

**MINUTES OF THE MENDHAM TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING
JANUARY 6, 2022**

The remote meeting via zoom was called to order by Mr. Brewer at 6:00 pm and upon roll call:

ROLL CALL

PRESENT: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer,

ABSENT: Mr. Perri, Mr. Maglione, Chairman Giordano

Others Present: Mr. Andrew Brewer, Attorney, Mr. Denis Keenan, Engineer, Mr. Szczepanski, Environmentalist

SALUTE TO THE FLAG

ADEQUATE NOTICE of this meeting of the Mendham Township Planning Board was given as follows: Notice was sent to the Daily Record and Observer December 2, 2021.

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to the issues that are relevant to what the Board may legally consider in reaching a decision, and decorum and civility appropriate to a quasi-judicial hearing will be maintained at all times.

Mr. Andrew Brewer, Esq. of Maraziti, Falcon, LLP administered the oath of office to the following appointees who were present. He stated that Mr. Orlins will be the Mayor's representative on the Planning Board for 2022.

Mr. Jordan Orlins	Class 1 – 1-Year Term	December 31, 2022
Mr. Ross Johnson	Class II – 1-Year Term	December 31, 2022
Ms. Sarah Neibart	Class III – 1-Year Term	December 31, 2022
Mr. Brian Roth	Class IV - 3-Year Term	December 31, 2024
Mr. Ted Maglione	Alternate 2	December 31, 2023

Mr. Brewer stated that he would accept nominations for Chairman of the Planning Board for 2022. Mr. D'Emidio made a motion to nominate Mr. Kevin Giordano, and it was seconded by Mr. Johnson. There were no further nominations. A motion was made to close the nominations, and it was seconded.

Upon roll call vote to close the nominations:

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried

Mr. Brewer entertained a motion to accept Mr. Giordano as Chairman of the Planning Board for 2022.

Upon roll call vote:

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried

Mr. Brewer stated that he would accept nominations for the office of Vice Chairman of the Planning Board for 2022. Mr. Mayer made a motion to nominate Mr. Sante D'Emidio, and it was seconded by Ms. Neibart. There were no further nominations. A motion was made to close the nominations, and it was seconded. All agreed. Upon roll call vote:

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried

Mr. Brewer entertained a motion to accept Mr. D'Emidio as Vice Chairman of the Planning Board for 2022.
Upon roll call vote:

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried.

Mr. Brewer swore in Mr. D'Emidio as Vice Chairman of the Planning Board for 2022.

Mr. D'Emidio made a motion to appoint Beth Foley as Secretary for the Planning Board of Mendham Township for 2022, and it was seconded. All agreed.

Vice Chairman D'Emidio entertained a motion to appoint the following professionals as listed to the Planning Board for 2022. A motion was made, and it was seconded. All agreed.

Maraziti Falcon, LLP (Attorney) – Andrew M. Brewer
French & Parrello Associates (Engineer) – Denis Keenan
Princeton Hydro (Environmental) – Jack Szczepanski & Laura Craig
H2M Associates, Inc. (Planner) – Ryan Conklin

Vice Chairman D'Emidio stated that there are two resolutions for approval.

RESOLUTIONS

Resolution PB-22-01; Regular Meeting Schedule for 2022 and January and February 2023

Resolution PB-22-02; Newspapers Designation and Fixing Charges for Notices of Meetings

Vice Chairman D'Emidio entertained a motion to move Resolutions PB 22-01. A motion was made, and it was seconded.

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried.

Vice Chairman D'Emidio entertained a motion to move Resolutions PB 22-02. A motion was made, and it was seconded. All agreed. Motion carried

AYES: Mr. Orlins, Ms. Neibart, Mr. D'Emidio, Mr. Roth, Mr. Johnson, Mr. Mayer
Motion carried.

Vice Chairman D'Emidio next addressed the Standing Committees listed on the agenda and suggested Mr. Jon Mayer fill the vacant Board member position available on the TRC, and Mr. Mayer agreed to fill this position. Vice Chairman D'Emidio named the members on the Master

Plan/COAH committees. Ms. Neibart expressed interest on being placed on the Master Plan and COAH committee, and it was suggested that she reach out to Mr. Sam Tolley, Chairman of the Master Plan/COAH Committee or Chairman Giordano.

DISCUSSION ITEM

Ms. Neibart requested that the Planning Board hear at their January 19, 2022 meeting the Zone Change Opportunities recommendations outlined in a memo dated November 8, 2021 from Mr. Ryan Conklin of H2M to the Township Committee that Ms. Foley forwarded to the Planning Board members via email. It was decided that this would be heard at that time as a Discussion Item on the agenda.

Ms. Foley inquired as to whether the Board would like to consider moving the Planning Board meeting time from 7:30 pm to 7:00 pm (and perhaps ending at 10:30 pm instead of 11:00 pm), and all the Board members present were amenable to changing the time to 7:00 pm.

Mr. Brewer stated that Resolution 22-01 would need to be amended as such, and Vice Chairman D'Emidio requested a motion to amend Resolution 22-01 whereby the starting time of the zoom webinars for the 2022 Planning Board meetings and 2023 January and February meetings will be changed from 7:30 pm to 7:00 pm. A motion was made, and it was seconded. All agreed.

Vice Chairman D'Emidio discussed the necessity of submitting the Stormwater Management Report as part of a Development application to all of the Planning Board members. He opined that the Report, which is quite voluminous, should only be distributed to the Professionals and the Planning Board office since the Planning Board members do not likely read the report anyway. After some discussion, it was decided that the Stormwater Management Report should only be distributed to the Professionals, (2) copies for the Planning Board office and one copy each for the two Planning Board members who represent the Planning Board on the TRC. Electronic copies, however, would continue to be sent to all of the Board members and Professionals. Mr. Brewer stated that the Governing Body would need to amend the checklist at some point with regards to the number of Stormwater Management Reports that needs to be provided when a Development Application is submitted but that until then, Ms. Foley can communicate to an applicant that eight copies would only need to be provided. Mr. Keenan stated that the checklist does not indicate the number of copies that need to be provided and that it is only indicated on the Application Instruction Memo. Mr. Brewer stated that it should be clarified as to whether the Application Instruction Memo was part of the checklist that was adopted by the Governing Body. If the Application Instruction Memo was part of the checklist, then the Governing Body must amend the Application Instruction Memo. If the Application Instruction Memo was not part of the checklist and something that the Planning Board wrote, then the Planning Board can just change the Application Instruction Memo. He stated that he will look into this matter further.

Vice Chairman D'Emidio entertained a motion to open the meeting to the public. A motion was made, and it was seconded. All agreed. Seeing no hands raised via zoom, Vice Chairman D'Emidio entertained a motion to close the public portion of the meeting. A motion was made, and it was seconded. All agreed.

Mr. Brewer provided a voir dire of himself and his background and stated that he's been a licensed attorney since 1993 and has been working for Land Use Boards for the last 15 years. He went on to say that he represents five other Planning Boards and one Board of Adjustment and that he looks forward to working with the Mendham Township Planning Board.

Dr. Laura Craig of Princeton Hydro also provided a voir dire of herself and her qualifications. Dr. Craig stated that she has a Doctorate in Ecology and that she is a Director at Princeton Hydro and has been there for approximately two years. Prior to this, she served as Director of Science for a national environmental non-profit and also sits on her town's Land Use Planning Board.

Vice Chairman D'Emidio entertained a motion to adjourn the meeting. A motion was made, and it was seconded at 6:40 pm. All agreed. Motion carried.

Respectively submitted,

Beth Foley
Planning Board Secretary