

**MINUTES OF THE TOWNSHIP OF MENDHAM PLANNING BOARD  
REGULAR MEETING HELD SEPTEMBER 29 2021  
VIA ZOOM**

The remote meeting via zoom was called to order by Chairman Giordano at 7:00 p.m. who asked for a roll call. Upon roll call:

**ROLL CALL**

PRESENT: Mr. Baio, Mr. Monaghan, Mr. D’Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri,  
Mr. Mayer, Chairman Giordano  
ABSENT: Mr. Maglione  
Others present: Mr. Edward Buzak, Mr. Ryan Conklin, Mr. Dennis Keenan

**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 the Observer Tribune on January 6, 2021 and Notice was filed with the Township Clerk on January 6, 2021

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to 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 time.

**MINUTES**

Mr. D’Emidio made a motion to approve the minutes to the August 18, 2021 Regular meeting, and it was seconded. All agreed.

**RESOLUTION – PB 21-05**

**APPLICATION – PB- 21-01 – cont’d**

Pinnacle Ventures, LLC  
22 Saint John’s Drive  
Block 100, Lot 17.03  
Major Preliminary and Final Site Plan Approval

Mr. Buzak stated that he had submitted to the Planning Board the revised draft of Resolution PB 21-05 based upon the discussions that occurred at the September 15, 2021 Planning Board Regular meeting. He stated that he assumes that this reflects the Board’s position for a vote on the resolution.

Mr. Baio made a motion to adopt Resolution PB 21-05, and Mr. D’Emidio seconded the motion. Mr. D’Emidio referred to Number 19, Architectural Plan, under Findings and Facts. The sentence in the second paragraph should read “Some basements will be finished with some units having a walk-out basement. Also, section W (7) (A) was discussed for further clarification, and Mr. Buzak stated that the language was taken directly from the Fire Department’s report. Mr. Malman added that the intent of the section can be worked out with the Fire Official when the time comes. Mr. D’Emidio agreed to this.

Chairman Giordano asked Ms. Foley for a roll call vote. Upon roll call:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Mr. Johnson, Mr. Perri, Chairman Giordano

NAYES: Ms. DeMeo

ABSTAIN: None

**RESOLUTION – PB 21-06**

**APPLICATION – PB- 21-03**

Mendham Golf & Tennis

B144, L24

Major Preliminary and Final Site Plan Approval

Mr. Buzak stated that the original draft was circulated to the Board members and applicant for their comments and that a revised draft was recirculated as well. He stated that he retracted his objection to deleting the July 26, 2021 Eco Sciences letter that Mr. Malman requested to be deleted in the resolution since the Eco Sciences letter was part of the Pinnacle application and not this application.

Mr. Buzak discussed the two other changes on Page 6, Paragraph 10 and Page 7, Paragraph 12 subsequent to the resolution being circulated. He stated that the additional 290-square foot dining area noted on Page 6, Paragraph 10 reflects what the plans indicate and should remain as such in the resolution instead of the Architect's suggested revision in the resolution to a 370-square foot additional dining area. Also, Mr. Buzak stated that the change on Page 7, Paragraph 12 refers to a maximum ridge line of 25 feet 10 inches, which is correct and replaces what was previously read as a 22-foot maximum ridge line. The plans all indicated that the maximum ridge line is 25 feet 10 inches.

Mr. D'Emidio commented that Mr. Jack Szczepanski was incorrectly stated in the resolution as a P.E. He is a PhD and should be noted as such.

Mr. Monaghan stated for the record that he did listen to the recording for the Mendham Golf & Tennis application in order to rehabilitate himself and thus allowing him to vote on the application. Ms. Foley stated that she has his affidavit stating as such.

Chairman Giordano entertained a motion to approve Resolution 21-06. A motion was made by Mr. Baio, and it was seconded by Mr. Monaghan. Upon roll call:

AYES. Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Mr. Perri, Chairman Giordano

NAYES: None

ABSTAIN: None

Chairman Giordano entertained a motion to open the meeting to the public. A motion was made, and it was seconded. All agreed.

Ms. Nicole Brown of Mosle Road expressed her discontent with the approval of Resolution PB 21-05 (Pinnacle Ventures, LLC). Chairman Giordano explained that Ms. Brown can find the application and related materials on the website.

After Ms. Foley stated that she saw no further hands, Chairman Giordano entertained a motion to close the meeting to the public. A motion was made, and it was seconded. All agreed.

Mr. Mayer stated that he valued Mr. Buzak's legal expertise while serving on the Planning Board and found him to be a great educator and patient person with the Board members and the public in general. He thanked him for his time on the Board and the considerable knowledge that he imparted as the Planning Board attorney.

Chairman Giordano made a motion to adjourn the meeting. A motion was made, and it was seconded. All agreed.

The meeting adjourned at 7:23 pm.

Respectively Submitted,

Beth Foley  
Planning Board Secretary