



**BOROUGH OF MENDHAM
MEETING OF THE MAYOR AND COUNCIL
September 10, 2025, 7:00 PM
Minutes**

1. CALL TO ORDER

Mayor Kelly called the September 10th, 2025, Regular Meeting of the Mayor and Council to order at 7:00 p.m. in the Garabrant Center, 4 Wilson Street, Mendham, New Jersey.

2. MOMENT OF SILENCE AND FLAG SALUTE

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

3. MAYOR'S OPENING STATEMENT

The Mayor Stated, Notice of this meeting of the Mayor and Council of the Borough of Mendham was published in the Daily Record and Star Ledger, posted in the Phoenix House, and was filed in the Office of the Borough Clerk in accordance with the Open Public Meetings Act. Official action will be taken at this meeting.

4. ROLL CALL

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

Also Present:

Joyce Bushman, Borough Administrator
Fred Semrau, Borough Attorney
Peggy Timoney, Administrative Assistant

5. **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. July 16, 2025

B. Road Closure Application

1. Forest Drive, 9/13/25
2. Florie, Phoenix, and Knollwood, 9/27/2025

C. Special Event Application

1. Mendham Borough HSA, 2025 Harvest Hustle, 10/4/2025
2. Happy Hive Productions, LLC, Drone work: 9/22 & 9/23, Film 9/24-9/26, wrap 9/29, Rain date: 9/27

D. Banner Application

1. Hilltop Church, Food Pantry, 11/1-11/8/2025

Motion to Approve: Council Member Althoff

Second: Council Member LaFera

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

Nays: None

6. **PRESENTATION**

Kabir Kaushal presented his Eagle Scout Project, "The Bench Effect Project".

Motion to Approve: Council Member Althoff

Second: Council Member LaFera

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

Nays: None

7. **ORDINANCE FOR INTRODUCTION**

#11-2025 AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE REGARDING REQUIREMENTS FOR ZONING PERMITS AND DUTIES OF THE ZONING OFFICER

Motion to Approve: Council Member Alexandra Henry Traut

Second: Council Member Althoff

Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo
Nays: None

8. ORDINANCE FOR ADOPTION AND PUBLIC HEARING

#07-2025 ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 168-36, GREASE, OIL AND SAND INTERCEPTORS, OF THE BOROUGH CODE, TO MODIFY CERTAIN GREASE TRAPS REQUIREMENTS

Public Hearing: Mayor Kelly opened the public hearing; any interested person was given an opportunity to be heard on this Ordinance. No one from the public wished to speak.

Motion to Approve: Council Member Lafera
Second: Council Member Russo
Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo
Nays: None

#08-2025AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 215, ARTICLE XVIII "AFFORDABLE HOUSING OVERLAY-AHO ZONE" SECTIONS 215-64 THRU 215-70 AND ESTABLISHING NEW ZONING AND LAND USE STANDARDS TO CREATE A REALISTIC OPPORTUNITY FOR THE CONSTRUCTION OF AFFORDABLE HOUSING AT BLOCK 18.01, LOT 5 IN THE BOROUGH

Public Hearing: Mayor Kelly opened the public hearing; any interested person was given an opportunity to be heard on this Ordinance.

Chris Neff of 8 West Main Street inquired whether the nuns have sold their property or if it is currently for sale or rent.

Motion to Approve: Council Member Alexandra Henry Traut
Second: Council Member Althoff
Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo
Nays: None

**#09-2025 ORDINANCE AMENDING THE CAPITAL APPROPRIATION ORDINANCE 03-2025
ADOPTED MAY 12, 2025, OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF
MORRIS, STATE OF NEW JERSEY**

Public Hearing: Mayor Kelly opened the public hearing; any interested person was given an opportunity to be heard on this Ordinance.

John Alpern of 30 Phoenix Drive requested clarification on the language in the ordinance, stating that first aid should be included along with the emergency personnel. The Borough Attorney agreed to add this to the ordinance

.Motion to Approve with Revision: Council Member Bruin
Second: Council Member Sullivan
Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo
Nays: None

**#10-2025 AN ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF
MORRIS, STATE OF NEW JERSEY, ESTABLISHING A NEW CHAPTER 104, ENTITLED
“FILMING”, IN THE BOROUGH CODE TO REGULATE COMMERCIAL FILMING IN THE
BOROUGH**

Public Hearing: Mayor Kelly opened the public hearing; any interested person was given an opportunity to be heard on this Ordinance.

Motion to Approve: Council Member Bruin
Second: Council Member Althoff
Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo
Nays: None

7. RESOLUTIONS

**#146-2025 RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF
AGREEMENT BETWEEN THE BOROUGH OF MENDHAM AND HAPPY HIVE PRODUCTIONS,
LLC FOR THE USE OF TWO BOROUGH FIRE ENGINES AND TURN-OUT GEAR FOR FILMING
OF “THE LAST MRS. PARRISH” IN THE BOROUGH**

Motion to Approve: Council Member Alexandra Henry Traut
Second: Council Member LaFera
Ayes: Sullivan, Bruin, Althoff, Henry Traut, LaFera, Russo

Nays: None

#147-2025 RESOLUTION CONFIRMING THE MAYOR’S APPOINTMENT OF JUDI O’BRIEN AS PART-TIME BOROUGH INTERIM TAX COLLECTOR AND EMPLOYMENT AS INTERIM UTILITIES BILLING CLERK

Motion to Approve: Council Member Russo

Second: Council Member Bruin

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

Nays: None

8. ADMINISTRATOR OPERATIONS REPORT

Administrator Bushman reported that the Highlands Plan is moving forward. The Borough is very excited about the upcoming Mendham Fest on October 4th.

9. COUNCIL REPORTS

Recreation and Parks/School Boards Liaison –
Chair Matthew Bruin –

The Chair expressed appreciation for the successful Labor Day Parade and congratulated Aubrey on organizing a great event. He also thanked the Department of Public Works for resurfacing and painting the basketball courts. He noted that the next upcoming event is Mendham Fest, scheduled for October 4th.

Public Safety- Chair Marilyn Althoff

The Chair noted that the Gunther Street message board is currently displaying a warning about road work. She mentioned that speed monitoring signs have been placed on Prentice Drive and Mountain Avenue. Additionally, she reported that the recent hires are performing well in their training.

Public Works & Utilities-Chair Bruce LaFera

The Chair reported that the Department of Public Works assisted with the installation of new lights at the soccer field. He also noted that renovations have begun on the bathrooms along Patriots' Path.

Land Use - Chair Alexandra Henry Traut

The Chair reported that the Historic Preservation Commission (HPC) will meet on Monday, the 15th at 7:30 PM, and the Joint Land Use Board (JLUB) will meet on Tuesday, the 16th at 7:30 PM. He also noted that the India Brook Project has completed a third round of spraying for invasive species. Additionally, the Land Use Subcommittee met last Monday.

Finance Committee- Neil Sullivan

The Chair reported that the Finance Committee met to discuss health insurance and next year's budget.

Personnel Committee/ Volunteer Projects Liaison- Will Russo

The Chair stated that the Personnel Committee met with the new Tax Collector and is happy to welcome her aboard.

10. PUBLIC COMMENTS

Sharon Battaglino of 5 Dean Road stated that they have nominated Christine Glassner for Woman of the Year at the Morris County Republican Women's Club.

Ron Weissman of 15 Tempe Wick Road stated that he volunteered to clean up the paths at Tranquility Park and was advised to complete a form to proceed.

11. APPROVAL OF VOUCHERS

Bills List dated SEPTEMBER 8, 2025

Motion to Approve: Council Member Alexandra Henry Traut

Second: Council Member LaFera

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

Nays: None

12. EXECUTIVE SESSION

#148-2025 A RESOLUTION PROVIDING FOR AN EXECUTIVE (CLOSED) SESSION NOT OPEN TO THE PUBLIC PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A. 10:4-12b #8

Motion to Approve: Council Member Althoff

Second: Council Member Bruin

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

Nays: None

Mayor Kelly adjourned the Regular Meeting at 8:12 pm and stated that no action would be taken after the Executive Session.

13. ADJOURNMENT

The next meeting of the Mendham Borough Mayor and Council will take place on September 24, 2025, 7:00 PM, at the Garabrant Center, 4 Wilson St Mendham, NJ 07945