

**TOWNSHIP COMMITTEE  
TOWNSHIP OF MENDHAM  
SPECIAL MEETING MINUTES**

**DATE:** June 29, 2022  
**TIME:** 7:00 PM  
**LOCATION:** Municipal Building and Remote via Zoom

**ROLL CALL**

Township Committee: **Present:** Mr. Baio, Ms. Duarte, Ms. Neibart, Mayor Monaghan  
**Absent:** Mr. Orlins

Planning Board: **Present:** Chairman Giordano, Ms. Neibart, Mr. D’Emidio, Ms. DeMeo  
**Absent:** Mr. Orlins, Mr. Johnson, Mr. Perri, Mr. Mayer, Mr. Maglione

Also, present: Mr. John Mills, Township Attorney  
Mr. Jason Gabloff, Township Administrator  
Ms. Maria Coppinger, Township Clerk  
Mr. Denis Keenan, Township Engineer  
Mr. Sam Tolley, Master Plan Committee Chair  
Mr. Andrew Brewer, Planning Board Attorney

**SALUTE TO THE FLAG**

**STATEMENT OF ADEQUATE NOTICE**

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune and Daily Record on June 6, 2022. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

**OPENING REMARKS**

Mayor Monaghan welcomed everyone to the workshop regarding the Mendham Township Master Plan. This meeting will provide the public with an additional opportunity to hear from the planners and ask any relevant questions. The Master Plan Committee delivered the presentation at public meetings before the township committee and the planning board before adoption. However, both those meetings occurred during COVID, and many residents have said they would like to have another opportunity to discuss it, and we are pleased to do that.

Planning Board Chairman Giordano’s comments were inaudible.

Master Plan Committee Chair Sam Tolley, the process took longer than anticipated. COVID didn’t make it as user-friendly as it had been in the past years, so he is pleased that there’s an opportunity to answer any questions you might have.

**PRESENTATION BY H2M ASSOCIATES, INC. ON THE RECENTLY ADOPTED MASTER PLAN**

Township Planner San Chavan and Staff Planner Paul Cancilla  
Presentation attached

**DISCUSSION**

*Comments and questions from the Township Committee, Planning Board, and Master Plan Committee*

Mayor Monaghan briefly explained the purpose of a Master Plan document.

Ms. Trishna Goswami served on the Master Plan Committee and noted that the Master Plan documentation and analysis were extensive. She expressed that the committee made a whole-hearted effort to ensure that thoughtful development was considered. She was hesitant because she wasn’t a huge fan of development; the argument was that the plan would be developed over 10 to 20 years. However, she mentioned that we are getting much interest in development in this area. Her concern as a resident is that Pitney Farm is a complete eye sore and not the type of development we want to have in the future; huge houses on tiny lots. She hopes the Township Committee and Planning Board will consider where houses go up.

Planner Chavan clarified that the Pitney Farm development happened before the adoption of the Master Plan.

Mr. Kevin Giordano, Chairman of the Planning Board, expressed that the committee did an excellent job, starting with basically a blank slate. He commented that there was no agenda, noting that there are constraints because we put our wastewater into the ground.

Mr. Sante D’Emidio, a Member of the Planning Board, commended the Master Plan Sub-Committee; they did a great job. Mr. D’Emidio asked for clarification on the number of new constructions built in 2019 (32 homes).

The Township Committee discussed the newly adopted Master Plan, expressing their concerns and recommendations.

Ms. Duarte highlighted a few areas for future discussion: affordable housing, traffic study, an ordinance to narrow the roadways, environmental concerns, rezoning concerns, and disagrees with commercial development with some overlays.

Ms. Neibart noted the need to be conscious and thoughtful when we talk about slowly, carefully, and thoughtfully growing the top line; it's the committee's due diligence to explore commercial development. She would advocate getting rid of spot zoning that has previously occurred in the township and any inconsistent zoning to be equally fair to neighbors and suggested having a conversation on cluster zoning.

Mr. Baio spoke about changes he would like to see concerning declining property values, farmland assessments, tax appeals, and flooding. He also spoke on the need of not having enough affordable housing suggesting that accessory apartments may be a good solution.

Mayor Monaghan commented on the importance of open space and reminded everyone that construction could not occur in about a third of the land in the township because Mendham or the county owns those properties. He compared the 2020 nitrate dilution study and the 1994 critical water resource study noting that significant advances in science and technology were implemented in the 2020 study.

#### **OPEN TO THE PUBLIC**

There were 17 members of the public present at town hall and 7 members of the public on Zoom.

The following members of the public commented on the newly adopted Master Plan:

- Tracy Moreen, 52 Hardscrabble Road
- Bruce Flitcroft, 23 Tingley Road
- Mark Trokan, 9 Washington Valley Road
- Terrill Doyle, 5 Cross Way
- Martin Slayne, Indian Hollow Road
- Sam Barsa, 20 Conifer Drive
- Joshua Moreen, 52 Hardscrabble Road
- Frank Zammataro, 40 Corey Lane
- Patricia Zimmerman, 3 West Main Street

Overall, the residents presented their concerns with development in the township. Some residents expressed that the newly adopted master plan seeks development opportunities.

The public also expressed concerns about transparency during the Master Plan process due to COVID; it was suggested that there should have been more efforts to reach residents. In addition, the residents expressed concerns about environmental issues, the need for a traffic study, the effects development would have on infrastructures, school capacity, and the lack of transparency during a development application (planning board). Finally, there was concern with the accuracy of the data used in developing the plan.

There was support for discussing accessory apartments that could address the aging issue.

#### **ADJOURN**

Ms. Neibart made a motion to adjourn at 9:39 PM; Seconded by Ms. Duarte. All members present voted in favor.

Respectfully submitted,

Distributed: 08/09/2022

Approved: 09/12/2022

Maria F. Coppinger  
Township Clerk

#### **ATTACHMENTS:**

1. Presentation by H2M Associates, Inc. on the recently adopted Master Plan



# Mendham Township Master Plan

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PRESENTATION

JUNE 29, 2022

# Purpose of Master Plan

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1

Identify current  
planning issues and  
changes

2

Update  
recommendations  
based on changes  
and new issues

3

Integrate updated  
Nitrate Dilution  
Model done in  
2020



# INTENT OF PROCESS

- The Master Plan is a guiding document for multi-disciplinary planning and investment in the Township of Mendham for the next 10+ years.
- The 2021 Master Plan written with the intent of “exploring opportunities for changes to current zoning regulations that would provide for development at sustainable densities while maintaining the existing community character”.

# MASTER PLAN TIMELINE

- Mendham's last Master Plan adopted in 2002.
- The Master Plan was re-examined in 2008 and 2018.
- 2018 Master Plan Re-Examination Report recommended an updated Land Use Plan based on an updated Nitrate Dilution Model.

# Significant Changes

## Demographic changes

- Smaller households
- Older population

## Housing market and demand changes

- Decline in the desire for very large residential lots
- Residential development in Mendham far lower since the previous Master Plan compared to before

## Updated Nitrate Dilution Model

- Nitrate Dilution Model estimates that the Township can sustainably accommodate more households compared to previous model.

## COVID-19

- Widespread adoption of remote work & hybrid working
- Movement of residents from urban areas to suburban areas

## Stormwater requirements

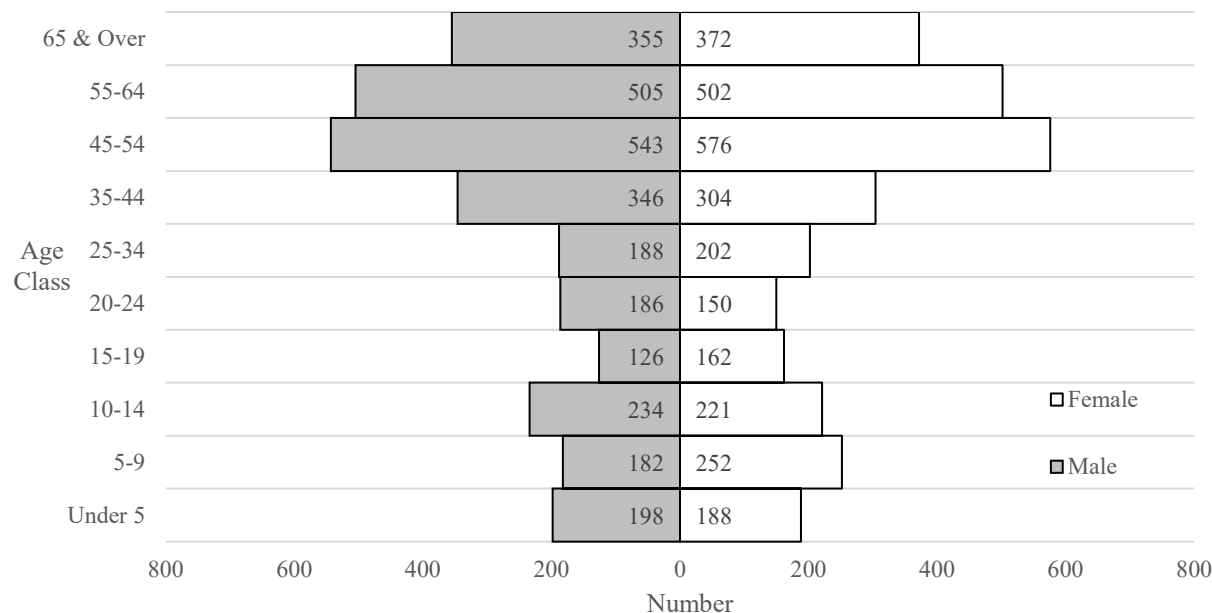
- Updated NJDEP stormwater management rules adopted by the Township in 2021.

## Mendham Township Population Forecasts

Year	Population	Change	Percent
2000	5,400	--	--
2010	5,869	469	8.7%
2020	6,016	147	2.5%
2045	6,310	294	4.9%

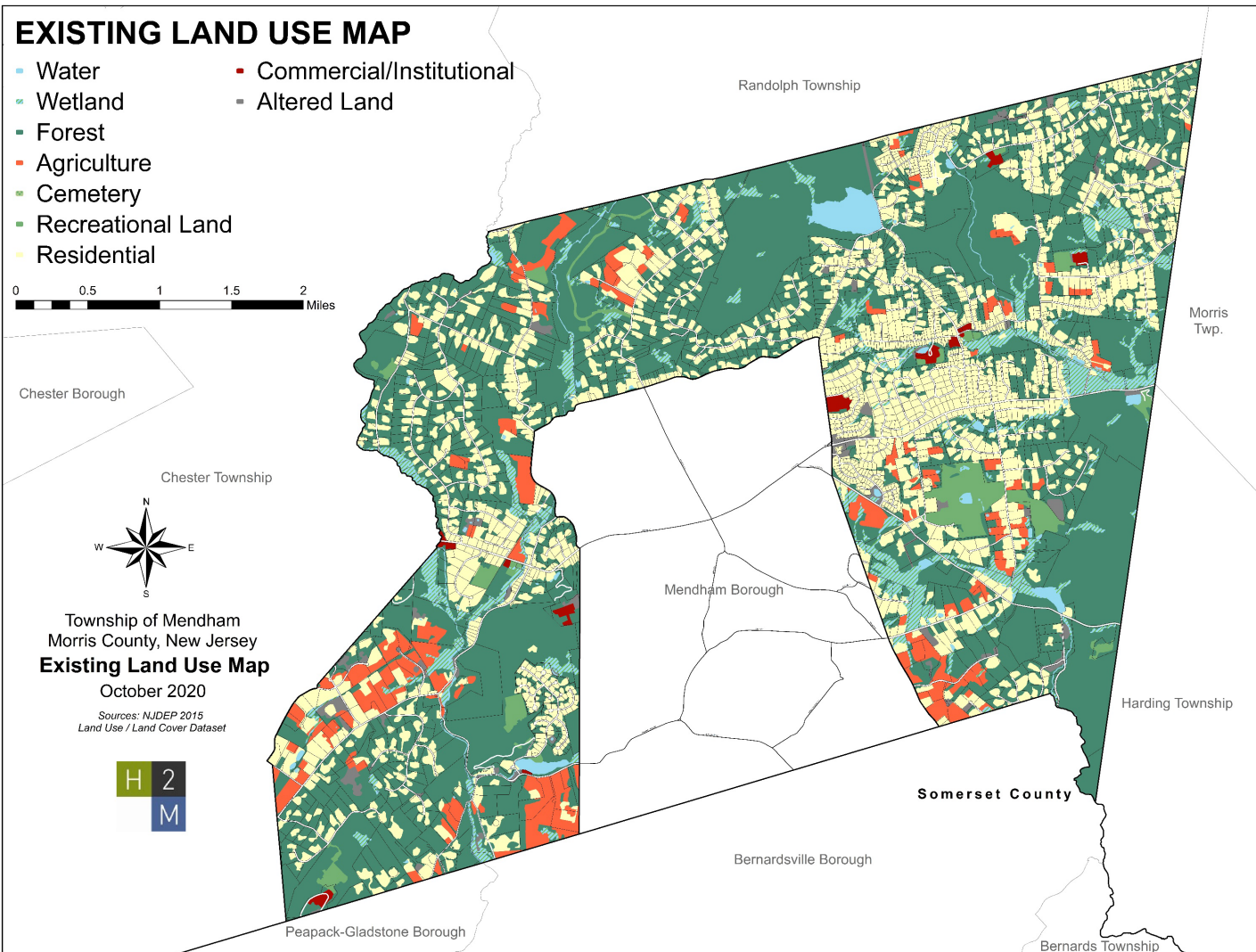
NJTPA Plan 2045 Forecasts by County and Municipality, 2015-2045

**Mendham Township Age Pyramid - 2018**



# Demographic Changes

- Mendham's estimated population has seen a slight increase, albeit at a much slower pace compared to previous decades
  - County's population increased by 3.5% during same time period
- Mendham's population is much older compared to County and State population



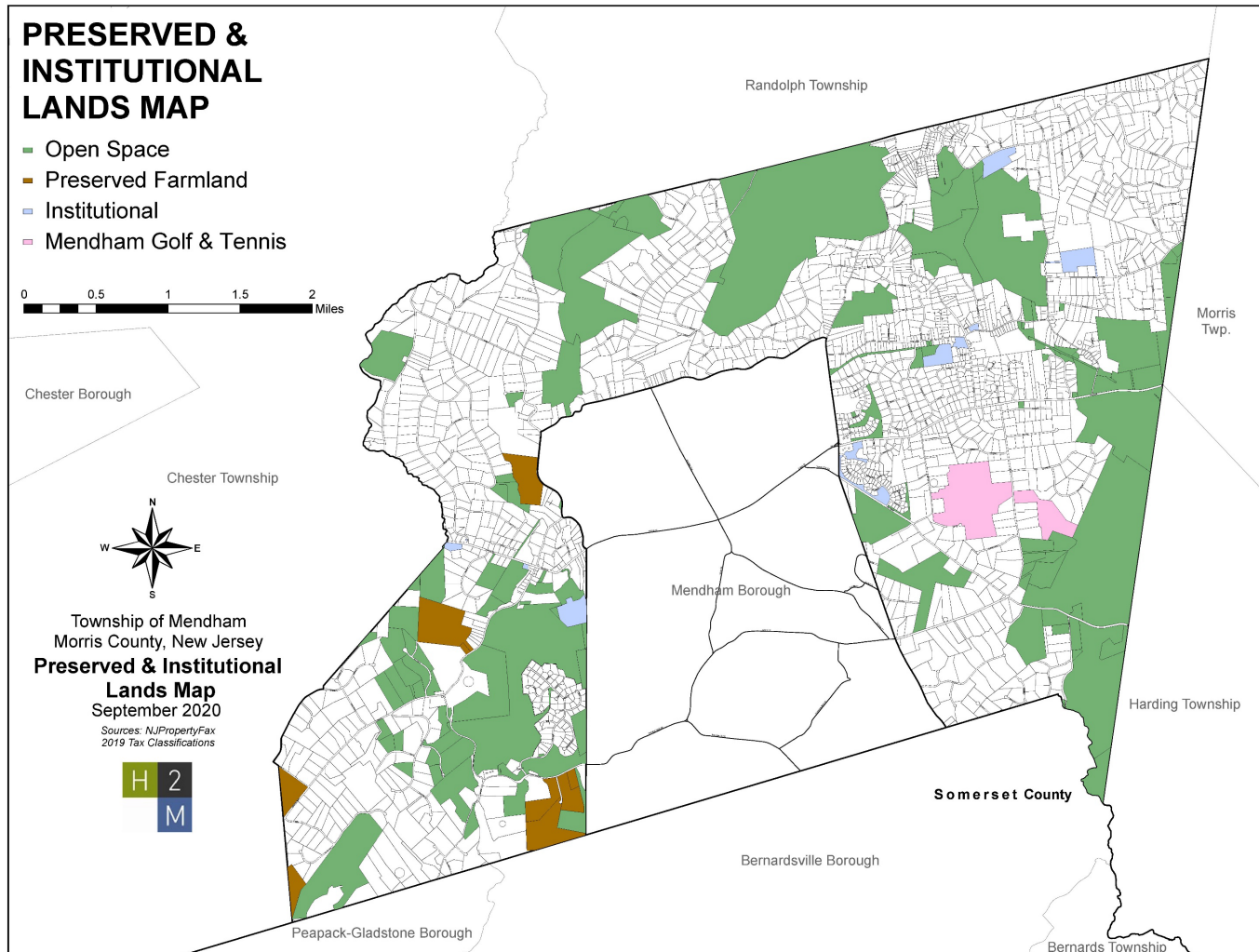
# Existing Land Use

Predominantly low-density residential

Large areas of forests

Significant areas of farmland

Some wetlands



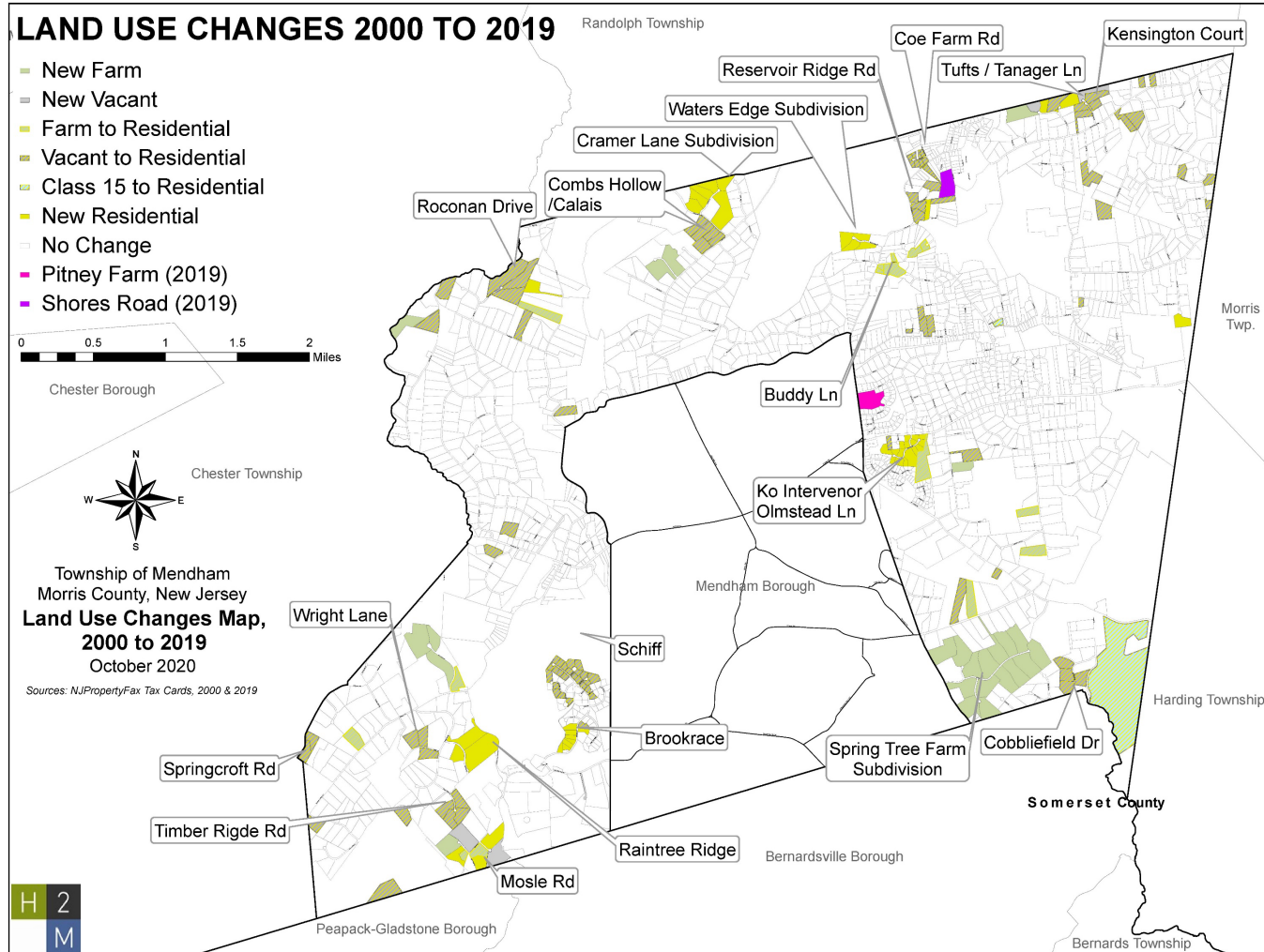
# Preserved & Institutional Lands

## Open Space

- Lewis Morris Park
- Schiff
- Dismal Harmony
- Clyde Potts

## Preserved Farmland

## Institutional Uses

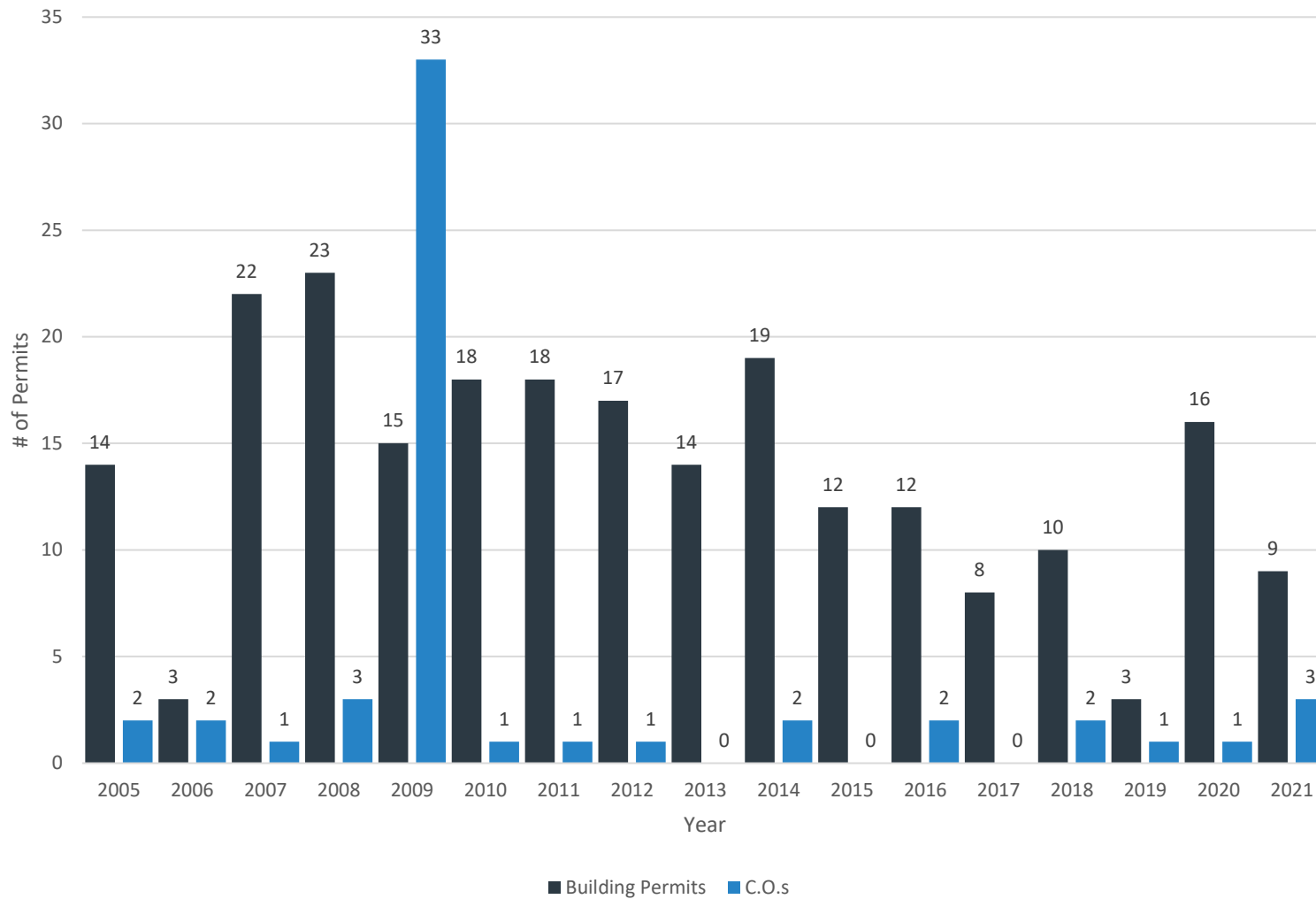


# Land Use Changes

## Recent Changes:

- Pitney Farms
- Shores Road
- Spring Tree Farm

Building Permits & C.O.s 2005-2021



# Development Trends

Since 2005:

- 233 building permits for additions issued
- Township has had a net gain of 30 housing units
- Single-family homes have seen as many demolition permits as C.O.s
- However, fall out from Covid-19 pandemic may reverse trend in housing market due to changing preferences



# Nitrate Dilution Model

Optimal land area per household needed to meet State standard:

- 3.7 to 3.9 acres

Sustainable population and households based on solely septic use:

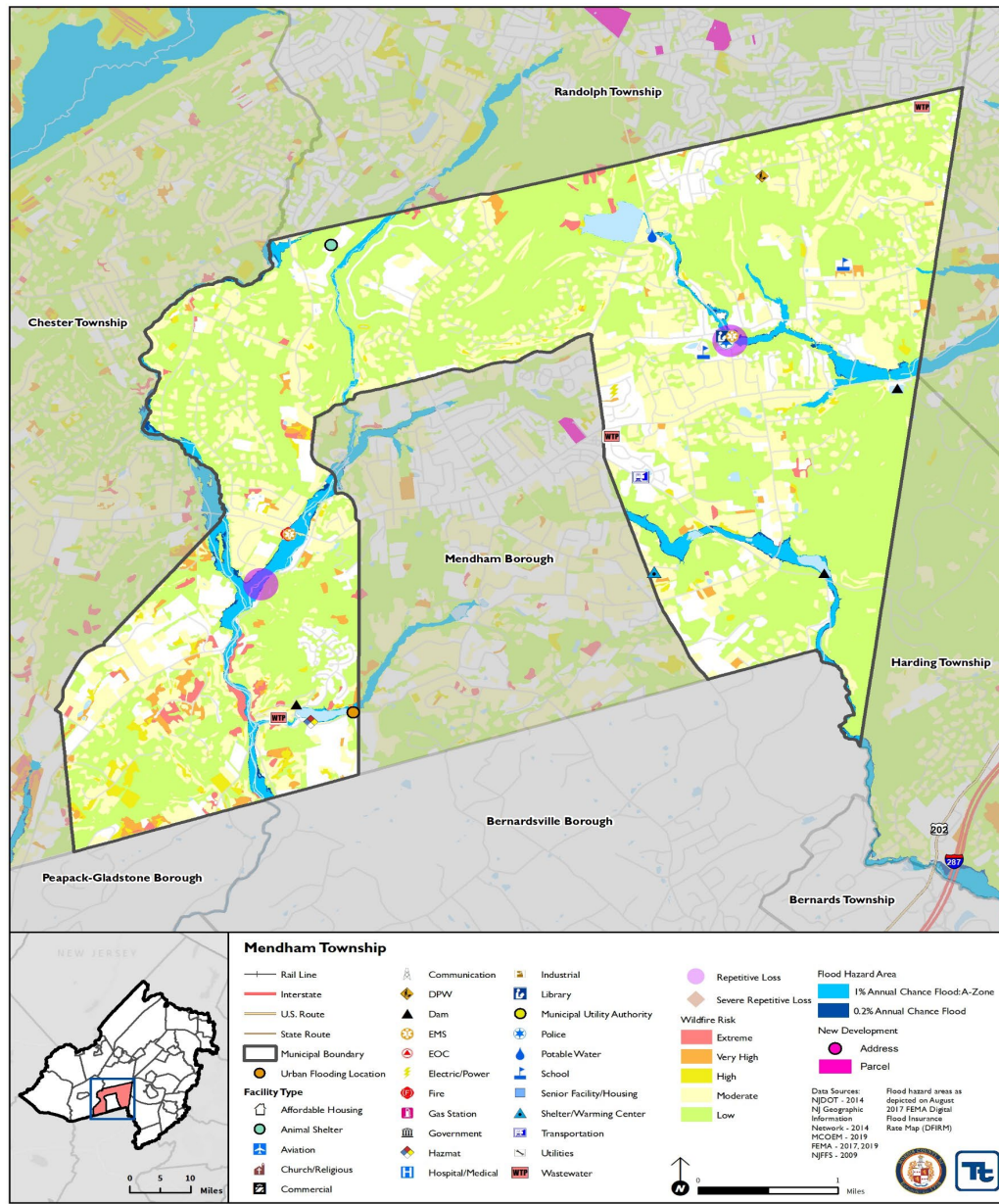
- Population range: 5,893.6 to 8,044.7 people
- Household range: 1,961.9 to 2,678.0 households

Projections Estimates for Sustainable Growth, by Zone						
Zone	Projected New Lots	Sustainable number of Homes in zone, 2.0mg/L threshold	Environmental Constraint Adjustment*	Adjusted Sustainable Additional Number of Homes	H2M current estimate of homes in Zone	Total Projected Lots
B-Zone	0	1	0.0%	0	1	1
CR-1 Zone	0	106	0.0%	0	99	99
CR-2 Zone	0	33	0.0%	0	155	155
R Zone	88	42	35.0%	15	199	214
R-1 Zone	47	121	15.7%	19	342	361
R-2 Zone	20	108	19.4%	21	201	222
R-3 Zone	82	529	23.0%	122	534	656
R-5 Zone	41	677	8.6%	58	432	490
R-10 Zone	3	1021	2.8%	29	114	143
Total:	281	2638	9.4%	264	2077	2341

## Further Breakdown of NDM

- Adjustments based on existing lots and environmental constraints

\*Environmental Constraint Adjustment is based on the percentage of land area in each zone that can be developed given current zoning and existing environmental constraints



# Resiliency and Environmental Sustainability

## Flooding Concerns:

- Whippany, Passaic and northern branch of Raritan River flood plains
- Repeated flooding of police department building
- Other public and semi-public properties located in flood plain

## Energy Supply Concerns

- Need for additional backup generators

## Updated Stormwater Management Ordinance

## Significant Land Use Considerations

Roadscape Preservation- Key to rural historic character and sense of place

Historic Preservation- Paramount to the architectural and historical integrity of the Township

Water Quality and Environmentally Sensitive Land Protection-  
Crucial to understanding capacity for development

# Overarching Land Use Recommendations

Regulate future development to overall very low densities

Future development should relate to findings of 2020 NDM and CPCM Report

Encourage creative and flexible zoning and development techniques that balance future development with land conservation

Allow for accessory dwelling units, including accessory cottages, and other aging-in-place policies

## General Land Use and Zoning Recommendations

Conduct analysis to identify parcels near zone district boundaries that may warrant consideration for rezoning.

Promote Preservation especially along roadways

Promote visual resources like scenic vistas and historic roadways

Contemplate more flexible standards such as clustering to allow for development that is consistent with the pattern or form of historic development.

## Housing Plan Recommendations

Meet the change in housing preferences due to Covid-19 pandemic

Adopt aging-in-place policies to allow for older residences to continue living in the community

Amend the current accessory apartment ordinance to expand housing options in the Township