

**MINUTES OF THE  
MENDHAM BOROUGH PLANNING BOARD  
January 11, 2011  
Garabrant Center, 4 Wilson Street, Mendham, NJ**

**CALL TO ORDER**

The regular and reorganization meeting of the Mendham Borough Planning Board was called to order by Mr. Kraft at 7:30 p.m. at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the Observer Tribune on January 15, 2009 and the Daily Record on January 16, 2009 and was posted on the bulletin board in the Phoenix House in accordance with the Open Public Meetings Act, and furnished to all those who have requested individual notice and have paid the required fee.

**OATHS OF OFFICE**

Mr. Henry, Esq. administered the Oaths of Office to Stephen Carr, Ellen Sandman, Paul Cascais, and Brian Cavanaugh.

**ATTENDANCE:**

Mayor Henry – Present  
Mr. Bradley – Present  
Councilman Carr – Present  
Mr. Cascais – Present  
Mr. Gertler – Absent

Mr. Kraft - Present  
Mrs. Kopcsik - Present  
Mrs. Lichtenberger - Present  
Ms. Sandman – Present (til 8:35 p.m.)

Alternates:

Ms. Gemberling, Alternate I - Present  
Mr. Cavanaugh, Alternate II – Present

Also Present:

Mr. Henry, Attorney  
Mr. Ferriero, Engineer  
Ms. Callahan, Secretary

**2010 REORGANIZATION**

**Slate of Officers/Technical Review Committee**

**Election of Chair:** Mayor Henry nominated Mr. Kraft as Chair. Mr. Bradley seconded. There being no additional nominations, Mr. Bradley made a motion to close the nominations. Mrs. Gemberling seconded. All members in favor, nominations were closed.

A single ballot was cast for Chair. Mr. Kraft was elected Chair.

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**Election of Vice Chair:** Mr. Bradley made a motion to table the election of the Vice Chair until the February meeting. Mayor Henry seconded. All members being in favor, the election of Vice Chair was tabled.

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**Election of Administrative Officer, Secretary and Recording Secretary:** Mayor Henry made a motion to appoint Ms. Callahan as Administrative Officer, Secretary and Recording Secretary. Mr. Bradley seconded.

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

In Favor: Henry, Bradley, Carr, Cascais, Kopcsik, Lichtenberger, Sandman, Gemberling, Kraft  
Opposed: None  
Abstentions: None

The motion carried. Ms. Callahan was appointed Administrative Officer, Secretary and Recording Secretary.

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**Technical Review Committee:**

Chair Kraft named Mrs. Kopcsik as Chair of the Technical Review Committee. Mr. Bradley, Mrs. Lichtenberger, and Ms. Gemberling agreed to serve as regular members. Mr. Cascais will serve as first alternate and Ms. Sandman as second alternate.

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**Meeting Dates:** The following resolution was introduced and had been provided to members in their pre-meeting packages:

**BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY  
PLANNING BOARD RESOLUTION  
2010 MEETING DATES**

**BE IT RESOLVED** that the regular meetings of the Mendham Borough Planning Board for the year 2010 and January, 2011 will be held on the second Monday of every month with the exception of October which will be held on the second Tuesday. The meetings will be at 7:30 p.m. at the Garabrant Center, 4 Wilson Street, Mendham, New Jersey. Meeting dates will be as follows:

February 8	August 9
March 8	September 13
April 12	October 12
May 10	November 8
June 14	December 13
July 12	January 10, 2011

The regular and reorganization meeting of the Board will be held on January 10, 2011.

**BE IT FURTHER RESOLVED** that notice of any additions to the above schedule, or changes in time, date or place of any scheduled meeting, will be posted on the bulletin board in the Phoenix House and delivered to the official newspapers in advance as required by law.

Mayor Henry made a motion to approve the resolution. Mr. Cascais seconded.

All members being in favor, the resolution was approved. Ms. Callahan will make the appropriate notifications.

All members were in agreement with the TRC dates as outlined in the following newspaper notice:

**BOROUGH OF MENDHAM  
TECHNICAL REVIEW COMMITTEE**

**NOTICE IS HEREBY GIVEN** that the Technical Review Committee of the Planning Board of the Borough of Mendham will meet to discuss or act upon public business at 9:00 a.m. prevailing time on each of the dates set forth below, at the Phoenix House, 2 West Main St., Mendham, NJ:

- Monday, January 18, 2010
- Tuesday, February 16
- Monday, March 15
- Monday, April 19
- Monday, May 17
- Monday, June 21
- Monday, July 19
- Monday, August 16
- Monday, September 20
- Monday, October 18
- Monday, November 15
- Monday, December 20

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**Official Newspapers**

The following resolution was introduced and had been provided to members in their pre-meeting packages

**RESOLUTION  
BOROUGH OF MENDHAM  
PLANNING BOARD**

**BE IT RESOLVED** by the Planning Board of the Borough of Mendham, Morris County, New Jersey as follows:

**WHEREAS**, Chapter 231 of the Public Laws of the State of New Jersey for 1975, known as and hereinafter designated as the “Open Public Meetings Act” aforesaid, the Planning Board of the Borough of Mendham hereby makes the following designations:

1. The Observer Tribune and/or the Daily Record are hereby designated as the two newspapers to receive notice of meetings required by any and all sections of the Open Public Meetings Act, it appearing that said newspapers are most likely to inform the local public of such meetings. Notices required by the New Jersey Municipal Land Use Law or the Borough’s Land Use Regulations may be placed, as required by law, in either of the designated newspapers.
2. The location for posting of notices of meetings shall be the bulletin board in the Phoenix House, 2 West Main Street, Mendham, NJ, where notices of this kind are normally posted.
3. The sum of \$12.00 per year is hereby fixed as the amount to paid by any person requesting individual notice of meetings as provided in Section 14 of the Open Public Meetings Act.

Ms. Sandman made a motion to approve the resolution. Mayor Henry seconded.

All members being in favor the resolution was approved. The Board Secretary will make the necessary notifications.

#####

**Appointment of Attorney**

The following resolution was introduced and had been provided to the members in their pre-meeting packages:

**RESOLUTION  
BOROUGH OF MENDHAM  
PLANNING BOARD**

**WHEREAS**, the Planning Board of the Borough of Mendham has a need to acquire professional legal services without competitive bidding pursuant to the provisions of N.J.S.A. 19:44A- 20.5; and,

**WHEREAS**, the business administrator has determined and certified in writing that the value of the services will exceed \$17,500 (including escrows); and

**WHEREAS**, Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. has submitted a proposal indicating that they will provide legal services for 2010 in an amount projected to exceed \$17,500 (including escrows); and

**WHEREAS**, the anticipated term of this contract is 1 year; and

**WHEREAS**, Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee of the Borough Council in the Borough of Mendham in the previous one year, and that the contract will prohibit him from making any reportable contributions through the term of the contract; and

**WHEREAS**, this resolution is subject to the Chief Financial Officer certifying to the availability of funds; and

**WHEREAS**, the Planning Board of the Borough of Mendham wishes to retain Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for “professional services” without competitive bids and the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Mendham as follows:

1. That the Planning Board of the Borough of Mendham retain Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. to serve as Board Attorney for the year 2010, at a total cost not to exceed \$25,000 such sum as may be duly appropriated for the purposes in the duly adopted municipal budget for 2010: and escrows as required; and

2. This contract is awarded without competitive bidding as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because said services are exempt from the provisions of the bidding statutes in that they are services rendered or performed by a person authorized by law to practice a recognized profession and are services which require knowledge of an advanced type in a field of learning acquired by a prolonged course of specialized instruction as distinguished from general academic instruction or apprenticeship and training.

3. The Business Entity Disclosure Certification and the Determination of Value shall be placed on file with this resolution.

4. That a notice of this action shall be published once in the official newspapers of the Planning Board of the Borough of Mendham, as required by N.J.S.A. 40A:11-5(1)(a).

5. This Resolution shall take effect as provided herein.

Mayor Henry made a motion to approve the resolution. Mr. Kraft seconded.

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

In Favor: Henry, Bradley, Carr, Cascais, Kopcsik, Lichtenberger, Sandman, Gemberling, Kraft

Opposed: None

Abstentions: None

The motion carried. The resolution was approved. Mr. Henry, Esq. was appointed attorney. The Board Secretary will make the appropriate notifications.

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### **Appointment of Planner**

The following resolution was introduced and had been provided to the members in their pre-meeting packages:

#### **RESOLUTION BOROUGH OF MENDHAM PLANNING BOARD**

**WHEREAS**, the Planning Board of the Borough of Mendham has a need to acquire professional Planning Consultant services without competitive bidding pursuant to the provisions of N.J.S.A. 19:44A- 20.5; and,

**WHEREAS**, the business administrator has determined and certified in writing that the value of the services will exceed \$17,500; and

**WHEREAS**, Adrian P. Humbert, AICP/PP of the firm Adrian P. Humbert Associates has submitted a proposal indicating that they will provide planning services for 2010 in an amount projected to exceed \$17,500 (including escrows); and

**WHEREAS**, the anticipated term of this contract is 1 year; and

**WHEREAS**, Adrian P. Humbert, AICP/PP of the firm Adrian P. Humbert Associates has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee of the Borough Council in the Borough of Mendham in the previous one year, and that the contract will prohibit him from making any reportable contributions through the term of the contract; and

**WHEREAS**, this resolution is subject to the Chief Financial Officer certifying to the availability of funds; and

**WHEREAS**, the Planning Board of the Borough of Mendham wishes to retain Adrian P. Humbert AICP/PP of the firm Adrian P. Humbert Associates; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for “professional services” without competitive bids and the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Mendham as follows:

1. That the Planning Board of the Borough of Mendham retain Adrian P. Humbert of the firm Adrian P. Humbert Associates to serve as Planning Consultant for the year 2010, at a total cost not to exceed \$26,000 such sum as may be duly appropriated for the purposes in the duly adopted municipal budget for 2010 (PB & HPC): and escrows as required, and

2. This contract is awarded without competitive bidding as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because said services are exempt from the provisions of the bidding statutes in that they are services rendered or performed by a person authorized by law to practice a recognized profession and are services which require knowledge of an advanced type in a field of learning acquired by a prolonged course of specialized instruction as distinguished from general academic instruction or apprenticeship and training.

3. The Business Entity Disclosure Certification and the Determination of Value shall be placed on file with this resolution.

4. That a notice of this action shall be published once in the official newspapers of the Planning Board of the Borough of Mendham, as required by N.J.S.A. 40A:11-5(1)(a).

5. This Resolution shall take effect as provided herein.

Ms. Sandman made a motion to approve the resolution. Mayor Henry seconded.

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

In Favor: Henry, Bradley, Carr, Cascais, Kopcsik, Lichtenberger, Sandman, Gemberling, Kraft  
 Opposed: None  
 Abstentions: None

The motion carried. Mr. Humbert was appointed Planner. The Board Secretary will make the necessary notifications.

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### **Appointment of Engineer**

The following resolution was introduced and was provided to the members in their pre-meeting package:

#### **RESOLUTION BOROUGH OF MENDHAM PLANNING BOARD**

**WHEREAS**, the Planning Board of the Borough of Mendham has a need to acquire professional Planning Consultant services without competitive bidding pursuant to the provisions of N.J.S.A. 19:44A- 20.5; and,

**WHEREAS**, the business administrator has determined and certified in writing that the value of the services will exceed \$17,500; and

**WHEREAS**, Adrian P. Humbert, AICP/PP of the firm Adrian P. Humbert Associates has submitted a proposal indicating that they will provide planning services for 2010 in an amount projected to exceed \$17,500 (including escrows); and

**WHEREAS**, the anticipated term of this contract is 1 year; and

**WHEREAS**, Adrian P. Humbert, AICP/PP of the firm Adrian P. Humbert Associates has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee of the Borough Council in the Borough of Mendham in the previous one year, and that the contract will prohibit him from making any reportable contributions through the term of the contract; and

**WHEREAS**, this resolution is subject to the Chief Financial Officer certifying to the availability of funds; and

**WHEREAS**, the Planning Board of the Borough of Mendham wishes to retain Adrian P. Humbert AICP/PP of the firm Adrian P. Humbert Associates; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for “professional services” without competitive bids and the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Mendham as follows:

1. That the Planning Board of the Borough of Mendham retain Adrian P. Humbert of the firm Adrian P. Humbert Associates to serve as Planning Consultant for the year 2010, at a total cost not to exceed \$26,000 such sum as may be duly appropriated for the purposes in the duly adopted municipal budget for 2010 (PB & HPC); and escrows as required, and

2. This contract is awarded without competitive bidding as a “professional service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because said services are exempt from the provisions of the bidding statutes in that they are services rendered or performed by a person authorized by law to practice a recognized profession and are services which require knowledge of an advanced type in a field of learning acquired by a prolonged course of

specialized instruction as distinguished from general academic instruction or apprenticeship and training.

3. The Business Entity Disclosure Certification and the Determination of Value shall be placed on file with this resolution.

4. That a notice of this action shall be published once in the official newspapers of the Planning Board of the Borough of Mendham, as required by N.J.S.A. 40A:11-5(1)(a).

5. This Resolution shall take effect as provided herein.

Mayor Henry made a motion to approve the resolution. Mr. Cascais seconded.

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

In Favor: Henry, Bradley, Carr, Cascais, Kopcsik, Lichtenberger, Sandman, Gemberling, Kraft

Opposed: None

Abstentions: None

The motion carried. Mr. Ferriero was appointed Engineer. The Board Secretary will make the necessary notifications.

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#### **APPROVAL OF MINUTES:**

On motion by Mr. Bradley, seconded by Mrs. Kopcsik and carried, the minutes of the regular meeting of December 14, 2009 were approved as written.

#### **PUBLIC COMMENT**

Chair Kraft opened the meeting to any public comment or questions on matters that were not on the agenda. There being none, the public comment session was closed.

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#### **DISCUSSION**

**Historic District Expansion** – Phase II Update: Dennis Bertland, Historic Preservation Consultant

Mr. Bertland reported back to the Board on the status of the Historic District property recommendation after his meeting with the State. Utilizing the revised Historic District Map that had been provided to the Board with their pre-meeting packages, he explained that the first phase of the project was to align the Borough Historic District with the existing National Registry Listing. That has been completed. He continued by outlining the locations of the other contributing and non-contributing properties that have been identified for the expansion of the Historic District and National Registry Listing.

In terms of the Planning Board's request to investigate whether both sides of the eastern part of East Main Street could be included in the District, the final recommendation is for the properties on the northern side and for one on the southern side to be included. The Senior Preservation Representative from the State was not agreeable to including the more modern buildings and the duplexes that are non-contributing. He would be the individual making recommendations. There can be some non-contributing structures in a Historic District; however there cannot be preponderance. In terms of the inclusion of the one home on the south side of Main in that area, it is a period home, and it is not unusual for a District to be configured that way. There are a few older homes near the cemetery, at Clarendon and on the south side of Prospect Street that are also included. These larger homes were built on larger lots at the beginning of the 20<sup>th</sup> century.

Continuing, Mr. Bertland explained that the proposal also lists those homes on the side of Hampton not included in Phase I and Orchard Street. He explained that the original District contained homes from the early 1900's. He explained to the State that it is more appropriate that the period of significance for the Borough is up to WWII given that a type of development continued up until the Depression and WWII. There is then a break in the type of development as the middle of the 20<sup>th</sup> century was quiet until the 50's and 60's when a different type of development began.

For the western end of town, Mr. Bertland reported that after discussion with the State representative, they recommended that the non-contributing buildings on the south side of Main Street near the ball fields be excluded. In terms of the Convent, the St. John property in Mendham

Township is on the Register. The property is important, but it should be considered a separate entity and handled separately. He also noted that in areas where the properties on the south side of Main Street were not included, the line was drawn on the south side of the road. This is important so that any road improvements would be included in the District.

Mr. Bertland recommended that the Board needs to decide how it would like to proceed, but it is very important to have a good public outreach program. The program could include letters, special programs, presentations and some walking tours. It is usually worked through a Historic Preservation Commission and is a multiple step process requiring repetition. Mayor Henry added that for Phase I, the education process occurred after introduction. Doing it before hand is important. Mr. Kraft reported that for the original District the ordinance was introduced, the public reacted and then they became part of the process. In the end they helped write the ordinance and it was passed.

Chair requested that after the HPC reviews the information, a meeting of the Mayor, himself, Mr. Berland and representatives from the HPC be held to determine how the Borough would like to proceed. Mr. Henry, Esq. advised that after the public information sessions, there would need to be an amendment to the Master Plan, a local ordinance and the Register filing.

Mr. Bertland explained that it would be important for the public to understand that while efforts would be synchronized, there are two efforts. One is a local ordinance and another is a National Registry District. There are certain incentives. A bond issue was passed in the fall for grants for public or non-profit renovation of historic properties. There is also an investment tax credit for income producing properties such as agriculture uses. Being listed on the State and National Registers also gives property owners some flexibility from strict interpretation of the building code. There is also a movement at the State level to try to make the investment tax credit available to homeowners, but it is currently moving slowly.

Addressing the Board on how homes would be affected going forward, Mr. Bertland advised that the zone would require rationale, and there would be review by the Historic Preservation Commission. Part of the rationale is the listing on the National Registry. In terms of homes outside the District wanting to be included, Mr. Bertland advised that they could join the District, but he is not familiar with any.

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#### **Wastewater Management Plan – Morris County/Highlands**

Mr. Ferriero reported to the Board that the County has filed a plan with the State for review. He has obtained a draft copy and is reviewing the Mendham Borough portion. Some corrections are required, but based on his initial assessment, no zoning changes are required for the Borough. The County has taken the position that if a community has not opted into the Highlands, the State Nitrate Dilution Model would be used instead of the Hybrid Model. If the Borough opts into the Highlands, the plan would be for the WWM to be in accordance with Highlands requirements. He does have some questions on the maps and after he speaks with the County, he would like the Planning Board to review them.

Required ordinances will need to be reviewed. In some cases, we may submit the Borough Ordinance. In others we will need to develop an ordinance. He will provide a list and copies of the ordinances to the Board so that we can determine what needs to be completed by the Planning Board and/or the Borough Council. For example, there is a steep slope ordinance requirement, but he will submit the Borough's. There will also be an ordinance to require the connection of any septic in the sewer service area within 90 days after the ordinance is adopted.

We still need to verify the actual flow from the Sewer plant. The County is stating that we have capacity. A plan for the development of a septic management system is also required.

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**Occupancy Limitation Update:** Mr. Kraft reported that the Occupancy Limitation Subcommittee had a meeting at which they reviewed the concept and addressed questions to the Zoning Officer. An application for landlords has been developed as well as a draft ordinance. The Zoning Officer has developed a list of properties of Mendham rentals. The list needs to be enhanced to include Mendham owners of Mendham rental properties. They also discussed getting a letter out to all residents. This would be educational and would also advise neighbors that are bothered by violations of the coming ordinance.

Mr. Kraft stated that there are situations where property may be farmland assessed or right to farm and the workers may be living on the property. He questioned whether that is a tenant/landlord relationship. Mr. Henry, Esq. advised that it is a hybrid. The occupancy is tied to the employment, and if employment ends, occupancy ends. The unit would need to be defined as to be within the occupancy rules. The definition would need to include any structure that is occupied for sleeping in order to capture any outbuildings that might be used.

Ms. Callahan questioned whether the duplexes that are single family each side, would be subject to any zoning change given the new ordinance. Mr. Henry, Esq. the zoning would not change. The occupancy regulations would be in addition to the zoning.

Ms. Sandman will be asking the Chester Zoning Officer to review the drafts as he has much experience on the issue. She will also follow-up with the Construction Official on any issues that he may have.

During discussion, Mr. Henry, Esq. stated that there is a State law requiring the registration of rental units. It needs to be looked into.

Another meeting is planned in late January.

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**2010 Ordinance/Project Review:** Board was provided with a running list of projects/ordinances and their status with their pre-meeting packages.

Responding to Mayor Henry on the status of the multi-generational ordinance work, Mr. Kraft summarized that some previous work had been done, but there were still questions on if/how we would proceed. Mr. Henry, Esq. advised that based on the Board of Adjustment report there does not appear to be a large demand that would trigger a need to consider change of an ordinance. Ms. Gemberling reported that the subcommittee discussed that the issue could become unwieldy and that it was not a pressing issue. It could create an enforceability and a legal issue.

Mr. Cascais added that originally the group thought the economy would drive multigenerational and teardowns. They are seeing fewer and fewer, but it might need to be revisited in a couple of years. Mr. Henry, Esq. advised that theoretically in an ideal situation an ordinance could be adopted in three months, however practically it would take much longer given all reviews.

Board discussed whether further work needs to be completed on the teardown/rebuild issue. Mr. Ferriero advised that it would be critical to first clearly identify the problem and then work the ordinance. Chair Kraft referenced the Historic District regulations and the reviews necessary for demolition and rebuild. Board discussed that some other towns have a delay built into the ordinance for demolition. Mr. Henry, Esq. advised the problem may become the incompatibility of a new dwelling with the neighborhood. Aesthetics are more controllable in the Historic District. Chair Kraft referenced the "Wedding Cake" ordinance had previously been adopted. Board referenced several homes that had been approved by the Board of Adjustment. Mr. Henry, Esq. cautioned that an appropriate case may have been made to the Board of Adjustment.

After discussion, Chair requested that Ms. Callahan conduct further research on what some other towns may be doing. Mr. Ferriero recommended that we look at Summit, Upper Saddle River, Milburn and Chatham.

Addressing parking, Chair Kraft referenced a past effort to work with private lot owners to obtain space for additional parking. That is more of a discussion item than an ordinance. Board had a short discussion on the need for consideration of a one-way for the Passtime Lane and elimination of the parking space before the entrance. This would be a Council issue.

In terms of turning lanes at the Shopping Center, Mr. Ferriero reported that the applicant now has an approved plan with the County. It should be implemented in the Spring.

Board discussed crosswalks. Mr. Ferriero advised that Chester has just implemented them, but installation is difficult as the road must be removed and then the pavers replaced. Chester obtained a Community Development Block Grant. To implement crosswalks at the Kings area, State approval would be required. Board questioned the crosswalk signs on Talmage Road near Garrison and why it was implemented.

Mrs. Kopschik advised that the Environmental Commission has requested that we look into residential lighting. Mr. Henry, Esq. noted that this is a very difficult topic for regulation. Board discussed whether it would be appropriate to have an ordinance that did not permit shining lights



away from one's property and whether there were any timing restrictions on lighting. Mr. Ferriero cautioned again about regulating residential lighting. Mayor Henry will speak with Mr. Slutsky, Environmental Commission Chair about the difficulty in considering an ordinance.

In terms of additional work on signage, Mayor Henry advised that they are talking to the Business Association and will bring back some additional ideas. There is a question on whether the Shopping Center could be allowed more than one sandwich board sign. Councilman Carr expressed that we need to achieve balance between the enforcement and the need to conduct business. Mr. Kraft suggested that we explore the language associated with how the signage is calculated through glass windows and visible from the outside.

#### **TRC UPDATES (For information only)**

Mrs. Kopschik summarized the status of the TRC reviews.

#### **ADJOURNMENT**

There being no additional business to come before the Board, on motion made, seconded and carried, Chair Kraft adjourned the meeting at 9:15 p.m. The next regularly scheduled meeting of the Planning Board will be held on **Monday, February 8, 2010 at 7:30 p.m.** at the Garabrant Center, 4 Wilson St., Mendham.

Respectfully submitted,

Diana Callahan  
Recording Secretary







