



Lawrence A. Calli, Esq. (NJ, ME, PA & NY) – [larry@callilawllc.com](mailto:larry@callilawllc.com)  
Simone D. Calli, Esq. (NJ, ME, PA) – [simone@callilawllc.com](mailto:simone@callilawllc.com)  
**ATTORNEYS AT LAW**

973-291-8102  
[www.callilawllc.com](http://www.callilawllc.com)

1.16.25

**VIA UPS GROUND**

Borough of Mendham  
Land Use Board  
2 West Main Street  
Mendham, NJ 07945  
ATTN: Lisa Smith, Land Use Coordinator

**RE:     Black Horse Tavern & Pub LLC**  
**1 West Main Street (Block 301, Lot 1)**

Dear Ms. Smith:

We represent the applicant Black Horse Tavern & Pub LLC in connection with the enclosed Planning Board application seeking minor site plan approval for proposed driveway and patio modifications at the existing restaurant.

Enclosed please find seven (7) sets of the following:

1. Land Use Application and Checklists;
2. Checklists;
3. Denial letter dated 11/7/24;
4. HPC Approval #32-24;
5. Architectural plans prepared by MBC, dated 1/7/25; and
6. Site Plans, prepared by Hubschman Engineering, PA., dated 1/3/25.

Also enclosed please find a copy of the following:

1. Tax Cert;
2. 200' radius list; and
3. The Applicant's W-9 form, together with checks in the amount of \$4,500.00 and \$7,310.78 for the application fee and escrow deposit, respectively.

Kindly review and advise when the matter may be deemed complete and scheduled for a public hearing. Thank you for your assistance with this matter.

Very truly yours,

*/s/ Lawrence Calli*

Lawrence A. Calli, Esq.

170 Kinnelon Road, Suite 6, Kinnelon, NJ 07405  
[www.callilawllc.com](http://www.callilawllc.com)  
973-291-8102 (phone)  
973-763-9065 (fax)



Phoenix House c. 1820

**BOROUGH OF MENDHAM**

**6 West Main Street**

**Mendham, NJ 07945**

Incorporated May 15, 1906

Office of the  
Tax Collector

Phone 973-543-7152 Ext. 17

Fax 973-543-2290

email ~

borotax@mendhamnj.org

**CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES**

To \_\_\_\_\_ Board of Adjustment X Planning Board

Applicant Black Horse Tavern & Pub LLC

Property Location 1 West Main Street Block 301 Lot 1

Email Address: kiki@callilawllc.com

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing

(This section is to be completed by the Tax Collector)

Please be advised that the current status of tax and utility fees are:

Tax status is paid current / due but not delinquent / delinquent

Last Tax payment was made on 11/8/2024 for 4th Quarter 2024

Next Tax payment is due 2/1/2025

Tax is delinquent if not paid by 2/10/2025

Sewer status is paid current / due but not delinquent / delinquent

Last Sewer payment was made on 12/23/2024 for 4th Quarter 2024

Next Sewer Payment is due 4/1/2025

Sewer becomes delinquent if not paid by 4/10/2025



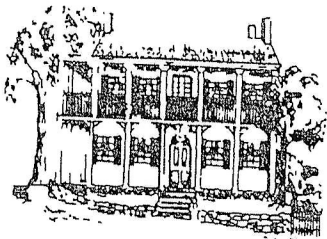
Not served by Municipal Sewer.

Dated: 1/9/2025

*Liz Holtz*

Tax Collector





The Phoenix House

circa 1820

*The Borough of Mendham*  
2 West Main Street, Mendham, New Jersey 07945  
Incorporated May 15, 1906

Telephone: (973) 543-7152 ext. 20  
Fax: (973) 543-7202  
[www.mendhamnj.org](http://www.mendhamnj.org)

*Office of the Assessor*

December 6, 2024

Calli Law, LLC  
170 Kinnelon Road, Suite 6  
Kinnelon, NJ 07405

Re: Block 301 Lot 1

Having examined the tax map and tax list of the Borough of Mendham, I certify that, to the best of my knowledge, the Mendham Borough properties indicated on the attached list are located within 200 feet of the requested properties.

Also, please provide notice of the public hearing of an application for development to the following public utilities and CATV companies that own land or possess an easement within the municipality.

JCP&L, c/o FE Serv. Tax Dept.  
P.O. Box 1911  
Morristown, NJ 07962-1911

American Water SSC/General Tax Dept.  
PO Box 5627  
Cherry Hill, NJ 08034

Verizon, c/o Duff & Phelps  
PO Box 2749  
Addison, TX 75001

Mendham Borough Sewer Utility  
35 Ironia Rd.  
Mendham, NJ 07945

AT&T  
900 Route 202/206 North  
Bedminster, NJ 07921

Comcast  
300 Rahway Ave.  
Union, NJ 07083

Public Service Electric & Gas Co.  
80 Park Plaza  
Newark, NJ 07102

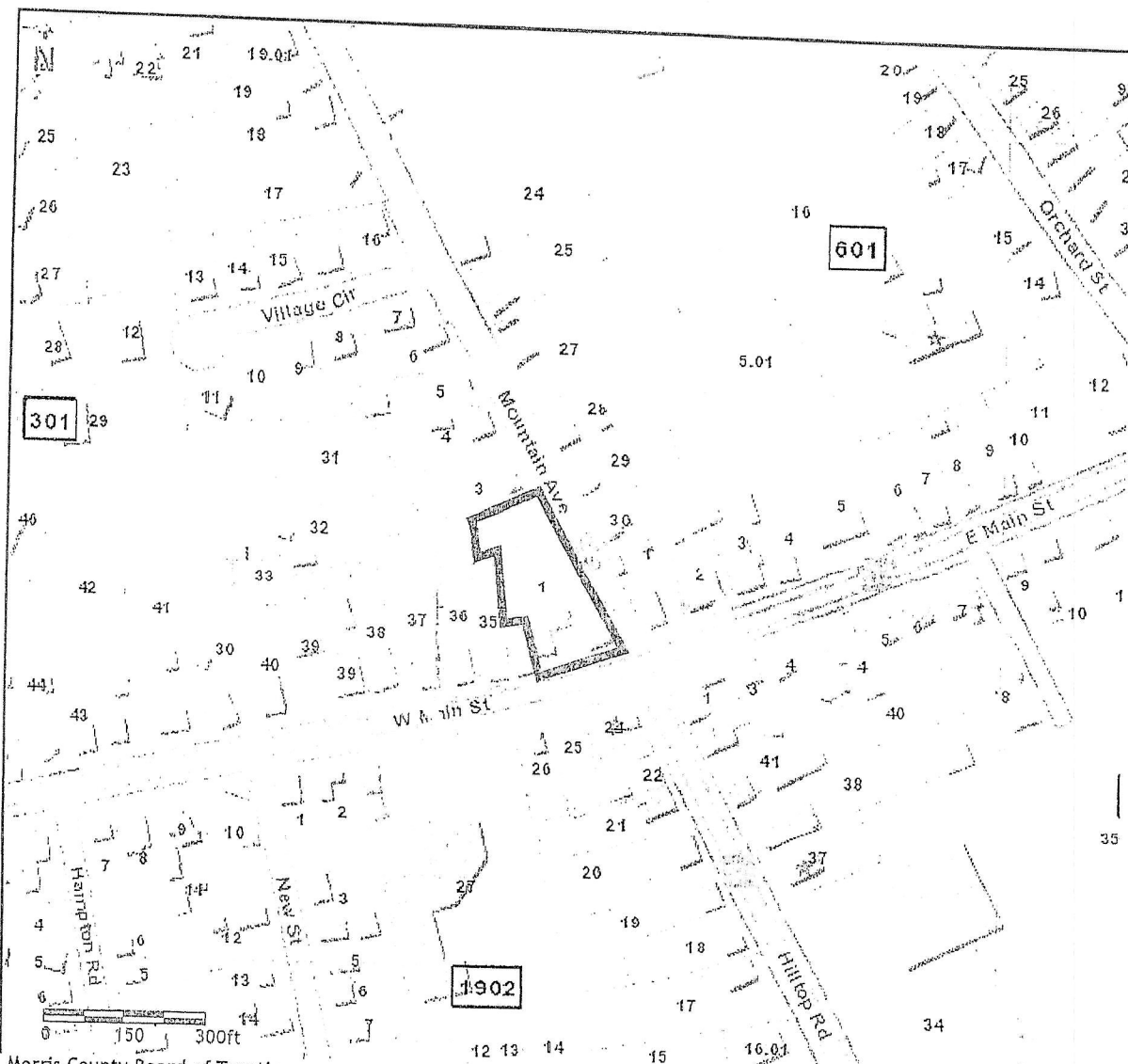
Cablevision, Attn: Kathy Baker  
683 Route 10  
Randolph, NJ 07869

Morris County Planning Board  
PO Box 900  
Morristown, NJ 07963-0900

Very truly yours,

*Lisa Smith*

Lisa Smith  
Assessor Assistant



Morris County Board of Taxation  
 COUNTY OF MORRIS, NEW JERSEY  
 P.O. Box 900, Morristown NJ, 07963-0900  
 A portion of 500 resolution is available in report

Projection: State Plane (FIPS 2900)  
 Datum: NAD83  
 Units: Feet



Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

#### TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_301_1	1.0130	1 W MAIN ST	ONE WEST MAIN STREET MENDHAM LLC	25 WASHINGTON ST MORRISTOWN, NJ 07960

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1501_1	0.3600	1 E MAIN ST	ONE MAIN STREET LLC	7 BUDDY LN MORRISTOWN, NJ 07960
1418_1501_2	0.1000	4 HILLTOP RD	JAS MENDHAM LLC	4 HILLTOP RD MENDHAM, NJ 07945
1418_1501_3	0.2100	5 E MAIN ST	POGGI, JARROD	26 COLD HILL RD MENDHAM, NJ 07945
1418_1902_22	0.2500	3 HILLTOP RD	PASTIME CLUB, INC	3 HILLTOP RD MENDHAM, NJ 07945
1418_1902_22_BLDG	0.2500	3 HILLTOP RD	PASTIME CLUB, INC	3 HILLTOP RD MENDHAM, NJ 07945
1418_1902_23	0.1000	1 HILLTOP RD	ONE HILLTOP PROPERTIES LLC	60 POTTERSTOWN RD LEBANON, NJ 08833
1418_1902_24	0.2160	2 W MAIN ST	BOROUGH OF MENDHAM	2 W MAIN ST MENDHAM, NJ 07945
1418_1902_25	undefined		unmatched parcel	undefined undefined
1418_1902_26	0.2300	6 W MAIN ST	BOROUGH OF MENDHAM	6 W MAIN ST MENDHAM, NJ 07945
1418_1902_27	3.5700	8 W MAIN ST	ST JOSEPHS RC CHURCH & SCHOOL	8 W MAIN ST MENDHAM, NJ 07945
1418_301_1	1.0130	1 W MAIN ST	ONE WEST MAIN STREET MENDHAM LLC	25 WASHINGTON ST MORRISTOWN, NJ 07960
1418_301_3	0.4600	4 MOUNTAIN AVE	GRIFO-FREDERICKS, SHELIA	4 MOUNTAIN AVE MENDHAM, NJ 07945
1418_301_31	0.8900	W MAIN ST	CACCHIO, MARY & ELIZABETH	PO BOX 147 MENDHAM, NJ 07945
1418_301_32	0.6150	3 MARSHALL TER	HOAGLAND, GEORGE W & JOAN F	3 MARSHALL TER MENDHAM, NJ 07945
1418_301_33	0.3700	1 MARSHALL TER	MARKS, TINA MARIA	1 MARSHALL TER MENDHAM, NJ 07945
1418_301_34	0.0900	5 W MAIN ST	TIFFANYS GARDEN LLC	5 W MAIN ST MENDHAM, NJ 07945
1418_301_35	0.3400	7 WEST MAIN ST	LA PERGOLA INC	PO BOX 124 NEW VERNON, NJ 07976
1418_301_36	0.4100	9 WEST MAIN ST	9 WEST MAIN LLC	187 WASHINGTON ST MORRISTOWN, NJ 07960
1418_301_37	0.5700	11 W MAIN ST	MENDHAM GARDEN CENTER	11 W MAIN ST MENDHAM, NJ 07945
1418_301_38	0.3500	13 W MAIN ST	13 WEST PROPERTIES LLC	60 POTTERSTOWN RD LEBANON, NJ 08833
1418_301_4	0.5200	6 MOUNTAIN AVE	CACCHIO, MARY	PO BOX 147 MENDHAM, NJ 07945
1418_301_5	0.3600	8 MOUNTAIN AVE	MATTEI, NICHOLAS/LISA	8 MOUNTAIN AVE MENDHAM, NJ 07945
1418_601_1	0.7400	2 E MAIN ST	2 MAIN STREET LLC	7 BUDDY LN MORRISTOWN, NJ 07960

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_601_2	0.3500	4 E MAIN ST	4 E MAIN MENDHAM LLC	P.O. BOX 110 GLADSTONE, NJ 07934
1418_601_27	0.6300	9 MOUNTAIN AVE	BOBROW, WARREN/JULIE	9 MOUNTAIN AVE MENDHAM, NJ 07945
1418_601_28	0.5000	7 MOUNTAIN AVE	BETZ, BARBARA C	7 MOUNTAIN AVE MENDHAM, NJ 07945
1418_601_29	0.4800	5 MOUNTAIN AVE	SWIENCKI, STEPHEN & JUDITH S	5 MOUNTAIN AVE MENDHAM, NJ 07945
1418_601_30	0.2200	3 MOUNTAIN AVE	THREE MOUNTAIN AVE LLC	3 MOUNTAIN AVE MENDHAM, NJ 07945



From: Larry Calli <larry@callilawllc.com>  
Subject: Re: 115 St. Nick / Skyline - Seller Signature pages  
Date: January 8, 2025 at 10:22 AM  
To: Robert Streker <rstreker@bohlereng.com>, Lizaine Chedid <lchedid@bohlereng.com>  
Cc: Angelique Koutsavlis <kiki@callilawllc.com>, NJA240156.00@nf.bohlereng.com

Good morning folks and happy new year.

The Borough reconfirmed that they will not assign us a hearing date until Nos.15-20 of the T&M Report are addressed - below.

*Item 15 through Item 20 - Landscaping and buffering plan prepared by a CLA. The applicant has requested a waiver from this requirement, citing no proposed improvements to the existing landscaping and buffer areas present on site. However, proposed onsite landscaping as well as street trees are typically a requirement of proposed site plan applications. We have no objection to the Board granting a completeness waiver for this item, provided a landscaping plan is submitted prior to the scheduling of the public hearing.*

Please also note that they have several other deliverables that the engineer requires 10-days ahead of the hearing itself -

- Report Page 5 - topo survey
- Report Page 7 Item H - owner signature on plans;
- Report Page 7 Item K - equivalent of an EIS and ops statement

Let me know if you need anything from us at this point. Otherwise we will wait for the supplemental requirements from your office and work on getting scheduled thereafter.

Thanks,

Larry

Lawrence A. Calli, Esq.



CALLI LAW, LLC  
170 Kinnelon Road, Suite 6  
Kinnelon, NJ 07405  
P: 973-291-6102  
F: 973-763-9065  
E: larry@callilawllc.com  
www.callilawllc.com

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On Dec 5, 2024, at 8:48 AM, Lizaine Chedid <lchedid@bohlereng.com> wrote

Hi Larry,

Hope all is well! Have you received feedback from the Borough? When I spoke to them a couple of weeks ago the 45 day period should have been last week so wanted to check if you saw a completeness letter from them.

Thank you,

Lizaine Chedid, PE  
Project Manager  
o 908-668-8300 / lchedid@bohlereng.com

**BOHLER** //

From: Lizaine Chedid <lchedid@bohlereng.com>  
Sent: Thursday, November 7, 2024 2:50 PM  
To: Larry Calli <larry@callilawllc.com>  
Cc: Angelique Koutsavlis <kiki@callilawllc.com>; NJA240156.00@nf.bohlereng.com  
Subject: RE: 115 St. Nick / Skyline - Seller Signature pages

Got it thank you for the update!

Lizaine Chedid, PE  
Project Manager  
o 908-668-8300 / lchedid@bohlereng.com

**BOHLER** //

From: Larry Calli <larry@callilawllc.com>  
Sent: Thursday, November 7, 2024 2:49 PM  
To: Lizaine Chedid <lchedid@bohlereng.com>  
Cc: Angelique Koutsavlis <kiki@callilawllc.com>; nj240156.00@nf.bohlereng.com  
Subject: Re: 115 St. Nick / Skyline - Seller Signature pages

EXTERNAL: Use caution with attachments and links

No word and they have not yet deposited the fee / escrow check. We are following up. Once we have an update, we will advise the team.

Thanks,

Lawrence A. Calli, Esq.





# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Black Horse Tavern &amp; Pub LLC</b>	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>P</b> <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions. <b>25 Washington Street</b>	Requester's name and address (optional)
	6 City, state, and ZIP code <b>Morristown, NJ 07960</b>	
	7 List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

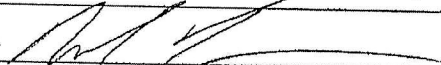
Social security number								
				-			-	
or								
Employer identification number								
0	2	-	0	8	0	7	4	4

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► <b>3/7/2024</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



Borough of Mendham  
Joint Land Use Board  
2 West Main St., Mendham, NJ 07945  
973-543-7153 x. 20  
planning@mendhamnj.org  
www.mendhamnj.org

## LAND USE DEVELOPMENT APPLICATION

### FOR OFFICE USE ONLY

Date Submitted	Application No.	Type BOA PB	App Fee Check #	Escrow Fee Check #
----------------	-----------------	----------------	-----------------	--------------------

#### 1. APPLICANT/DEVELOPER

Name: Black Horse Tavern & Pub LLC  
Address: c/o Calli Law, LLC  
170 Kinnelon Road Suite 6  
City: Kinnelon State: NJ Zip: 07405  
Phone: (973) 291-8102 Fax: (973) 763-9065  
Email: larry@callilawllc.com  
Interest in Property: \_\_\_\_\_

#### 2. OWNER

Name: One West Main Street, LLC  
Address: 25 Washington Street  
**\*\*Applicant is affiliated entity of owner\*\***  
City: Morristown State: NJ Zip: 07960  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
*Complete this section if applicant is not owner.*

#### 3. TYPE OF APPLICATION (check all that apply)

- ☐ "a" Variance (Appeal)
- ☐ "b" Variance (Interpretation)
- ☐ "c" Variance (Bulk)
- ☐ "d" Variance (Use)
- ☐ Build on Lot Not Fronting on Street
- ☐ Certificate of Nonconformity
- ☐ Subdivision, Minor
- ☐ Subdivision, Major Preliminary
- ☐ Subdivision, Major Final

- ☒ Site Plan, Minor
- ☐ Site Plan, Waiver
- ☐ Site Plan, Major Preliminary (Nonres or Res)
- ☐ Site Plan, Major Final (Nonres or Res)
- ☐ Subdiv. or Site Plan, Informal Review
- ☐ Subdiv. or Site Plan, Extension of Approval
- ☐ Subdiv. or Site Plan, Amend. of Approved Plan
- ☐ Other: \_\_\_\_\_

#### 4. APPLICANT'S ATTORNEY

Name: Lawrence A. Calli, Esq.  
Address: 170 Kinnelon Road Suite 6  
\_\_\_\_\_  
City: Kinnelon State: NJ Zip: 07405  
Phone: (973) 291-8102 Fax: (973) 763-9065  
Email: larry@callilawllc.com

#### 5. APPLICANT'S ENGINEER

Name: Hubschman Eng., P.A.  
Address: 263A S. Washington Ave.  
\_\_\_\_\_  
City: Bergenfield State: NJ Zip: 07621  
Phone: (201) 384-5666 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_



**6. APPLICANT'S OTHER PROFESSIONALS (Architect, Planner, Surveyor, etc.)**

Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

**7. LOCATION OF PROPERTY**

Street Address: 1 West Main Street Block(s): 301  
Zone: Historic Business Lot(s): 1  
Type of Road Frontage: County (Highway, County Road, Local Road)

**8. LAND USE**

Existing Land Use: Restaurant/Pub  
\_\_\_\_\_  
\_\_\_\_\_  
Proposed Land Use: Driveway and patio reconstruction.  
\_\_\_\_\_  
\_\_\_\_\_

**9. PROPERTY DETAILS**

# of Existing Lots: 1 # of Proposed Lots: 1  
Existing Form of Ownership: ☒ Fee Simple ☐ Rental ☐ Condominium ☐ Cooperative  
Existing Deed Restrictions or Easements: ☒ No ☐ Yes (attach copies)  
Proposed Deed Restrictions or Easements: ☒ No ☐ Yes (attach copies)

**10. UTILITIES (check all that apply)**

Existing: ☐ Public Water ☐ Private Well ☐ Public Sewer ☐ Private Septic System  
☐ Natural Gas ☐ Electric ☐ Propane  
**NO CHANGE TO EXISTING**  
Proposed: ☐ Public Water ☐ Private Well ☐ Public Sewer ☐ Private Septic System  
☐ Natural Gas ☐ Electric ☐ Propane

**11. ZONING SCHEDULE (complete all that apply)**

	Required	Existing	Proposed
<b>Minimum Lot Requirements</b>			
Area	0.5 Ac.	1.01 Ac.	N/C
Width	100 Ft.	157.73 Ft.	N/C
Depth			
<b>Principal Buildings &amp; Structures</b>			
1 Side Yard	10 Ft.	5.50Ft.	N/C
2 Side Yards			
Front Yard	20 Ft.	26.00 Ft.	N/C
Rear Yard	20 Ft.	196.30 Ft.	N/C
<b>Accessory Building &amp; Structures</b>			
Side Yard			
Rear Yard			

	Required	Existing	Proposed
<b>Maximum Building &amp; Structure Height</b>			
Principle	35 Ft.	34.97 Ft.	
Accessory			
<b>Maximum Lot &amp; Building Coverages</b>			
Lot			
Building	65%	82.55%	82.52%

\* existing non-conforming condition

**12. PARKING & LOADING REQUIREMENTS**

# of Parking Space Required: Existing: 53      # of Parking Spaces Provided: Proposed: 56  
# of Loading Space Required:      # of Loading Spaces Provided:

**13. OTHER APPROVALS REQUIRED**

N.J. Dept. of Environmental Protection	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
N.J. Dept. of Transportation	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Morris County Planning Board Burlington	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Morris County Soil Conservation District	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Borough of Mendham Historic Commission	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
State of New Jersey Sewer Extension	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
State of New Jersey Flood Hazard Area	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Development State of New Jersey Wetlands	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Other: _____	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Other: _____	<input type="checkbox"/> No	<input type="checkbox"/> Yes

**14. APPLICATION SUBMISSION MATERIALS (use additional sheets if necessary)**

List all plans, reports, photos, etc. \_\_\_\_\_  
Site Plan prepared by Hubschman Engineering, P.A. dated 1/3/25.  
\_\_\_\_\_  
\_\_\_\_\_

**15. PREVIOUS OR PENDING APPLICATIONS (use additional sheets if necessary)**

List all previous or pending applications for this parcel. If current application is for the Amendment of a previously approved Subdivision or Site Plan, furnish a copy of the previously approved plan and describe the proposed amendments.

Application submitted to Morris County Planning Board.

**16. RELIEF REQUESTED** (use additional sheets if necessary)

List arguments for Variances, Waivers of Development Standards and/or Submission Requirements.

**17. EXPERT WITNESSES FOR APPLICANT**

Name: <u>Hubschman Engineering</u>	Type of Testimony: <u>Engineering</u>
Name: _____	Type of Testimony: _____
Name: _____	Type of Testimony: _____
Name: _____	Type of Testimony: _____

**18. SIGNATURE OF APPLICANT**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant or a General Partner of the Partnership applicant and am authorized to sign the application for the Corporation or Partnership.

SWORN & SUBSCRIBED before me this

13<sup>th</sup> day of January, 2025

NOTARY

Simone D. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #015262006

SIGNATURE (applicant)

DATE

Lawrence A. Calli, Esq. on behalf of Applicant/Owner

PRINT NAME



**19. CONSENT OF OWNER**

**NOTE: If the property is owned by a corporation or an LLC this "consent of owner" must be signed by a corporate officer or managing member and a resolution must be attached authorizing that corporate officer/managing member to sign on behalf of the entity.**

I certify that I am the Owner of the property which is the subject of this application. I hereby consent to the filing of this application and to the approval of the plans submitted therewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the board and its professional staff.

I am aware that the Borough of Mendham will incur costs for professional review fees in the course of hearing and deciding this application. I am aware that the applicant has signed an escrow agreement that requires said applicant to be responsible to pay the Borough of Mendham for the costs incurred. By consenting to the filing of this application I agree that, in the event the applicant fails to pay all of those costs, I will be responsible to pay, and I will pay, any balance of those costs owed by the applicant to the Borough of Mendham. I further understand that if I fail to pay the amount owed the Borough of Mendham may seek and win a judgment against me for the amount owed plus counsel fees and costs and that that judgment may become a lien against my property.

SWORN & SUBSCRIBED before me this

13<sup>th</sup> day of January, 2025

Simone D. Calli, Esq.  
NOTARY Attorney at Law  
State of New Jersey  
NJ Attorney ID #015262006

[Signature]  
SIGNATURE (owner)

1/13/25  
DATE

Lawrence A. Calli, Esq. on behalf of Applicant/Owner

PRINT NAME

**20. DISCLOSURE STATEMENT**

If applicant is a corporation, partnership or LLC please answer the following questions pursuant to N.J.S.A. 40:55D-48.1 & 48.2:

Is this application to subdivide a parcel of land into six (6) or more lots?

☒ No

☐ Yes

Is this application for a variance to construct a multiple dwelling unit of 25 or more units?

☒ No

☐ Yes

Is this application for approval of a site (or sites) for non-residential purposes?

☐ No

☒ Yes

If you responded YES to any of the above questions, Ownership Disclosure Statement must be completed.

[Signature]  
SIGNATURE (applicant)

1/13/25  
DATE

**21. SURVEY WAIVER CERTIFICATION**

As of the date of this application, I hereby certify that the survey submitted with this application which is dated 1/13/25 shows and discloses the premises in its entirety, described as Block 301 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED before me this

13<sup>th</sup> day of January, 2025

Simone D. Calli, Esq.  
NOTARY Attorney at Law  
State of New Jersey  
NJ Attorney ID #015262006

[Signature]  
SIGNATURE (applicant/owner)

1/13/25  
DATE

Lawrence Calli, Esq. on behalf of App.

PRINT NAME

Simone D. Calli, Esq.

Attorney at Law

State of New Jersey

NJ Attorney ID #015262006

## OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: Black Horse Tavern & Pub LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above referenced corporation or partnership:

	NAME	ADDRESS
1	Anthony Scotto	25 Washington St., Morristown, NJ 07960
2	Biagio Scotto	25 Washington St., Morristown, NJ 07960
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation or a partnership owns 10% or more of the stock of a corporation or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED before me this

13<sup>th</sup> day of January, 20 25

*Lawrence A. Calli*

NOTARY

*Lawrence A. Calli*

SIGNATURE (applicant)

1/13/25

DATE

Lawrence A. Calli, Esq. on behalf of Applicant/Owner

PRINT NAME

Simone D. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #015262006

SITE INSPECTION FORM

RE: Lot 301 Block 1

I, Black Horse Tavern & Pub LLC, the undersigned property owner, do hereby authorize Mendham Borough Officials to inspect the property owned by me at 1 West Main Street in connection with my application to the Joint Land Use Board for this property.

Date: 1/13/25

Phone #: \_\_\_\_\_

  
\_\_\_\_\_  
Property Owner or Authorized Agent

\*Attorney for Applicant



**BOROUGH OF MENDHAM**  
**APPLICATION CHECKLIST**  
 SEE LAND DEVELOPMENT ORDINANCE CHAPTER 195

ITEM NUMBER	MINOR			MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)	(d)					
															PRELIM
1											Application Form along with filing and escrow fees.	X	COMPLIES		
													N/A		
													WAIVER		
2											Certification of ownership or authorization to file application.	X	COMPLIES		
													N/A		
													WAIVER		
3											Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	X	COMPLIES		
													N/A		
													WAIVER		
4											Zoning Officer Denial Form providing statistics and rationale for request.	X	COMPLIES		
													N/A		
													WAIVER		
5											Site Inspection Form	X	COMPLIES		
													N/A		
													WAIVER		
6											Sewer Permit Waiver, Application or Sewer Gallonage Clause		COMPLIES		
												X	N/A		
													WAIVER		
7											Historic Preservation Commission Application	X	COMPLIES		
													N/A		
													WAIVER		
8											The names and lot/block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prep. by the Borough Tax Assessor.	X	COMPLIES		
													N/A		
													WAIVER		
9											Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	X	COMPLIES		
													N/A		
													WAIVER		
10											Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction		COMPLIES		
													N/A		
													WAIVER		
11											Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.		COMPLIES		
													N/A		
												X	WAIVER		
12											Plans signed and sealed by a NJ Professional Engineer and certified by a licensed land surveyor as to existing features and boundaries, folded into eighths with title block revealed.	X	COMPLIES		
													N/A		
													WAIVER		
13											Architectural data including floor plans, elevations for at least two sides of all proposed buildings and depiction of proposed building materials and external finishes.	X	COMPLIES		
													N/A		
													WAIVER		

\* will forward upon receipt

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)					(d)
14											X	COMPLIES		When approval by another municipality is required, such approval shall be certified on the plat, or evidence shall be submitted that an application has been made for approval.
												N/A		
												WAIVER		
15											X	COMPLIES		Copy of most recently approved site plan
												N/A		
												WAIVER		
16											X	COMPLIES		Scale of not less than 1"=50' except 1"=100' on final subdivision plats. Site plans of one acre or less shall utilize a scale not less than 1"=20'.
												N/A		
												WAIVER		
17											X	COMPLIES		Key Map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1000 feet of the site.
												N/A		
												WAIVER		
18											X	COMPLIES		Name of subdivision or development, Borough of Mendham Morris County.
												N/A		
												WAIVER		
19											X	COMPLIES		Name, title, address and telephone number or subdivider or developer.
												N/A		
												WAIVER		
20											X	COMPLIES		Name, title, address and license number of the professionals who prepared the plat or plan.
												N/A		
												WAIVER		
21											X	COMPLIES		Name, title and address of the owner or owners of record. If owner is a corporation, the name and address of the president and secretary shall be submitted.
												N/A		
												WAIVER		
22											X	COMPLIES		North arrow with reference meridian. Scale (written and graphic).
												N/A		
												WAIVER		
23											X	COMPLIES		Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
												N/A		
												WAIVER		
24											X	COMPLIES		Approval signature lines
												N/A		
												WAIVER		
25											X	COMPLIES		Acreage to the nearest hundredth of an acre; distances in feet and decimals of a foot, bearings given to the nearest 10 seconds. Radii, arcs, central angles and chord bearings and distances of all curves.
												N/A		
												WAIVER		
26											X	COMPLIES		Existing tax map sheet No. and existing block and lot No. of the lots to be subdivided or developed as they appear on the Twp. Tax map. Distance, measured along ROW lines of abutting streets, to the nearest Intsrct. with other public streets.
												N/A		
												WAIVER		
27											X	COMPLIES		Zoning districts affecting the tract and within 200 feet. District names and tabular schedule of requirements and proposed conditions as the Ordinance, including variance and waiver requests noted on the plat or plan.
												N/A		
												WAIVER		



ITEM NUMBER	MINOR		MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	PRELIM	FINAL	40:55D-70						
			SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION					
28	•	•	•	•	•	•	•	The locations and dimensions of all existing improvements. Indication of structures to remain and to be removed with spot elevations of such structures. Location of all existing structures within 100' of the property boundary.	X	COMPLIES N/A WAIVER	
29	•	•	•	•	•	•	•	The location of all existing and proposed storm drainage structures and utility lines whether public or privately owned, with pipe sizes grades and direction of flow, location of inlets, manholes and other appurtenances.	X	COMPLIES N/A WAIVER	
30	•	•	•	•	•	•	•	The proposed location of all proposed screening and landscaping, and a planting plan indicating natural vegetation to remain and areas to be planted with a schedule providing a listing of the botanical and common names, quantity and size of plant material at the time of planting.	X	COMPLIES N/A WAIVER	
31	•	•	•	•	•	•	•	The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.	X	COMPLIES N/A WAIVER	
32	•	•	•	•	•	•	•	The location and extent of drainage and conservation easements and stream encroachment lines.	X	COMPLIES N/A WAIVER	
33	•	•	•	•	•	•	•	The location, extent and water level elevation of all surface waters and wetlands within 200 feet of the tract.	X	COMPLIES N/A WAIVER	
34	•	•	•	•	•	•	•	Existing and proposed contours, based on USGS datum with a contour interval of 1 ft. for slopes less than 3%, an interval of 2 ft. for slopes between 3 & 10%, and 5 ft. for slopes > 10%. Include slope delineation and tabulations per Section 215-12.4.	X	COMPLIES N/A WAIVER	
35	•	•	•	•	•	•	•	Road right-of-way dedication and improvement, as applicable.	X	COMPLIES N/A WAIVER	
36	•	•	•	•	•	•	•	Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.	X	COMPLIES N/A WAIVER	
37	•	•	•	•	•	•	•	Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.	X	COMPLIES N/A WAIVER	
38	•	•	•	•	•	•	•	Locations of existing rock outcrops, highpoints, water-courses, depressions, ponds and marsh areas as determined by survey.	X	COMPLIES N/A WAIVER	

ITEM NUMBER	MINOR		MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES						
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	PRELIM	FINAL	40:55D-70										
												SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)
39											Required front, side and rear setback lines.						
													N/A				
													WAIVER				
40												Size, height and location and use of all proposed buildings including all proposed floor elevations.	X	COMPLIES			
													N/A				
													WAIVER				
41												Location and size of all proposed signage including design and lighting details. If no signage is proposed, a statement to that effect shall be added to the plan.	X	COMPLIES			
													N/A				
													WAIVER				
42												Copy of Building Floor Plan designating the location and floor area (in square feet) a) to be occupied by the applicant for its proposed use, and b) currently occupied by any other use in the building.	X	COMPLIES			
													N/A				
													WAIVER				
43												The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.	X	COMPLIES			
													N/A				
													WAIVER				
44												The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.	X	COMPLIES			
													N/A				
													WAIVER				
45												All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	X	COMPLIES			
													N/A				
													WAIVER				
46												Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.	X	COMPLIES			
													N/A				
													WAIVER				
47												The location of all existing and proposed waterlines, valves and hydrants and all sewer lines or alternative means of sewerage and and sewage disposal and treatment.	X	COMPLIES			
													N/A				
													WAIVER				
48												All proposed streets with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalks and location and size of any utility lines conforming to Borough standards and specifications.	X	COMPLIES			
													N/A				
													WAIVER				
49												Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	X	COMPLIES			
													N/A				
													WAIVER				
50												Existing and proposed permanent monuments.	X	COMPLIES			
													N/A				
													WAIVER				
51												Lot Block and street numbers as approved by the Borough Engineer of the Borough of Mendham, including lot and block numbers and owners of the abutting properties.	X	COMPLIES			
													N/A				
													WAIVER				
52												A Letter of Interpretation from the NJDEP	X	COMPLIES			
													N/A				
													WAIVER				

[illegible]





Mendham Borough  
ZONING DEPARTMENT  
6 WEST MAIN STREET  
MENDHAM, NJ 07945

RROSENDALE@MENDHAMNJ.ORG

Application Date: 11/7/2024

Application Number: ZA-24-157

Permit Number:

Project Number:

Fee:

\$40

## Denial of Application

Date: 11/7/2024

To: BLACK HORSE TAVERN & PUB  
25 WASHINGTON ST  
MORRISTOWN, NJ 07960

CC: Lisa Smith  
Planning and Land Use Coordinator  
planning@mendhamnj.org

RE: 1 W MAIN ST  
BLOCK: 301 LOT: 1 QUAL: ZONE: HISTORIC BUSINESS

DEAR BLACK HORSE TAVERN & PUB,

I have reviewed your application to Redo the front entrance, patio, drive including new retaining wall and floodlights.

This application is hereby denied for the following reason(s):

This application requires the site plan be reviewed by the Joint Land Use Board

This will need engineering approval based on the area of disturbance greater than 2500 sq ft

**Please be advised you have the right under NJSA 40:55D-72 to appeal my decision to the Joint Land Use Board within 20 days of the date of this notice.**

Sincerely,

  
ROB ROSENDALE, CONSTRUCTION, ZONING. CODE  
ENFORCEMENT, RENTAL



*The Phoenix House*

*circa 1820*

***The Borough of Mendham***  
*2 West Main Street, Mendham, New Jersey 07945*  
*Incorporated May 15, 1906*

*Telephone: (973) 543-7152*  
*Fax: (973) 543-7202*

*Office of the*  
***Historic Preservation Commission***

December 6, 2024

*VIA EMAIL – [jhoward@villarestaurantgroup.com](mailto:jhoward@villarestaurantgroup.com)*

**32-24 Black Horse Tavern & Pub**  
**1 West Main St**  
**Blk 301 Lot 1**

This will confirm the completion of your Historic Preservation Commission application review for the project at above referenced address. Your application has been labeled HPC #32-24 and is filed at the Phoenix House.

The Commission reviewed your “Raised Surface” portion of the application that was resubmitted and approved as submitted.

Any deviations from what was submitted and granted herein will necessitate a return to the Commission. By copy of this letter, I am advising the Zoning Officer and Construction Official of the Commission’s approval. **Please be advised that you may be required to obtain approvals from those departments as well.**

If you have any questions, please contact Lisa Smith at 973-543-7152, ext. 20.

Yours truly,

A handwritten signature in black ink, appearing to read 'Scott Van Arsdale'.

Scott Van Arsdale, Chair  
Historic Preservation Commission

cc: Rob Rosendale, Construction Official/Zoning Officer