

**MINUTES OF THE TOWNSHIP OF MENDHAM PLANNING BOARD  
REGULAR MEETING HELD NOVEMBER 19, 2019**

Chairman Giordano called the meeting to order at 7:30 p.m. and asked for roll call. Upon roll call:

**ROLL CALL**

**PRESENT:** Mayor Warren Gisser, Mr. D'Emidio, Ms. DeMeo, Mr. Perri, Chairman Giordano  
**ABSENT:** Mr. Monaghan, Mr. Johnson, Mr. Mayer, Mr. Maglione  
**Others present:** Mr. Dennis Keenan, Ms. Nicole Venezia, Mr. Jack Szcepanski, Mr. Edward Buzak

**SALUTE 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 10, 2019 and Notice was filed with the Township Clerk on January 10, 2019

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**

A motion was made to approve the October 16, 2019 minutes, and it was seconded. All agreed except Mr. D'Emidio who abstained.

Vice Chairman D'Emidio recused himself from the meeting at 7:31, and Mayor Gisser assumed the dais.

**APPLICATION – PB 19-02**

Pitney Farm Development, LLC  
Ballantine Road  
Block 131.01, Lots 1.02 & 1.03  
Major Preliminary and Final Subdivision

The applicant stated that his attorney was not present at this point so Chairman Giordano stated that there would be a short recess to allow for the applicant's attorney to arrive.

After the short recess, Chairman Giordano stated that Counsel for the applicant thought the meeting was on Wednesday, November 20, 2019 and that the applicant's Counsel, therefore, would not be present at this meeting. He stated that Pitney Farm Development, LLC will be carried to the December 18, 2019 Planning Board meeting without further notice and/or publication. Mr. Buzak confirmed that the meeting will be carried to the December 18, 2019 Planning Board meeting at 7:30 pm in Town Hall without further notice and/or publication. Chairman Giordano also stated that there may be a minor administrative issue on December 18, 2019 since two of the members on this Board are Township Committee members and that one of them at the very least will no longer be serving on the Planning Board. However, the Board will do its best to initiate the application. Chairman Giordano verbally noticed to the public that

the application will be carried to the December 18, 2019 meeting at 7:30 pm in Town Hall without further notice and/or publication.

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

Mr. Tasio Konidaris of 6 Ballantine Road approached the microphone. He stated that many of his neighbors only became aware of this evening's meeting today and that people count on receiving notices of a meeting with regards to this application. Chairman Giordano explained that it is the responsibility of the applicant to send the notices to the surrounding neighbors who are on the 200-foot list. Mr. Buzak clarified that the neighbors would not have received a notice for the November 19, 2019 meeting since the applicant already gave notice at the first meeting that was held. If the application is not deemed complete at the first meeting or is carried (as was this case), then it is announced at that meeting that the application is carried to the next Planning Board meeting and that the applicant is not required to then re-notice to the residents on the 200-foot list. Chairman Giordano asked the applicant if it would be too much of a hardship to re-notice the neighbors on the 200-foot list even though this is not a legal requirement. Mr. Buzak added that as a courtesy notice the applicant can send the notice by regular mail. However, it should be clear that the applicant is not required to re-notice to the residents on the 200-foot list. The applicant, Mr. Anatol Siemieniczuk, stated that he would volunteer to send out notices via regular mail notifying the residents on the 200-foot list of the December 18, 2019 meeting.

Mr. Jim Medenbach of 27 Ballantine Road approached the microphone. He wished ask a question about the site plan. Chairman Giordano stated that there is at this point no application so the Board cannot entertain any comments or questions regarding the Pitney Farm application.

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

Mayor Gisser wished to remind the public that this Thursday, November 21st at 7:30 pm in Town Hall there will be a presentation regarding the new police headquarters.

Chairman Giordano entertained a motion to adjourn the meeting at 7:44 pm. A motion was made, and it was seconded. All agreed.

Respectively Submitted,

Beth Foley  
Planning Board Secretary