

**MINUTES OF THE
REGULAR MEETING
MENDHAM BOROUGH PLANNING BOARD
MARCH 13, 2017**

Garabrant Center, 4 Wilson Street, Mendham, NJ

CALL TO ORDER

The regular meeting of the Mendham Borough Planning Board was called to order by Mr. Kraft at 7:31PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

OPENING STATEMENT

Notice of this meeting was published in the *Observer Tribune* and in the *Daily Record* on January 12, 2017 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.

ATTENDANCE

Mayor Henry – Present	Mr. Kraft - Present
Mr. Bradley – Present	Mr. Cascais – Present
Ms. Lichtenberger – Absent	Councilman Sharkey – Present
Administrator Merkt – Present	Mr. Sprandel – Absent
Mr. Kay – Present	

Also Present:	Mr. Henry, Esquire
	Mr. Ferriero, Engineer

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MINUTES

Mr. Kraft asked the Board for any comments on the minutes of the regularly scheduled meeting of February 13, 2017. There being none, Administrator Merkt made a motion to approve the minutes and Mr. Bradley seconded. On a voice vote the minutes were approved.

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PUBLIC COMMENT

Mr. Kraft opened the meeting to questions and comments on items not included in the agenda. There being none, the public comment session was closed.

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RESOLUTION

PB #943 Barber 78 Mountainside Road
BL 501, Lot 24, Minor Subdivision
Six Month Extension

With no comment on the resolution for the perfection of the six-month extension for the Barber Subdivision, Chair Kraft made a motion to approve the extension and Councilman Sharkey seconded.

ROLL CALL: The result of the roll call was 7 to 0 as follows:
In favor: Bradley, Henry, Kay, Merkt, Sharkey, Cascais, Kraft
Opposed: None
Abstentions: None

The motion carried.

APPLICATION

PB #10-16 4 East Main Mendham, LP 4 East Main St
BL 601, Lot 2
Preliminary and Final Site Plan

Present: Fred Zelly, Attorney for Applicant
Anthony Melillo, Principal of 4 East Main, Mendham, LP
Robert Moschello, Engineer

Mr. Zelly described the parking lot reconfiguration at 4 East Main Street, and that the reconfiguration increased the number of parking spaces from 5 to 7, and reduced impervious coverage. Mr. Melillo and Mr. Moschello were sworn. Mr. Henry questioned the applicant about his application to the Morris County Planning Board (MCPB), and the applicant agreed to follow up with either an approval or exemption from the MCPB. Mr. Moschello addressed item number four from Mr. Ferreiro’s January 5, 2017 completeness review and said that one of the 7 parking spaces would be modified to become as ADA compliant as possible. When questioned on the reason behind the completion of the parking lot reconfiguration before Board approval, Mr. Melillo stated that he was unaware that a reduction of impervious coverage required site plan approval. Mr. Melillo further explained that there were safety concerns because of the double parking of cars and limited walkway.

Mr. Henry questioned the applicant about lighting, and the applicant mentioned that there is one light on the back of the building that lights the parking lot. He also mentioned that they are updating the exterior lighting to LED lighting during the building renovation.

The Board decided that the application was incomplete and new plans should be submitted, including the lighting upgrades and ADA parking location. The applicant will be heard by the Board at a future date.

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OTHER DISCUSSION ITEMS

Chairman Kraft mentioned that there were no new items for TRC.

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ADJOURNMENT

There being no additional business to come before the Board, Chairman Kraft adjourned the meeting at 8:03pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, April 10, 2017 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

Carolyn Mazucco

Carolyn Mazucco
Board Secretary