

**MINUTES OF THE
MENDHAM BOROUGH JOINT LAND USE BOARD
SPECIAL MEETING AGENDA
TUESDAY, AUGUST 4, 2026 7:30 PM
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 – Absent
Ms. Bushman – Present
Council Member Traut – Present
Mr. Pace – Absent
Mr. Sprandel – Absent
Mr. D’Urso– Present

Mr. Kay – Present
Ms. Garbacz – Present
Mr. Molnar –Present
Mr. Heller – Alternate 1 -Present
VACANT- Alternate 2
Mr. Benigno– Alternate 3- Present
Mr. Chambers– Alternate 4 – Absent

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

APPROVAL OF MINUTES

a. June 16, 2026

Motion by Mr. Molnar, seconded by Mr. Heller, and unanimously carried by voice vote to adopt the minutes of the June 16, 2026, Joint Land Use Board Regular Meeting, as written.

Roll Call:

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

Opposed:

Abstain: Ms. Bushman, Mr. Kay, 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.

Ms. Wragg- 425 Bernardsville Rd.- Spoke regarding Highlands conformance.

Two other members of the public came up to comment but were told the items were on the agenda and would be able to ask questions later in the meeting.

There being no further comments, public comment was closed.

DISCUSSION

a. Review Highlands Master Plan and Reexamination Report

Ms. Caldwell explained the need to adopt these documents due to the Borough being granted plan conformance by the Highlands Water Protection Planning Council. The process involves adopting

the Highlands Conformance Ordinance, updating an interactive environmental resource inventory, and creating a municipal stormwater management plan and a water use and conservation management plan. The first three steps (Highlands element, exam report, and conformance ordinance) are necessary for full conformity, after which ongoing work continues. The public hearing is scheduled for the August 18, 2026 meeting.

HEARINGS

23-22 V-Fee Mendham Apartments – AMENDED SITE PLAN
84-86-88 East Main Street
Blk 801 Lot 20

Present: Mr. Orth – Applicant Attorney
Mr. Seckler- Engineer and Traffic Consultant
Mr. Abramson- Planner

Overview

The meeting discussed an application for amended site plan approval and major subdivision approval for V- Fee Mendham Apartments LLC. The proposal includes changing an automotive sales facility to six pickleball courts and an amenity area. Traffic studies by Stonefield Engineering, revised on July 22, 2026, showed peak-hour trips on weekdays and Saturdays, considering background growth and future developments like the Greens at Mendham. The analysis assumed independent trip generations and conservative estimates, predicting minimal impact on traffic levels. The board considered the potential impact of the Sisters of Christian Charity development, which was not included due to distance and status.

Outline

Amended Site Plan and Subdivision Application Overview

- Mr. Orth introduces himself as Derek Orth, representing V-Fee Mendham Apartments LLC.
- The application seeks amended site plan approval plus major subdivision approval, including economic subdivision and changes to the previously approved automotive sales and car services facility.
- The subdivision necessitates bulk variance relief due to changes in side yard setback and front yard setback.
- The proposal includes internal modifications to existing bulk structures and a subdivision component contemplated under the existing ordinance.

Witnesses and Traffic Reports

- Mr. Orth introduces two witnesses: Matt Seckler from Stonefield Engineering and Phil Abramson from Topology.
- Mr. Seckler will provide testimony on the amended traffic report addressing primary concerns of the board.

- The traffic study was prepared by Stonefield Engineering, with counts performed on May 28, 2026, and May 30, 2026.
- The analysis includes both vehicular traffic and pedestrian traffic, focusing on the site's driveways.

Traffic Analysis and Impact Study

- Mr. Seckler explains the layers of traffic analysis: 2026 counts, background growth rate of 2.5% compounded over two years, previously approved development, and new traffic associated with the pickleball development.
- The ITE manual is used to project traffic based on land use, including pickleball courts.
- The analysis assumes no mixing of traffic between different uses on the site, which is considered conservative.
- The Greens development located to the west of the site is also included in the traffic analysis.

Public Comment and Questions

- Mr. Molnar opens the floor for public comments or questions.
- Mr. Ferriero questions the peak hour trip analysis and the correction of errors in the traffic report.
- Mr. Germinario asks for clarifications on the traffic study and the inclusion of the Greens development.
- Mr. Seckler explains the rationale behind the traffic analysis and the inclusion of the Greens development.

Detailed Analysis of Traffic Impact

- Mr. Seckler provides detailed explanations on the traffic impact study, including the selection of the East Hanover pickleball tournament for analysis.
- The analysis assumes no mixing of traffic between different uses on the site, which is considered conservative.
- The Greens development is included in the analysis based on its proximity and potential impact on traffic.
- The board's traffic engineer has reviewed and concurred with the analysis.

Public Comment and Further Questions

- Mr. Seckler is questioned by Mr. Orth on redirect, clarifying the use of ITE standards and the inclusion of background growth in the analysis.
- Mr. Seckler explains the rationale behind the traffic analysis and the inclusion of the Greens development.
- The board members express concerns about the accuracy of the traffic study and the impact of future developments.
- Mr. Seckler emphasizes the conservative nature of the analysis and the inclusion of background growth in the traffic projections.

Mr. Molnar made a motion to approve the application with conditions as outlined in the resolution and was seconded by Mr. Kay.

Roll Call:

In Favor: Councilmember Traut, Mr. Kay, Mr. Molnar, and Mr. Heller.

Opposed: Mr. Benigno

Abstain: Ms. Garbacz

Motion Carried

ADJOURNMENT

There being no additional business to come before the Board, a Motion was made by Mr. Heller and seconded by Ms. Garbacz. On a voice vote, all were in favor. Mr. Molnar adjourned the meeting at 11:10 pm.

Respectfully submitted,

Lisa J. Smith

Lisa Smith
Land Use Coordinator