



**BOROUGH OF MENDHAM
MEETING OF THE MAYOR AND COUNCIL
June 3, 2026 7:00 PM MINUTES**

1. CALL TO ORDER

Mayor Kelly called the June 3rd, 2026, Regular Meeting of the Mayor and Council to Order at 7:00 pm in the Garabrant Center, Wilson Street, Mendham, New Jersey.

2. MOMENT OF SILENCE AND FLAG SALUTE

Mayor Kelly led a moment of silence and proceeded with the Pledge of Allegiance.

3. MAYOR'S OPENING STATEMENT

Adequate notice of this meeting of the Mayor and Council of the Borough of Mendham was published in the Daily Record and Star Ledger and was posted in the Phoenix House. In addition, a copy of this notice is and has been available to the public, is on file in the office of the Municipal Clerk, and is available under Public Notices at www.mendhamnj.org. Official action will be taken at this meeting.

4. ROLL CALL

Mayor, James Kelly
Council President Marilyn Althoff
Council Member Matthew Bruin
Council Member Alexandra Henry Traut
Council Member Chris Neff
Council Member Will Russo
Council Member Neil Sullivan

Also, present were:

Jonathan Testa, Dorsey & Semrau, LLC
Aubrey Egerter, Temporary Clerk
Joyce Bushman, Administrator

5. EXECUTIVE SESSION @ 6:05 PM

#114 A RESOLUTION PROVIDING FOR AN EXECUTIVE (CLOSED) SESSION NOT OPEN TO THE PUBLIC PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETINGS ACT SUBJECT MATTER ATTORNEY-CLIENT PRIVILEGED COMMUNICATION, PENDING LITIGATION, AFFORDABLE HOUSING COMPLIANCE EXEMPT FROM PUBLIC DISCUSSION PURSUANT TO N.J.S.A. 10:4-12(B)(7)(8)

Motion: Council Member Althoff
Second: Council Member Neff
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

Mayor Kelly asked for a motion to return to regular session at 7:00 pm.

Motion: Council Member Russo
Second: Council Member Bruin
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

6. **CONSENT AGENDA ITEMS** *(Items considered routine, Council will act on by a single motion and vote unless a member request that an item be removed and considered separately)*

Items on the Consent Agenda are considered routine and will be acted upon by the Borough Council by a single vote unless a member of the Governing Body requests that an item be removed and considered separately.

A. Minutes

1. May 6, 2026

B. Special Event Application

1. Mendham Boro Home School Association,
Boro Bash, 6/11/2026, 8-4 pm

Motion: Council Member Althoff
Second: Council Member Russo
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

7. **ORDINANCES FOR INTRODUCTION**

ORDINANCE #09-2026 AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 215 “ZONING” OF THE CODE OF THE BOROUGH OF MENDHAM TO ADD A NEW ARTICLE XXI ENTITLED “BERNARDSVILLE ROAD AFFORDABLE HOUSING OVERLAY ZONE” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND TO COMPLY WITH THE BOROUGH’S ROUND FOUR AFFORDABLE HOUSING OBLIGATIONS

Ordinance #09-2026 is scheduled for adoption and public hearing on June 17, 2026

Motion: Council Member Althoff
Second: Council Member Russo
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

8. RESOLUTIONS

**#115-2026 RESOLUTION INSERTING THE NEW JERSEY CLEAN COMMUNITIES GRANT
AS AN ITEM OF REVENUE IN THE 2026 BUDGET AS REQUIRED BY N.J.S.A 40A:4-87 CHAPTER
159**

Motion: Council Member Althoff
Second: Council Member Russo
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

**#116-2026 RESOLUTION AUTHORIZING THE HIRING OF GREGORY BOGLE AS A
REPLACEMENT LABORER/DRIVER/OPERATOR FOR THE DEPARTMENT OF PUBLIC
WORKS EFFECTIVE JUNE 10, 2026**

Motion: Council Member Althoff
Second: Council Member Bruin
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

**#117-2026 RESOLUTION AUTHORIZING THE REFUND OF PAYMENT RECEIVED FROM VARIOUS
REGISTRANTS FOR THE 2026 MENDHAM DAY CAMP PROGRAM**

Motion: Council Member Henry Traut
Second: Council Member Russo
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

**#118-2026 RESOLUTION OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF
NEW JERSEY AUTHORIZING A LOAN TO THE MENDHAM AREA SENIOR HOUSING CORP.**

**FROM THE BOROUGH'S AFFORDABLE HOUSING TRUST FUND FOR THE
REHABILITATION/HABITABILITY AND ONGOING PRESERVATION OF THE AFFORDABLE UNITS
IN ACCORDANCE WITH N.J.A.C. 5:80-26.12 AND N.J.A.C. 5:99 ET ESQ.**

Motion: Council Member Bruin

Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

**#119-2026 RESOLUTION AUTHORIZING THE REFUND OF DUPLICATE PROPERTY TAXES
FOR PROPERTY LOCATED AT 290 MOUNTAINSIDE RD, BLOCK 101, LOT 23**

Motion: Council Member Althoff

Second: Council Member Henry Traut

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

9. COUNCIL REPORTS

Council Member Bruin, Chair of the Recreation and Parks Committee, reported that preparations for the summer season are underway. Day Camp begins June 22, with registration increasing and counselor training scheduled for June 7, including updates to the onboarding process. The summer concert series is finalized, with the kickoff concert on June 28 featuring Carnaby Street as part of the America 250th celebration. Planning continues for the Labor Day Parade and Carnival, with the theme "250 Years of Freedom, 120 Years of Community." A logo design contest is open to the public, with outreach to local schools for participation. Bruin noted ongoing discussions regarding long-term improvements to Borough Park, including upgrades to the baseball fields, basketball courts, and other facilities, along with exploration of grant opportunities. He congratulated local graduates and reported that Mountain View, Hilltop, and the High School are preparing for major renovations scheduled for completion before the next school year.

Council Member Henry Traut, Chair of the Land Use Committee, reported that the Joint Land Use Board will meet on Tuesday, the 16th, at Grace Lutheran Church. The Board will continue hearing the subdivision application for V-Fee.

Council Member Sullivan, Chair of the Finance Committee had nothing to report.

Council Member Russo, Chair of the Personnel Committee, had nothing to report.

Council President Althoff, Chair of the Public Safety Committee, reported that there have been recent complaints regarding solicitors. Only two solicitors are licensed in the Borough, and residents encountering others should contact the Police Department. Construction will begin on the new handicapped-accessible doors at Police Headquarters, funded through a grant obtained by the Mayor. Meetings with the schools continue, and

residents are reminded to speak with family members about safe driving and bike safety during graduation and spring seasons. The Borough is in the process of replacing the School Resource Officer, with a new officer expected to be in place by the fall.

Council Member Neff, Chair of the Public Works and Utilities Committee, reported that a pre-construction meeting for the Ironia Road project will be held on June 10. The Department of Public Works is fully staffed. The Borough Park dugouts have been stripped and primed, and young volunteers will be painting them in bright colors as part of the ongoing improvement efforts.

Council Member Bruin asked for a motion to discuss Council to live stream Council meetings.

Motion: Council Member Henry Traut

Second: Council Member Bruin

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

Council Member Bruin, Chair of the Recreation and Parks Committee, initiated a discussion on modernizing and digitizing borough communications, proposing that Borough Council meetings be livestreamed and recorded to improve public accessibility and transparency. He noted that many residents cannot attend meetings in person due to work, family obligations, mobility challenges, or scheduling conflicts, and that livestreaming would allow the public to stay informed and engaged. He emphasized that public comment would still require in-person attendance, consistent with practices in neighboring municipalities. Bruin requested that the Borough begin exploring the feasibility of livestreaming, including infrastructure needs, costs, and logistics. Council members expressed support for evaluating the concept, agreeing to review how other municipalities have implemented similar systems and to consider a comprehensive plan outlining potential options and associated expenses.

Borough Attorney noted that the Joint Land Use Board's June 16 meeting will include the required consistency review of Ordinance 09, which was introduced earlier in the evening.

10. MAYOR'S ITEMS

The Mayor reported that the Borough's Memorial Day ceremony was moved from the Borough Field to the firehouse due to weather, and the indoor event was successful. Pat Kelly served as the guest speaker and shared reflections on his military service and recovery, making for a meaningful and well-received ceremony. The Mayor also met with the Mendham Borough PBA to begin discussions on their new five-year contract, with additional meetings to follow.

11. PUBLIC COMMENTS

This is an opportunity for the public to comment on any matter or concern. To ensure that every citizen has an opportunity to speak, the Mayor will recognize the individual and ask them to state their name and address for the record. **THE SPEAKER DOES NOT NEED TO PROVIDE THEIR ADDRESS IF THEY HAVE BEEN VERIFIED BY THE OFFICE OF INFORMATION PRIVACY AS A COVERED PERSON IN THE BOROUGH UNDER DANIEL'S LAW.** Speakers are asked to limit their comments to four minutes. Please note that Public

Comments do not follow a question-and-answer format; however, a member of the Governing Body may offer a brief response when it is helpful to do so.

Gail Wrag, 45 Bernardsville Road, Friends of Mendham, stated her opposition to the introduction of Ordinance 09, noting that the ordinance was made available to the public only hours before introduction. She requested that the introduction be delayed for at least one month to allow residents adequate time to review and prepare comments. She raised concerns regarding density increases permitted under the ordinance, stating that the proposed religious campus lot (86 acres) and inclusionary lot (23 acres) would allow population densities far exceeding current zoning standards.

Wrag also objected to changes in steep slope protection standards, noting that the proposed ordinance uses percentage-based measurements rather than the square-footage standards in the existing ordinance, making it difficult for the public to assess the true impact. She emphasized the importance of steep slope protection for environmental stability, erosion control, and public safety. She concluded by stating that the public cannot meaningfully evaluate the proposed changes as drafted and urged the Council to delay introduction. She reserved the right to amend her comments at second reading and noted that while affordable housing is important, environmental and land-use protections must also be upheld.

David Budd, 80 Overlook Road, Morristown, speaking as Board Chair of the New Jersey Highlands Coalition, provided comments regarding the Accordia project. He noted that the site is located in State Planning Area 5 and fully within the Highlands Planning Area, both environmentally sensitive regions. He stated that two C1 trout reproduction streams run through the property and should be protected from unnecessary development. Budd indicated he could not locate a stormwater management plan or ecological impact statement for the project. He raised concerns about the proposed change in use, wastewater and sewage treatment needs, lot and building coverage exceeding current zoning, impervious coverage impacts, and potential requirements for Highlands Commission permits. He noted that steep slopes exist throughout the site and may require additional variances. Budd recommended that the Borough present existing standards alongside proposed changes for clarity. Additional concerns included traffic impacts from an estimated 300 vehicles, increased demands on police, fire, and EMS services, and the possibility of setting a precedent for future development applications.

William Ju, 435 Bernardsville Road, congratulated recent primary winners and stated that Friends of Mendham supports the Borough's pursuit of Highlands Council plan conformance and its affordable housing obligations. He expressed concern about introducing Ordinance 09 before the public has clarity on its consistency with the Borough's master plan, noting that the master plan emphasizes protections for water, steep slopes, and open space, and that the required Highlands element has not yet been adopted. Ju asked the Council to clarify how the Joint Land Use Board will conduct its

consistency review, whether the review will consider the yet-to-be-adopted Highlands element, and whether the Board's report will be available to the public before the June 17 vote. He also raised concerns about water availability and urged the Council to address any identified inconsistencies openly and on the record.

Lauren Laguer, 14 Balbrook Drive, speaking as a member of Friends of Mendham, raised concerns about the proposed Sisters of Christian Charity Redevelopment Ordinance. She stated that key environmental and wastewater questions remain unanswered and urged the Borough not to codify residential density or development standards before those issues are fully evaluated. Laguer noted that the 2022 redevelopment documents indicate the site is not served by public sewer and will rely on private wastewater treatment and disposal. She asked where these facilities would be located and whether the Borough or Joint Land Use Board has evaluated whether the proposed density is compatible with steep slopes, stream buffers, groundwater recharge areas, and wellhead protection areas. She also asked whether wastewater treatment and disposal can be safely accommodated without environmental or public-health risks, and who would be responsible for long-term operation and maintenance of private sewage infrastructure. Laguer requested that the Borough provide clear, public answers to these questions before adopting any ordinance that fixes density or grants flexibility affecting steep slopes, stream buffers, or other environmental protections.

Lori Furness, co-chair of Mendham TV, thanked Council Member Bruin for raising the topic of livestreaming and commended the Council for being open to the idea. She noted that Mendham TV has consistently recorded Borough and Township meetings and that many residents have requested livestreaming to stay informed when they cannot attend in person. She stated that Mendham TV successfully livestreamed the last meeting as part of a trial and plans to livestream future Borough and Township meetings on both cable and YouTube. She added that council meetings are among the most-watched programs on their platforms and emphasized the public's strong interest in accessible meeting coverage.

Gerald Gorman, Bernardsville Road, congratulated recent primary winners and stated that his family has lived in the Borough since 1997. He expressed concern about the cumulative impact of several proposed developments, estimating that approximately 375 new homes across multiple projects could increase the Borough's population—and associated municipal costs—by roughly 22%. He stated that he believes developers will contribute only a portion of those increased costs through property taxes, leaving residents responsible for the remainder. Gorman proposed forming a volunteer resident team to help identify strategies for meeting affordable housing obligations in a financially sustainable way. He suggested increasing the Borough's affordable housing budget and exploring the use of tax-exempt municipal bonding. He asked the Council how such a volunteer group could be formally supported and whether a council member would be willing to participate.

Ron Weissman, 15 Tempe Wick Drive commented on concerns related to package sewage treatment plants. He shared his experience with the Drakewick system in Mendham Township, noting that its recharge bed failed twice since 1986 despite proper engineering

practices, resulting in impacts to homeowners and downstream aquatic life. Weissman stated that drainage from multiple nearby properties—including the high school, Cold Hill Professional, Pitney, and Drakewick—flows toward the headwaters of the Sague River and ultimately affects the Great Swamp watershed.

He urged the Borough to give careful consideration to any proposed package sewage plants for current redevelopment projects, emphasizing the potential environmental and water-quality risks and the importance of preventing future failures.

12. APPROVAL OF VOUCHERS

Bills List dated June 3, 2026.

Motion: Council Member Henry Traut

Second: Council Member Bruin

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

13. ADJOURNMENT

Having no further business, Mayor Kelly asked for a motion to adjourn the meeting at 8:15 pm.

Motion: Council Member Bruin

Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

The next meeting of the Mendham Borough Mayor and Council will take place on, June 17, 2026, 7:00 PM, at the Garabrant Center Mendham, NJ 07945

Respectfully Submitted:

Lauren McBride, RMC

Borough Clerk

The Borough of Mendham

