

**BOROUGH OF MENDHAM**  
**JOINT LAND USE BOARD**  
**REGULAR MEETING AGENDA**  
Tuesday, August 18, 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](http://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. August 4, 2026 – Tabled to September 15, 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. DISCUSSION**

**VII. RESOLUTION**

**a. Master Plan Consistency Review of the Proposed New Ordinance:**

- i. ORDINANCE #12-2026**  
**AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, TO REAFFIRM THE PROHIBITION OF LICENSING OF RECREATIONAL CANNABIS BUSINESSES OF ALL CLASSES WITHIN THE BOROUGH AS DESCRIBED IN CHAPTER 70 OF THE BOROUGH CODE**

**VIII. COMPLETENESS**

**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**

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

**IX. HEARINGS**

- a. Adoption of the 2026 Highlands Plan Conformance Master Plan Reexamination Report**
- b. Mendham Borough Highlands Master Plan Element**
- c. 06-26 80-88 West Main LLC**  
**80-88 West Main Street**  
**Blk 1801 Lot 5**

*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. After the presentation is completed, the public will have the opportunity to comment on or present evidence, subject to the same rules.*

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