AND DUTIES OF THE ZONING OFFICER

8. ORDINANCE FOR ADOPTION AND PUBLIC HEARING

#07-2025 ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 168-36, GREASE, OIL AND SAND INTERCEPTORS, OF THE BOROUGH CODE, TO MODIFY CERTAIN GREASE TRAPS REQUIREMENTS

Public Hearing: Mayor Kelly will open the public hearing; any interested person will be given an opportunity to be heard on this Ordinance. The Mayor will recognize the individual and ask them to clearly 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.**

After the public hearing is closed, the Borough Council will consider Ordinance #07-2025 for final passage and adoption.

#08-2025AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 215, ARTICLE XVIII "AFFORDABLE HOUSING OVERLAY-AHO ZONE" SECTIONS 215-64 THRU 215-70 AND ESTABLISHING NEW ZONING AND LAND USE STANDARDS TO CREATE A REALISTIC OPPORTUNITY FOR THE CONSTRUCTION OF AFFORDABLE HOUSING AT BLOCK 18.01, LOT 5 IN THE BOROUGH

Public Hearing: Mayor Kelly will open the public hearing; any interested person will be given an opportunity to be heard on this Ordinance. The Mayor will recognize the individual and ask them to clearly 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.

After the public hearing is closed, the Borough Council will consider Ordinance #08-2025 for final passage and adoption.

#09-2025 ORDINANCE AMENDING THE CAPITAL APPROPRIATION ORDINANCE 03-2025 ADOPTED MAY 12, 2025, OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY

Public Hearing: Mayor Kelly will open the public hearing; any interested person will be given an opportunity to be heard on this Ordinance. The Mayor will recognize the individual and ask them to clearly 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.**

After the public hearing is closed, the Borough Council will consider Ordinance #09-2025 for final passage and adoption.

#10-2025 AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, ESTABLISHING A NEW CHAPTER 104, ENTITLED "FILMING", IN THE BOROUGH CODE TO REGULATE COMMERCIAL FILMING IN THE BOROUGH

Public Hearing: Mayor Kelly will open the public hearing; any interested person will be given an opportunity to be heard on this Ordinance. The Mayor will recognize the individual and ask them to clearly 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.**

After the public hearing is closed, the Borough Council will consider Ordinance #10-2025 for final passage and adoption.

7. RESOLUTIONS

#146-2025 RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE BOROUGH OF MENDHAM AND HAPPY HIVE PRODUCTIONS, LLC FOR THE USE OF TWO BOROUGH FIRE ENGINES AND TURN-OUT GEAR FOR FILMING OF “THE LAST MRS. PARRISH” IN THE BOROUGH

#147-2025 RESOLUTION CONFIRMING THE MAYOR’S APPOINTMENT OF JUDI O’BRIEN AS PART-TIME BOROUGH INTERIM TAX COLLECTOR AND EMPLOYMENT AS INTERIM UTILITIES BILLING CLERK

8. ADMINISTRATOR OPERATIONS REPORT

9. COUNCIL REPORTS

10. ATTORNEY’S REPORT

11. MAYOR’S ITEMS

12. PUBLIC COMMENTS

This is an opportunity for the public to comment on any matter or concern. To ensure that every citizen has an opportunity to speak, the Mayor 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 four minutes. Please note that Public Comments do not follow a question-and-answer format; however, a member of the Governing Body may offer a brief response when it is helpful to do so.

13. APPROVAL OF VOUCHERS

Bills List dated SEPTEMBER 8, 2025

14. EXECUTIVE SESSION

#148-2025 A RESOLUTION PROVIDING FOR AN EXECUTIVE (CLOSED) SESSION NOT OPEN TO THE PUBLIC PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A. 10:4-12b #8

15. ADJOURNMENT

The next meeting of the Mendham Borough Mayor and Council will take place on September 24, 2025, 7:00 PM, at the Garabrant Center, 4 Wilson St Mendham, NJ 07945