

**MINUTES OF THE
MENDHAM BOROUGH JOINT LAND USE BOARD
MEETING AGENDA
TUESDAY, MAY 19, 2026 7:30 PM
MENDHAM BOROUGH FIRE DEPARTMENT, 24 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 – Present
Ms. Bushman – Absent	Ms. Garbacz – Present
Council Member Traut – Present	Mr. Molnar –Present
Mr. Pace – Present	Mr. Heller – Alternate 1 -Present
Mr. Sprandel – Present	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

APPROVAL OF MINUTES

a. March 3, 2026

Motion by Council Member Neff, seconded by Mr. Molnar, and unanimously carried by voice vote to adopt the minutes of the March 3, 2026, Joint Land Use Board Special Meeting, as written.

Roll Call:

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

Opposed:

Abstain: Mr. Sprandel

Motion Carried

b. March 17, 2025

Motion by Council Member Traut, seconded by Mr. Pace, and unanimously carried by voice vote to adopt the minutes of the March 17, 2026, Joint Land Use Board Regular Meeting, as written.

Roll Call:

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

Opposed:

Abstain: Mr. Sprandel and Mr. Kay

Motion Carried

c. March 24, 2026

Motion by Mr. Kay, seconded by Mr. Molnar, and unanimously carried by voice vote to adopt the minutes of the March 24, 2026, Joint Land Use Board Special Meeting, as written.

Roll Call:

In Favor: Council Member Neff, Council Member Traut, Mr. D’Urso, Mr. Kay, Mr. Molnar, Mr. Heller, Mr. Benigno, and Mr. Chambers.

Opposed:

Abstain: Mr. Pace, Mr. Sprandel, and Ms. Garbacz

Motion Carried

PUBLIC COMMENT

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

There being none, public comment was closed.

COMPLETENESS

23-22 V-Fee Mendham Apartments – AMENDED SITE PLAN

84-86-88 East Main Street

Blk 801 Lot 20

Present: Mr. Orth - Attorney

Mr. Stieve – Architect

Mr. Seckler - Engineer and Traffic Consultant

Mr. D’Urso and Council Member Neff recused themselves

Mr. Ferriero summarized the completeness review letter dated April 15, 2026, where it was noted that there were several waivers requested in the application. Mr. Ferriero stated that, subject to the waivers, the application can be deemed complete.

Motion by Council Member Traut, seconded by Mr. Heller, and unanimously carried to deem the application complete.

Roll Call:

In Favor: Council Member Traut, Mr. Pace, Mr. Sprandel, Mr. Kay, Ms. Garbacz, Mr. Molnar, Mr. Heller, Mr. Benigno, and Mr. Chambers

Opposed:

Abstain:

HEARINGS

23-22 V-Fee Mendham Apartments – AMENDED SITE PLAN

84-86-88 East Main Street

Blk 801 Lot 20

Present: Mr. Orth - Attorney

Mr. Stieve – Architect

Mr. Seckler - Engineer and Traffic Consultant

Overview

The Site Plan Amendment Hearing discussed the proposed modifications to the V-Fee Mendham Apartments LLC application. Key points included the conversion of premium parking and automotive sales to six indoor pickleball courts with amenities, and the enclosure of 2,300 sq. ft. of the multi-family building's amenity area. The proposal includes no changes to building footprints or stormwater management. Traffic and parking analyses were presented, showing sufficient parking for the development and minimal impact on traffic. The board addressed concerns about public access to amenities and the need for updated traffic studies. The hearing was paused for a break, with further questions and comments to be addressed later. The Traffic Impact Assessment Meeting focused on the updated traffic report by Mr. Seckler. Key points included the impact of pickleball tournaments on traffic, the benefits of mixed-use development, and the need for updated trip generation studies. Concerns were raised about high school students parking at the site, sewer capacity impacts, and pedestrian safety. The 2024 traffic study was discussed, noting recent pedestrian accidents and the need for updated analysis. The meeting concluded with a motion to continue the application to June 16, 2025, for further review and public comment.

Action Items

- Review the proposed public amenities in the standalone pickleball building (e.g., cigar lounge, game lounge) with ownership and report back to the board on whether those amenities can be opened to the public.
- Evaluate the feasibility of installing a low-intensity green roof over the flat rooftop drain areas on the second floor and report back to the board on the outcome.
- Confirm with the tax assessor whether subdividing the site into two lots will affect overall property tax revenue and report the findings to the board.
- Prepare and submit to Mr. Ferriero's office, as a condition of resolution compliance, all easement documents (including ingress/egress, utility, and maintenance easements) and the final subdivision map for review.
- Update the subdivision plan and related civil engineering exhibits to address all outstanding comments in the Boswell review letter (comments A–J), including adding full easement descriptions and lot closure calculations for all proposed lots.
- Revise the site plan and related civil engineering exhibits to implement all Fire Marshal comments, including adding no-parking fire lanes (signage and striping), relocating hydrants to the east side of the road, and coordinating on emergency shut-off and knock box locations.
- Email the wayfinding signage exhibit to Ms. Smith so it can be marked into the record.
- Update the ITE trip generation and level-of-service analysis to reflect the total additional traffic from the pickleball courts (including the 46 trips on Saturday and the 60 trips from the residential component) and, if feasible, include pedestrian and bicycle volumes and level-of-service in the updated analysis.
- If the upstairs amenity area is opened to the public, update the ITE traffic analysis to include the additional traffic generated by non-resident users of the golf simulator, cigar lounge, and game lounge.
- Confirm with ownership whether the pickleball courts will be operated by an external operator or by the residential management, and report the decision back to the board.
- Provide the fire department with the dimensions of the new apparatus and, using that information, verify that the fire truck circulation and turning paths on the site accommodate the new truck.
- Prepare and present an updated traffic report at the June 16 hearing, including updated traffic counts at the site driveways (East Main Street and development access) and the proposed residential traffic impacts.

- Arrange for the Borough traffic engineer to conduct a detailed review of the updated traffic report when it is submitted.
- Inquire with the police department for information on the locations of pedestrian accidents near the site to inform the updated traffic and safety analysis.
- Prepare and present updated analysis at the next hearing, including analysis of site driveway traffic and pedestrian safety impacts based on the accident data obtained from the police department.

Introduction of the Applicant and Proposed Modifications

- Mr. Orth introduces himself as the representative of V- Fee Mendham Apartments LLC.
- The application seeks amended preliminary and final major site plan approval, plus subdivision approval and ancillary bulk variances.
- The proposed modifications include replacing premium parking and automotive sales with six indoor pickleball courts and amenities.
- The rear of the multi-family building will be enclosed to create additional amenity space.
- Mr. Orth clarifies that there are no changes to building footprint, stormwater management, or facade.

Details of the Pickleball Courts and Amenity Areas

- Mr. Orth describes the six indoor pickleball courts with amenities on the ground floor and tenant lounges on the second floor.
- The rear of the multi-family building will be enclosed to create approximately 2300 square feet of amenity space.
- Mr. Orth addresses a comment about an impervious coverage variance, clarifying that there is no increase in impervious coverage.
- Ms. Caldwell and Mr. Germinario agree that there is no impervious coverage variance.
- Council Member Traut simplifies the explanation, stating that the impervious coverage cannot be increased after subdivision.

Testimony of Mr. Stieve, Architect

- Mr. Stieve introduces himself as a principal in MHS Architecture and a licensed architect in New Jersey.
- He confirms that he prepared the plans and drawings associated with his testimony.
- Mr. Stieve presents the architectural plans, highlighting the changes from the original application to the revised plans.
- The pickleball courts will be accessible to the public and rented on a per-basis.
- The amenity area for the residents will include a lounge, golf simulator, and cigar lounge, with additional solarium space added.

Traffic and Parking Considerations

- Mr. Seckler introduces himself as a licensed professional engineer and a traffic consultant.
- He presents the subdivision plan, showing the proposed division into two lots: Lot B (retail) and Lot A (residential).
- The subdivision plan includes complete easements for shared access between the lots.
- Mr. Seckler addresses comments from the Morris County Planning Board and the Fire Marshal's report.
- He confirms that the parking design complies with the ordinance and that there is sufficient parking for the pickleball courts.

Wayfinding Signage and Fire Department Coordination

- Mr. Seckler presents a new exhibit showing proposed wayfinding signs for the pickleball courts.
- The signs will direct traffic to the parking area for the pickleball courts, which has more than sufficient parking.
- Mr. Seckler addresses comments from the Fire Department, including the relocation of hydrants and the addition of no parking signs.
- He confirms that the fire department's concerns will be addressed, including radio tests and emergency shut offs.
- Mr. Seckler also addresses comments from the Boswell report, confirming that the necessary updates will be made.

Public Comments and Questions

- Members of the public express concerns about noise from the open area on the roof and the impact on the neighborhood.
- Mr. Seckler confirms that the open area was always an open deck and that noise will be managed according to ordinances.
- Mr. Seckler addresses questions about the use of the amenity areas and the potential impact on traffic.
- The board discusses the need for an updated traffic analysis to include the additional trips generated by the pickleball courts.
- Mr. Seckler confirms that the updated analysis will be provided, and the board agrees to take a break before continuing.

Traffic Report and Public Comment

- Mr. Orth introduces Mr. Seckler, who will provide an updated traffic report.
- Mr. Orth mentions that Mr. Seckler and Mr. Abramson will return to testify.
- Mr. Van Den Hende raises concerns about the impact of pickleball tournaments on traffic.
- Mr. Seckler explains the benefits of the mixed-use development in reducing traffic on Main Street.
- Architectural and Sewer Capacity Questions
- Mr. Van Den Hende inquires about restrooms and showers at the pickleball facility.
- Mr. Orth confirms the presence of restrooms but denies showers.
- Mr. Ferriero mentions the need for additional sewer reservation due to the pickleball use.
- Ms. Burke and Mr. Moran ask about the new traffic study and its inclusion of traffic counts on Main Street.
- High School Parking and Traffic Impact
- Ms. MacAskill raises concerns about high school students parking at the site.
- Mr. Seckler acknowledges the observation of high school students parking but denies it as a permanent situation.
- Mr. Orth states that high school students will not park on the site in connection with the application.
- Mr. Seckler suggests that reducing traffic related to high school students would result in less traffic compared to the existing condition.
- Parking and Traffic Plans Review
- Mr. Blood questions the independent review of the parking and traffic plans.
- Mr. Ferriero confirms that his office will review the new report in detail.
- Mr. Blood raises concerns about the shared stormwater design and parking issues between two different properties.
- Mr. Ferriero explains that shared parking and utilities are common in commercial developments.
- Pedestrian Safety and Accidents
- Ms. MacNeil expresses concerns about pedestrian safety and the need for comprehensive pedestrian and vehicular studies.

- Ms. Burke mentions recent pedestrian accidents and their impact on the traffic report.
- Mr. Seckler agrees to inquire with the police department for information on the accidents

This application was carried to Regular Meeting scheduled for June 16, 2026, without further notice needed

ADJOURNMENT

There being no additional business to come before the Board, a Motion was made by Council Member Traut and seconded by Mr. Heller. On a voice vote, all were in favor. Mr. Molnar adjourned the meeting at 9:30 pm.

Respectfully submitted,

Lisa J. Smith

Lisa Smith
Land Use Coordinator