

**MINUTES OF THE
MENDHAM BOROUGH JOINT LAND USE BOARD
REGULAR MEETING
TUESDAY, MARCH 17, 2026
GRACE LUTHERAN CHURCH, 65 EAST MAIN ST., MENDHAM, NJ**

CALL TO ORDER/FLAG SALUTE

The Special meeting of the Mendham Borough Joint Land Use Board was called to order at 7:30 p.m., and the open public meeting statement was read into the record.

ROLL CALL

Council Member Neff – Present	Mr. Kay – Absent
Ms. Bushman – Absent	Ms. Garbacz – Present
Council Member Traut – Present	Mr. Molnar –Present
Mr. Pace – Present	Mr. Heller – Alternate 1 -Present
Mr. Sprandel – Absent	VACANT- Alternate 2
Mr. D’Urso– Present	Mr. Benigno– Alternate 3- Present
	Mr. Chambers– Alternate 4 – Present

Also Present: Mr. Germinario – Board Attorney
Mr. Ferriero – Board Engineer
Ms. Caldwell – Board Planner

EXECUTIVE SESSION- RESOLUTION

- a. “Litigation, Negotiations and Attorney-Client Privilege

Motion by Council Member Traut and seconded by Mr. Molnar to enter executive session.

Roll Call:

In Favor: Council Member Traut, Mr. Pace, Mr. D’Urso, Ms. Garbacz, Mr. Molnar, Mr. Heller, Mr. Benigno, and Mr. Chambers

Opposed:

Abstain:

Motion Carried

Mr. D’Urso and Council Member Neff recused themselves.

The Board entered executive session at 7:34 pm

Motion by Ms. Garbacz and seconded by Mr. Pace to return to the regular meeting at 7:58 pm.

Roll Call:

In Favor: Council Member Traut, Mr. Pace, Mr. D’Urso, Ms. Garbacz, Mr. Molnar, Mr. Heller, Mr. Benigno, and Mr. Chambers

Opposed:

Abstain:

Motion Carried

APPROVAL OF MINUTES

a. February 17, 2026

Motion by Mr. Molnar seconded by Mr. Kay and unanimously carried by voice vote to adopt the minutes of the December 16, 2025, Joint Land Use Board Regular Meeting, as written.

Roll Call:

In Favor: Councilmember Traut, Mr. Pace, Mr. D’Urso, Ms. Garbacz, Mr. Molnar, Mr. Heller, Mr. Benigno, and Mr. Chambers.

Opposed:

Abstain:

Motion Carried

PUBLIC COMMENT

Chairman D’Urso opened the meeting to the public for questions and comments on items not included on the agenda.

Mr. Lundberg- 180 Thomas Rd.- raises a procedural question about historic preservation review for a property with potential historic significance and asks if the historic preservation commission was consulted before adopting the planning documents. Mr. D’Urso stated that the JLUB has not received any application at this time, and it is not appropriate to comment.

Ms. Wragg – 245 Bernardsville Rd. - asks whether an application has been filed for the development in question. Mr. D’Urso confirms that the ordinance is in the process, making it part of the board's docket, and cannot be commented on.

There being no further public comment, the public session was closed.

COMPLETENESS

23-22 V-Fee Mendham Apartments – TREE REMOVAL PERMIT

84-86-88 East Main Street

Blk 801 Lot 20

Present: Mr. Orth - Attorney

Mr. Orth requested an adjournment due to a contractor's premature removal of 17-19 trees, which were part of the approved landscaping plan. The board expressed disapproval and demanded strong evidence of an excusable error and compensation. Mr. Ferriero requested a map identifying the removed trees, a construction fence, and inspections to be charged to the applicant's escrow. Mr. Orth agreed to Mr. Ferriero’s requests.

HEARINGS

23-22 V-Fee Mendham Apartments – TREE REMOVAL PERMIT

84-86-88 East Main Street

Blk 801 Lot 20

Adjourned to a Special Meeting on the 23rd or 24th, depending on availability.

ADJOURNMENT

There being no additional business to come before the Board, a Motion was made by Council Member Traut and seconded by Mr. Pace. On a voice vote, all were in favor. Mr. D’Urso adjourned the meeting at 8:20 pm.

Respectfully submitted,

Lisa J. Smith

Lisa Smith
Land Use Coordinator