

**MINUTES OF THE  
MENDHAM BOROUGH JOINT LAND USE BOARD  
REGULAR MEETING  
Tuesday, May 18, 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 via Zoom with limited seating at the Garabrant Center, 4 Wilson St., Mendham, NJ.

**ROLL CALL**

Mayor Glassner – Present  
Ms. Bushman – Present  
Councilman Reilly – Present  
Mr. Paone – Absent  
Mr. Smith – Present  
Mr. Sprandel – Present  
Mr. Dick – Present

Mr. Ritger – Present  
Mr. Egerter – Present  
Mr. Kay- Alternate 1A- Absent  
Mr. Bradley – Alternate 2A - Absent  
Ms. Timoney – Alternate 3A - Absent  
Mr. Corona – Alternate 4A – Present  
Mr. Sullivan – Aternate1B – Present  
Ms. D’Urso – Alternate 2B - Present

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

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**MINUTES**

Chairman Ritger asked for comments on the minutes of the March 16, 2021, Regular Meeting. There being no corrections, Mr. Smith made a motion to approve the minutes as written and Mr. Dick seconded.

**Roll Call:**

**In Favor:** Councilman Reilly, Mr. Smith, Mr. Sprandel, Mr. Dick, Mr. Ritger, Mr. Egerter, Mr. Sullivan, Mr. Corona, and Ms. D’Urso

**Opposed:**

**Abstain:** Mayor Glassner, Ms. Bushman

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.

**OTHER DISCUSSION ITEMS**

The Board had discussions on properties that have houses within the existing setbacks and if there was something in the Ordinance that could be changed to make the process easier for residents to be able to receive a variance to do future projects. Mr. Ferriero suggested to include these concerns in the Annual Report to the Borough Council. Mayor Serrano Glassner suggested putting more

information on the website regarding what would be needed in the order to apply for a variance. Ms. Bushman recommended that Mr. Ferriero and Ms. Caldwell look into the Borough Code and present the Board a report with their findings. Mr. Ferriero asked the Board to send Ms. Smith the specific neighborhoods that there is concern about and Ms. Smith will forward to Mr. Ferriero and Ms. Caldwell. Mr. Reilly asked that Ms. Smith send the Board the prior 5 years of Annual Reports to see where prior variances were granted.

## RESOLUTION

ORDINANCE OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING CHAPTER 215, ZONING, OF THE BOROUGH OF MENDHAM CODE  
RESOLUTION

Ms. Caldwell and Mr. Germinario gave an overview of the Ordinance for prohibiting the operation of any class of cannabis within the Borough. After a small discussion, the Board decided that Ordinance #10-2021 was not inconsistent with the Borough's Master Plan.

There being no further questions, Chairman Ritger asked for a motion to approve the resolution. Mr. Dick made a motion to approve the resolution and Mr. Egerter seconded the motion.

### Roll Call

In Favor: Mayor Glassner, Ms. Bushman, Councilman Reilly, Mr. Smith, Mr. Sprandel, Mr. Dick, Mr. Ritger, Mr. Egerter, Mr. Corona, Mr. Sullivan, and Ms. D'Urso

Opposed:

Abstain:

Motion Carried

**BOROUGH OF MENDHAM JOINT LAND USE BOARD**

**RESOLUTION FINDING MASTER PLAN CONSISTENCY**

**IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 10-2021, ORDINANCE OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING CHAPTER 215, ZONING, OF THE BOROUGH OF MENDHAM CODE**

*WHEREAS, the Joint Land Use Board (the "Board") has reviewed the proposed Ordinance No. 10-2021 and has received input from the Board Planner and Board Attorney concerning same, and has discussed the Ordinance at its public meeting of May 18, 2021; and*

*WHEREAS, based upon its review and that of the Board Planner and the Board Attorney, the Board has determined that the proposed Ordinance is consistent with the Master Plan and promotes the goals and objectives of the plan.*

*NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby find and determine that proposed Ordinance No. 10-2021, Ordinance of the Borough of Mendham, in the County of Morris and State of New Jersey, Prohibiting the Operation of any Class of Cannabis Businesses Within its Geographical Boundaries and Amending Chapter 215, Zoning, of the Borough of Mendham Code, is consistent with the Mendham Borough Master Plan and with the planning goals and objectives of the Borough. The Board Secretary is hereby directed to advise the Borough Council of said determination by the Board.*

*The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Joint Land Use Board at its regular meeting of May 18, 2021.*

*Lisa Smith, Secretary*

**ADJOURNMENT**

There being no additional business to come before the Board, Motion was made by Mr. Smith seconded by Mr. Egerter. On a voice vote, all were in favor. Chairman Ritger adjourned the meeting at 8:35PM.

Respectfully submitted,

*Lisa Smith*

Lisa Smith  
Land Use Coordinator