

**MINUTES OF THE  
MENDHAM BOROUGH JOINT LAND USE BOARD  
REGULAR MEETING  
Tuesday, June 15, 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  
Ms. Bushman – Absent  
Councilman Reilly – Present  
Mr. Paone – Present  
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  
Vacant – Alternate 3A  
Mr. Corona – Alternate 4A – Absent  
Mr. Sullivan – Aternate1B – Absent  
Ms. D’Urso – Alternate 2B - Present

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

#####

**MINUTES**

Chairman Ritger asked for comments on the minutes of the May 18, 2021, Regular Meeting. There being no corrections, Mr. Dick made a motion to approve the minutes as written and Ms. D’Urso seconded.

**Roll Call:**

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

**Opposed:**

**Abstain:** Mr. Paone

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:****JLUB#06-21**

Paula Raimondo  
23 Aberdeen Rd.  
Block 1202 Lot 13

Present: Ms. Raimondo – Applicant  
Mr. Byrne- Architect

Mr. Ferriero summarized his completeness letter dated May 21, 2021. Mr. Ferriero asked Ms. Smith if the applicant submitted the sewer and tax certificate. Ms. Smith confirmed receipt. Mr. Ferriero recommends that the application be waived for completeness and if there is additional needed it can be brought up in testimony. Mr. Germinario reviewed the public notice and found it to be adequate.

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

ROLL CALL: The result of the roll call was 9 to 0 as follows:

**In Favor:** Mayor Glassner, Councilman Reilly, Mr. Paone, Mr. Smith, Mr. Sprandel, Mr. Dick, Mr. Ritger, Mr. Egerter, and Ms. D’Urso

**Opposed:**

**Abstain:**

**The motion carried.**

**HEARINGS:****JLUB#06-21**

Paula Raimondo  
23 Aberdeen Rd.  
Block 1202 Lot 13

Present: Ms. Raimondo – Applicant  
Mr. Byrne- Architect

Ms. Raimondo and Mr. Byrne were sworn in. Mr. Germinario asked if any Board members have any questions in regard to Mr. Byrne’s qualifications. Mr. Dick asked if he was the architect and Mr. Byrne stated that he was the architect for this application. There being no further questions, Mr. Ritger accepted Mr. Byrne as an expert witness. Ms. Raimondo summarized her application for replacing the existing deck with a larger deck. Mr. Byrne explained that the existing deck appears to be from when the house was originally built. The original deck is approximately 55 sq.ft. The proposal would be to extend the deck beyond the existing deck 18.5’ to the rear yard and 18’ in width. Mr. Byrne stated that due to the size the deck would need a variance for setbacks. The setback required is 10’ and they are proposing 0’ setback on the left side and setback of approx. 5’ on the right side. The additional variance required would be for lot coverage. The proposed coverage is a 54% increase from the existing by 383sq.ft. The deck is to be constructed with synthetic decking and railings. Mr. Byrne stated that three steps would be constructed to take the deck area to grade level. Mr. Byrne explained that there are neighboring decks that are roughly

the same size as what is proposed. In Mr. Byrne's opinion with what is being proposed would need a C1 variance.

Mr. Ferriero gave history on the development that was constructed approximately 40 years ago, and the zone was never changed from the ¼ acre zone and there was no overlay zone placed on the area that would be consistent with this development. Mr. Ritger asked why the other decks were not brought before the Board and Mr. Ferriero stated he does not know the history of all of the decks but any deck replacement that he has seen was to be built in kind with no expansion. Ms. D'Urso asked if the deck replacement would have to go in front of the Commons Board and Ms. Raimondo stated that it does. Ms. Raimondo went to the Commons Board and was told that they can't approve the deck until the Borough approves it. Mr. Ferriero stated that the construction permit isn't issued until they receive the Commons Board approval and that approval from the HOA should be a condition of the approval. Mr. Sprandel asked if the deck next door looks the same as the proposed and Ms. Raimondo stated they would be both the same. Mr. Sprandel asked if the plantings would be staying, and Ms. Raimondo stated that the plantings are not hers. Mr. Dick asked if the deck will be going over the drainage ditch and Ms. Raimondo stated that the deck would not be going over it. Mr. Reilly commented that the impervious coverage is going from 44% to 54% so the existing is already over on coverage. Mr. Ritger stated that the deck was non-compliant the day it was originally built and asked if that was true with the others in the Commons. Mr. Ferriero stated that they are all over coverage. Ms. Glassner stated that there is a large amount of common area that is not included in the calculation for impervious coverage. Mr. Ferriero stated that if this was done now, there would be an overlay zone created. Mr. Reilly pointed out that on the plans the steps point towards the neighbor's property. Mr. Reilly asked Mr. Ferriero about the requirements of impervious coverage as it relates to stormwater. Mr. Ferriero explained the difference between lot and impervious coverage. Mr. Reilly questioned whether this application had any impact on the stormwater and Mr. Ferriero stated that it does not.

Mr. Byrne asked that there be flexibility to the location of the steps and that they exit onto Ms. Raimondo's property and not the neighbors.

Mr. Smith noted that there weren't any objectors to the application present at the meeting.

Mr. Ritger stated the setbacks on the side and rear yard are missing from the drawing and as a condition would like to see them on the drawing. Mr. Ritger feels there's a miscalculation on the size of proposed additional area. The area that is being added is only 300 sq. ft not 333sq.ft. Mr. Ferriero will work with Mr. Byrne to get the correct numbers on the plan that will be signed.

Mr. Reilly asked Mr. Byrne about the lighting. Mr. Byrne stated that there would be post cap light that is approximately the height of the rail with a decorative fixture used for soft evening lighting.

Mr. Ritger would like a finished floor height and the distant from the deck to the grade on the plans.

Councilman Reilly made a motion to approve the with conditions as outlined in the Resolution and was seconded by Mr. Dick.

ROLL CALL: The result of the roll call was 9 to 0 as follows:

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

**Opposed:**

**Abstain:**

**The motion carried.**

## **ANNUAL REPORT**

Chairman Ritger asked the Board to review the Annual Report and make any suggestions prior to submitting it to the Mayor and Council. There being no changes, Mr. Smith made a motion to approve the 2020 Annual Report as written and Mr. Paone seconded.

### **Roll Call:**

In Favor: Mr. Paone, Mr. Smith, Mr. Dick, Mr. Ritger, Mr. Egerter and Ms. D'Urso.

Opposed:

Abstain: Mr. Sprandel

**The motion carried.**

## **ADJOURNMENT**

There being no additional business to come before the Board, Motion was made by Councilman Reilly seconded by Mr. Smith. On a voice vote, all were in favor. Chairman Ritger adjourned the meeting at 8:25PM.

Respectfully submitted,

*Lisa Smith*

Lisa Smith  
Land Use Coordinator