

**MINUTES OF THE MENDHAM TOWNSHIP PLANNING BOARD  
REORGANIZATION MEETING  
JANUARY 5, 2021**

The remote meeting via zoom was called to order by Mr. Buzak at 8:00 pm and upon roll call:

**ROLL CALL**

**PRESENT:** Mr. Baio, Mr. Monaghan, Mr. D’Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Mr. Mayer, Mr. Maglione  
**ABSENT:** Chairman Giordano  
**Others present:** Mr. Edward J. Buzak, Attorney, Mr. Denis Keenan, Engineer, Mr. Szczepanski, Environmentalist. Mr. Janota, Planner

**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 Tribune on January 10, 2020 and Notice was filed with the Township Clerk on January 10, 2020.

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. Edward Buzak, Esq. of The Buzak Law Group administered the oath of office to the following appointees who were present. He stated that Mr. Monaghan will be the Mayor’s representative on the Planning Board for 2021.

Mr. Nicholas Monaghan	Class 1 – 1-Year Term	December 31, 2021
Mr. Ross Johnson	Class II – 1-Year Term	December 31, 2021
Mr. Tom Baio	Class III – 1-Year Term	December 31, 2021
Mr. Jon Mayer	Alternate 1	December 31, 2022

Mr. Buzak stated that he would accept nominations for the appointment of Secretary for the Planning Board of Mendham Township for 2021. Mr. Mayer nominated Ms. Foley, and it was seconded by Mr. Monaghan. Mr. Buzak requested a motion to close the nominations. A motion was made, and it was seconded. All agreed. Upon roll call vote:

**AYES:** Mr. Baio, Mr. Monaghan, Mr. D’Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Mr. Mayer  
Motion carried.

Mr. Buzak declared that Beth Foley has been appointed to Secretary for the Planning Board of the Township of Mendham for calendar year 2021.

Mr. Buzak stated that he would accept nominations for Chairman of the Planning Board for 2021. Mr. D’Emidio made a motion to nominate Mr. Kevin Giordano, and it was seconded by Mr. Mayer. A motion was made to close the nominations, and it was seconded. All agreed. Upon roll call vote:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Mr. Mayer  
Motion carried.

Mr. Buzak declared that Kevin Giordano has been elected as Chairman of the Mendham Township Planning Board for calendar year 2021.

Mr. Buzak stated that he would accept nominations for the office of Vice Chairman of the Planning Board for 2021. Mr. Mayer made a motion to nominate Mr. Sante D'Emidio, and it was seconded by Ms. DeMeo. A motion was made to close the nominations, and it was seconded. All agreed. Upon roll call vote:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Mr. Mayer  
Motion carried.

Mr. Buzak declared that Mr. Sante D'Emidio has been elected as Vice Chairman of the Mendham Township Planning Board for calendar year 2021.

Mr. Buzak administered the oath of office to Mr. D'Emidio as Vice-Chairman of the Planning Board for 2021 and turned the meeting over to Mr. D'Emidio to continue conducting the Reorganization meeting.

Vice Chairman D'Emidio entertained a motion to appoint the following professionals to the Planning Board for 2021. A motion was made by Ms. DeMeo, and it was seconded by Mr. Mayer.

The Buzak Law Group (Attorney) – Edward J. Buzak  
French & Parrello Associates (Engineer) – Denis Keenan  
Princeton Hydro (Environmentalist) – Jack Szczepanski  
H2M Associates, Inc. (Planner) – Jeffrey Janota

Upon roll call vote:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Mr. Mayer  
Motion carried.

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

## **RESOLUTIONS**

### **Resolution PB-21-01; Regular Meeting Schedule for 2021 and January and February 2022**

### **Resolution PB-21-02; Newspapers Designation and Fixing Charges for Notices of Meetings**

Vice Chairman D'Emidio entertained a motion to move Resolutions PB 21-01. A motion was made and seconded. All agreed. Motion carried.

Vice Chairman D'Emidio entertained a motion to move Resolutions PB 21-02. A motion was made and seconded. All agreed. Motion carried.

Vice Chairman D'Emidio stated that the Standing Committees listed on the agenda will remain the same. The two representatives on the TRC from the Planning Board are Mr. D'Emidio and Ms. DeMeo along with the four professionals. He named the members on the Master Plan and COAH committees.

Vice Chairman D'Emidio inquired about the status of the Master Plan Committee's review of the Land Use and Housing Plan. Mr. Janota stated that Master Plan Committee is still in discussions with regards to the plan and will be meeting again in January. It was decided that the Land Use and Housing Plan element would not be ready to be heard by the Planning Board at their January, 2021 meeting. It would most likely be heard at the February, 2021 meeting.

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 hand 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.

Vice Chairman D'Emidio asked for a motion to adjourn the meeting. A motion was made, and it was seconded at 8:47 pm. All agreed. Motion carried.

Respectively submitted,

Beth Foley  
Planning Board Secretary