

**MINUTES OF THE
MENDHAM BOROUGH JOINT LAND USE BOARD
REGULAR MEETING
Tuesday, October 19, 2021
Garabrant Center, 4 Wilson Street, Mendham, NJ**

CALL TO ORDER/FLAG SALUTE

The regular meeting of the Joint Land Use Board was called to order at 7:30PM and the open public meeting statement was read into the record at the Garabrant Center, 4 Wilson St., Mendham, NJ.

ROLL CALL

Mayor Glassner – Present	Mr. Ritger – Present
Ms. Bushman – Present	Mr. Egerter – Present
Councilman Reilly – Absent	Mr. Kay- Alternate 1A- Present
Mr. Paone – Present	Mr. Bradley – Alternate 2A - Present
Mr. Smith – Present	Vacant – Alternate 3A
Mr. Sprandel – Present	Mr. Corona – Alternate 4A – Absent
Mr. Dick – Present	Mr. Sullivan – Aternate1B – Present
	Ms. D’Urso – Alternate 2B - Present

Also Present: Mr. Germinario, Board Attorney
Mr. Ferriero, Board Engineer

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MINUTES

Chairman Ritger asked for comments on the minutes of the September 21, 2021, Regular Meeting. Chairman Ritger asked that on page 5 the word “in” be changed to “is”. There being no further corrections, Ms. D’Urso made a motion to approve the minutes as revised and Mr. Smith seconded.

Roll Call:

In Favor: Mayor Glassner, Ms. Bushman, Mr. Paone, Mr. Smith, Mr. Sprandel, Mr. Ritger, Mr. Egerter, Mr. Kay, Mr. Sullivan, and Ms. D’Urso.

Opposed:

Abstain:

Motion Carried

PUBLIC COMMENT

Chairman Ritger opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

COMPLETENESS:

- a) **JLUB #11-21**
Lauren Gross & Cameron Chapin
6 Hampton Rd.
Block 1903 Lot 4

Present: Lauren Gross – Applicant
Cameron Chapin – Applicant
Dan Encin – Architect

Mr. Ferriero summarized his completeness letter dated September 13, 2021. Mr. Ferriero stated that there were 5 waiver requests in the application and recommends that the waivers be granted, and the application be deemed complete.

Mr. Smith and Mr. Sullivan recused themselves
Motion by Mr. Paone, seconded by Mr. Egerter and unanimously carried to deem the application complete.

ROLL CALL: The result of the roll call was 10 to 0 as follows:

In Favor: Mayor Glassner, Ms. Bushman, Mr. Paone, Mr. Sprandel, Mr. Dick, Mr. Ritger, Mr. Egerter, Mr. Kay, Mr. Bradley, and Ms. D'Urso

Opposed:

Abstain:

The motion carried.

HEARINGS:

- a) **JLUB #11-21**
Lauren Gross & Cameron Chapin
6 Hampton Rd.
Block 1903 Lot 4

Present: Lauren Gross – Applicant
Cameron Chapin – Applicant
Dan Encin – Architect

Mr. Germinario stated that he has reviewed the public notices and they are in order and the Board has jurisdiction to hear this application.

Ms. Gross, Mr. Chapin and Mr. Encin were sworn in. Ms. Gross explained that the application is for the removal of the existing 2 porches and to construct a wraparound porch. Mr. Encin described his qualifications and background and was deemed an expert witness. Mr. Encin summarized the application and what variances are needed for setback and impervious coverage. Mr. Encin explained that the house is in the Historic District and the applicants have received approval from the Historic Preservation Commission. Mr. Kay asked if there was any downlighting on the inside or just exterior lighting by the doors. Mr. Encin stated that there would be a small decorative flush mounted lighting singly spaced

between the columns that are typically found on a covered porch. Mr. Sprandel asked if the new porch will be at the same level as the existing porch. Mr. Encin stated that one of the porches was 2 inches to the threshold and the other was 6" and the new proposed porch would be a consistent 4 inches down. Mr. Germinario asked for the rationale for the variances. Mr. Encin stated that the benefits outweigh the detriments because the existing porches are not consistent with the character of the house and will be an improvement to the streetscape. Mr. Germinario asked if there would be an improvement to the functionality. Mr. Encin stated that the proposed porch would have much more functionality. Mr. Encin explained that the current front porch serves only as an entrance from the street and doesn't connect to the other living areas of the house. With the proposed wrap around porch the applicants will be able to move from door to door around the house which makes the house more usable. Mr. Germinario asked if the porch would enable the applicants to move from door to door around the house without being in the elements and Mr. Encin agreed. Mr. Ritger asked for an accounting of the new impervious coverage. Mr. Encin stated that a portion of the additional coverage comes from the concrete pad for the air conditioning unit. Mr. Ritger asked if the pad was exempt. Mr. Ferriero stated that the pad is exempt and will not be included in the calculation of lot coverage. Mr. Encin stated that the additional impervious coverage is also based on the connecting of the 2 porches. Mr. Ferriero stated that in his letter there is a nominal increase in lot coverage and is well below the threshold for stormwater management and feels there is no need for dry well storage.

Mr. Dick made a motion to approve the application and was seconded by Mr. Paone.

ROLL CALL: The result of the roll call was 10 to 0 as follows:

In Favor: Mayor Glassner, Ms. Bushman, Mr. Paone, Mr. Sprandel, Mr. Dick, Mr. Ritger, Mr. Egerter, Mr. Kay, Mr. Bradley, and Ms. D'Urso

Opposed:

Abstain:

The motion carried.

- b) **JLUB #09-21**
Matthew & Samantha Tuohy
7 Whispering Ivy Path
Block 1901 Lot 20.01

Mr. Germinario stated that the application is being carried at the applicants request to the November 19, 2021 meeting with no further notice required.

ADJOURNMENT

There being no additional business to come before the Board, Motion was made by Ms. D'Urso seconded by Mr. Dick. On a voice vote, all were in favor. Chairman Ritger adjourned the meeting at 8:00PM.

Respectfully submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator