



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 #
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1. APPLICANT DEVELOPER

Name: NICHOLAS & CAROLYN SYRIS
Address: 13 PHOENIX DRIVE
City: MENDHAM State: NJ Zip: 07945
Phone: (561) 702 3500 Fax: ()
Email: carolyn@syris.org
Interest in Property: owner

2. OWNER

Name: NICHOLAS & CAROLYN SYRIS
Address: 13 PHOENIX DRIVE
City: MENDHAM State: NJ Zip: 07945
Phone: (561) 702 3500 Fax: ()
Email: carolyn@syris.org

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: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____
Email: _____

5. APPLICANT'S ENGINEER

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____
Email: _____

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

Name: MENDHAM DESIGN ARCHITECTS

Address: DANIEL ENGIN

Address:

PO BOX 127

City: MENDHAM State: NJ Zip: 07945

Phone: 873 886-5127 Fax: ()

Email: dan.engin@mendhamdesign.com

Name:

Address:

City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____

Email: _____

7. LOCATION OF PROPERTY

Street

Address:

13 PATRIOT DRIVE

Block(s):

BLOCK 701

Zone:

1/2 ACRE

Lot(s):

14

Type of Road Frontage:

LOCAL

(Highway, County Road, Local Road)

8. LAND USE

Existing Land Use:

RESIDENCE

Proposed Land Use:

RESIDENCE

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

Proposed:



Public Water

☐ Private Well



Public Sewer

☐ Private Septic System



Natural Gas

☒ Electric

☐ Propane

11. ZONING SCHEDULE (complete all that apply)

	Required	Existing	Proposed		Required	Existing	Proposed
Minimum Lot Requirements				Maximum Building & Structure Height			
Area	21,780	21,911	21,911	Principle	40'	25.2'	25.2'
Width	100'	100'	100'	Accessory			
Depth				Maximum Lot & Building Coverages			
Principal Buildings & Structures				Lot	4382	3723	4229
1 Side Yard	15'	16'	16'	Building	2186	1465	2184
2 Side Yards	15'	32.7'	11.5'				
Front Yard	50'	51.4'	51.0'				
Rear Yard	30'	123.2'	110.2'				
Accessory Building & Structures							
Side Yard							
Rear Yard							

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: — # of Parking Spaces Provided: —

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Morris County Soil Conservation District	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Borough of Mendham Historic Commission	<input checked="" type="checkbox"/> No	<input 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. ARCHITECTURAL PLANS, PHOTOS

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.

16. RELIEF REQUESTED (use additional sheets if necessary)

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

EXISTING HOME WITH SUBSTANDARD UNDERSIZED GARAGE,
PROPOSED ADDITION CREATES A TYPICAL TWO CAR GARAGE
AND COMPLIES WITH ALL ZONING REQUIREMENTS OTHER THAN
SIDE YARD SETBACK. IMPROVES THE APPEARANCE OF THE HOME &
STREET WITH NO DETRIMENT AND BRINGS TO CURRENT LULU STANDARD

17. EXPERT WITNESSES FOR APPLICANT

Name: _____	Type of Testimony: _____
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

18th day of February, 2025

NOTARY

Greg Terpstra

Carolyn Syris

SIGNATURE (applicant)

DATE

Carolyn Syris

PRINT NAME

GREG TERPSTRA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 12, 2029
COMMISSION: #50223709

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

_____ day of _____, 20____

SIGNATURE (owner)

DATE

NOTARY

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 (applicant)

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 2/16/25 shows and discloses the premises in its entirety, described as Block 701 Lot 14; 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

18th day of February, 2025

Carolyn Syris

SIGNATURE (applicant/owner)

DATE

NOTARY

PRINT NAME

GREG TERPSTRA

NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 12, 2029
COMMISSION: #50223709

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Rev. 1/1/2021

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR 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		
2		
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

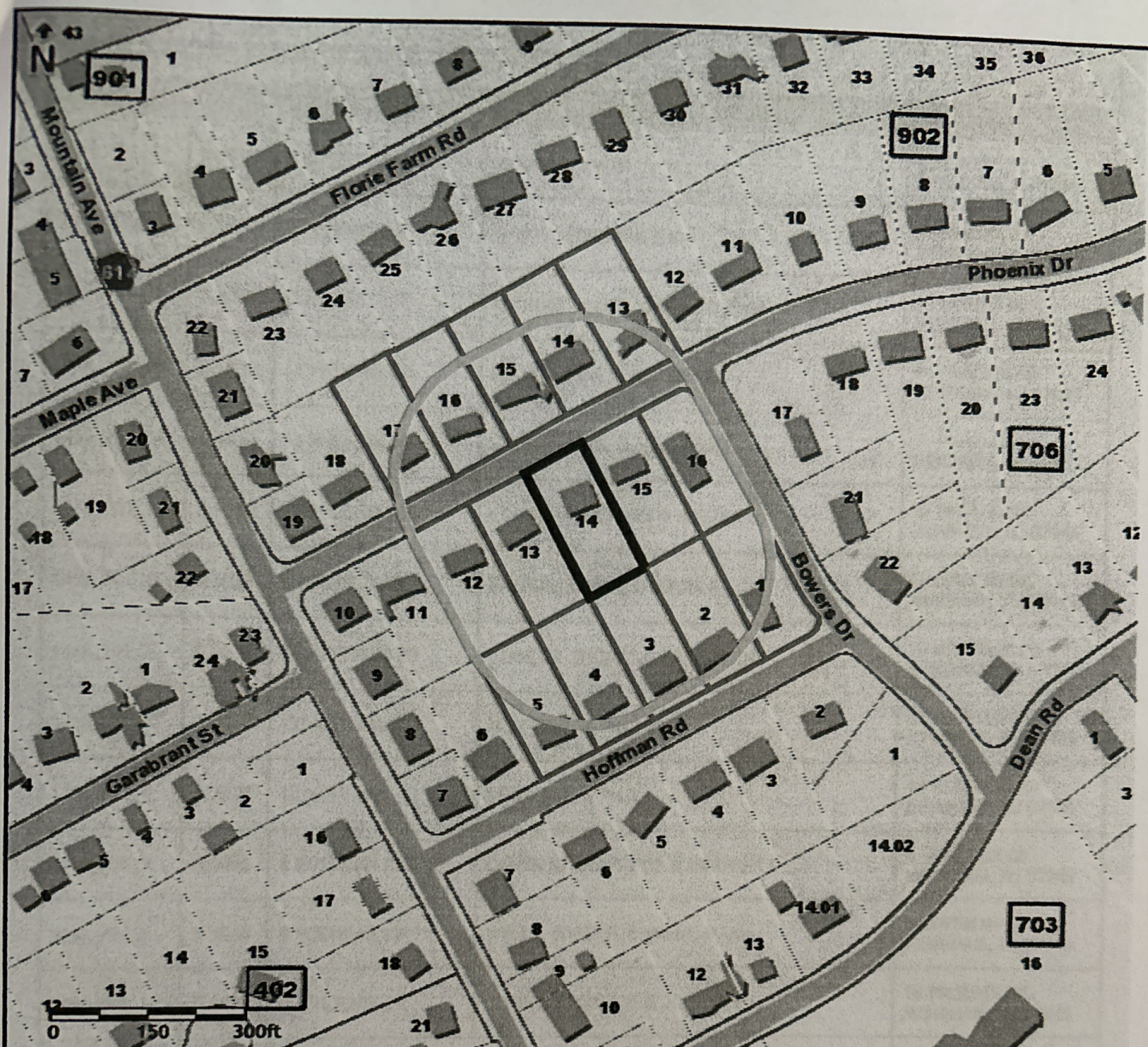
_____ day of _____, 20____

SIGNATURE (applicant)

DATE

NOTARY

PRINT NAME



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

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



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TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_701_14	0.5030	13 PHOENIX DR	SYRIS, NICHOLAS/CAROLYN F	13 PHOENIX DR MENDHAM, NJ 07945

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_701_1	0.5000	6 BOWERS DR	MOORES, SIMON	6 BOWERS DR MENDHAM, NJ 07945
1418_701_11	0.5030	7 PHOENIX DR	SHIRTZ, CONSTANCE M	7 PHOENIX DR MENDHAM, NJ 07945
1418_701_12	0.5030	9 PHOENIX DR	BUONAVOLONTA, ANTHONY/RITA	9 PHOENIX DR MENDHAM, NJ 07945
1418_701_13	0.5030	11 PHOENIX DR	KELLY, KENNETH/BRIGITTE	11 PHOENIX DR MENDHAM, NJ 07945
1418_701_14	0.5030	13 PHOENIX DR	SYRIS, NICHOLAS/CAROLYN F	13 PHOENIX DR MENDHAM, NJ 07945
1418_701_15	0.5030	15 PHOENIX DR	CONNELL, RICHARD & JESSICA M	15 PHOENIX DR MENDHAM, NJ 07945
1418_701_16	0.5030	10 BOWERS DR	BARRON, FRANCIS/ELVIRA R	10 BOWERS DR MENDHAM, NJ 07945
1418_701_2	0.5030	14 HOFFMAN RD	STANLEY, THOMAS G JR/KRISTIN	14 HOFFMAN RD MENDHAM, NJ 07945
1418_701_3	0.5000	12 HOFFMAN RD	MC CORMICK, KATHLEEN	12 HOFFMAN RD MENDHAM, NJ 07945
1418_701_4	0.5030	10 HOFFMAN RD	SEUGLING, C PAUL	10 HOFFMAN RD MENDHAM, NJ 07945
1418_701_5	0.5030	8 HOFFMAN RD	CANTAFIO, JEFFREY S & HEATHER L	8 HOFFMAN RD MENDHAM, NJ 07945
1418_701_6	0.5030	6 HOFFMAN RD	WELLS, JORDAN/ROMANI, MARIA	6 HOFFMAN RD MENDHAM, NJ 07945
1418_902_13	0.5000	16 PHOENIX DR	KELSEY, RAYNER W & JOANNE E	16 PHOENIX DR MENDHAM, NJ 07945
1418_902_14	0.5000	14 PHOENIX DR	BAUM, DENA LAUREN/WILSON, CHRISTOPHER	14 PHOENIX DR MENDHAM, NJ 07945
1418_902_15	0.5000	12 PHOENIX DR	ROSS, DAVID/SARAH ELIZABETH	12 PHOENIX DR MENDHAM, NJ 07945
1418_902_16	0.5000	10 PHOENIX DR	10 PHOENIX DR CO.	10 PHOENIX DR MENDHAM, NJ 07945
1418_902_17	0.5000	8 PHOENIX DR	MANCHESTER, E DANE & BETSY E	8 PHOENIX DR MENDHAM, NJ 07945
1418_902_18	0.5000	6 PHOENIX DR	LEBLOND, WAYNE R & CONSTANCE MERRY	6 PHOENIX DR MENDHAM, NJ 07945



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

Office of the Assessor

February 14, 2025

Nicholas and Carolyn Syris
13 Phoenix Dr
Mendham, NJ 07945

Re: Block 701 Lot 14

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



BOROUGH OF MENDHAM

2 West Main Street, Mendham, NJ 07945

973-543-7152 EXT.20

planning@mendhamnj.org

FILE APPLICATION AND \$175 FEE WITH: LISA SMITH

APPLICATION FOR RESERVATION OF ALLOCATED SEWAGE CAPACITY

Applicant NICHOLAS & CAROLYN STRIS Date 2.17.25

Address 13 PHOENIX DRIVE

Email: _____

Owner SATK

Address SATK

Location of Property: _____

13 PHOENIX DRIVE

Lot 14 Block 701

Present Use RESIDENCE Proposed Use RESIDENCE

Floor Area (if other than residential) _____

Projected Sewage Flow _____ Existing Sewage Flow _____

Site Plan Approval/Waiver Required (y/n) _____

Signature of Applicant Nicholas Stris Date 2-17-25

PLEASE PROVIDE A WRITTEN DESCRIPTION OF THE PROPOSED PROJECT:

PLEASE PROVIDE SITE PLAN/FLOOR PLAN OF SUBJECT PROPERTY

BOROUGH ENGINEER REVIEW:

This application (does) (does not) require additional allocation of sanitary sewer flow in accordance with the provisions of Chapter of the Code of the Borough of Mendham § 168-47.1.

Additional allocation requested: _____ gpd. Reservation Cost: _____ gpd x \$16.00/gpd =\$ _____

COMMENTS:

Borough Engineer _____ Date _____

Referred to Public Works and Utilities Committee (y/n) _____

If yes, escrow required: _____

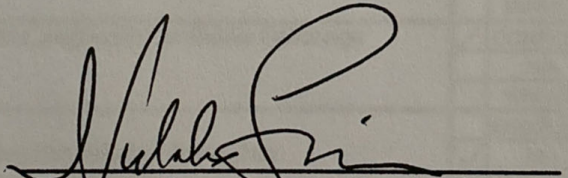
SITE INSPECTION FORM

RE: Lot 14 Block 701

I, Nicholas Syri's, the undersigned property owner, do hereby
authorize Mendham Borough Officials to inspect the property owned by me at
13 Phoenix Drive in connection with my application to the
Joint Land Use Board for this property.

Date: 2-17-25

Phone #: 561-702-3500



Property Owner or Authorized Agent

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	40:56D-70									
								PRELIM	FINAL	(a) & (b)						(c)	(d)
1	•	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	✓	COMPLIES		
															N/A		
															WAIVER		
2	•	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	✓	COMPLIES		
															N/A		
															WAIVER		
3	•	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	✓	COMPLIES		
															N/A		
															WAIVER		
4											•	•	Zoning Officer Denial Form providing statistics and rationale for request.	✓	COMPLIES		
															N/A		
															WAIVER		
5	•	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	✓	COMPLIES		
															N/A		
															WAIVER		
6	•	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	✓	COMPLIES		
															N/A		
															WAIVER		
7	•	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	✓	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.	✓	COMPLIES		
															N/A		
															WAIVER		
9	•	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	✓	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, ROWs.	✓	COMPLIES		
															N/A		
															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.	✓	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.	✓	COMPLIES		
															N/A		
															WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE				APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:55D-70	(a) & (b)	(c)	(d)					
				SUBDIVISION	SITE PLAN									
14	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
15			•									<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
16	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
17	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
18	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
19	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
20	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
21	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
22	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
23	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
24	•	•	•	•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
25	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
26	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
27	•	•	•	•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		

ITEM NUMBER	MINOR			MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70							
								(a)	(b)	(c)					
28	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
29	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
30	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
31	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
32	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
33	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
34	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
35	•	•		•	•	•	•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
36	•	•				•	•					<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
37	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
38	•	•		•	•		•	•	•	•	•	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:66D-70	(a) & (b)	(c)	(d)				
				SUBDIVISION	SITE PLAN								
39	•	•		•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.
40	•	•		•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.
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.
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.
43		•		•	•	•							The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.
44		•		•	•	•							The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.
45	•	•		•	•	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
46	•	•		•	•	•							Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.
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.
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.
49	•	•		•	•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.
50		•		•	•								Existing and proposed permanent monuments.
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.
52	•	•		•	•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP

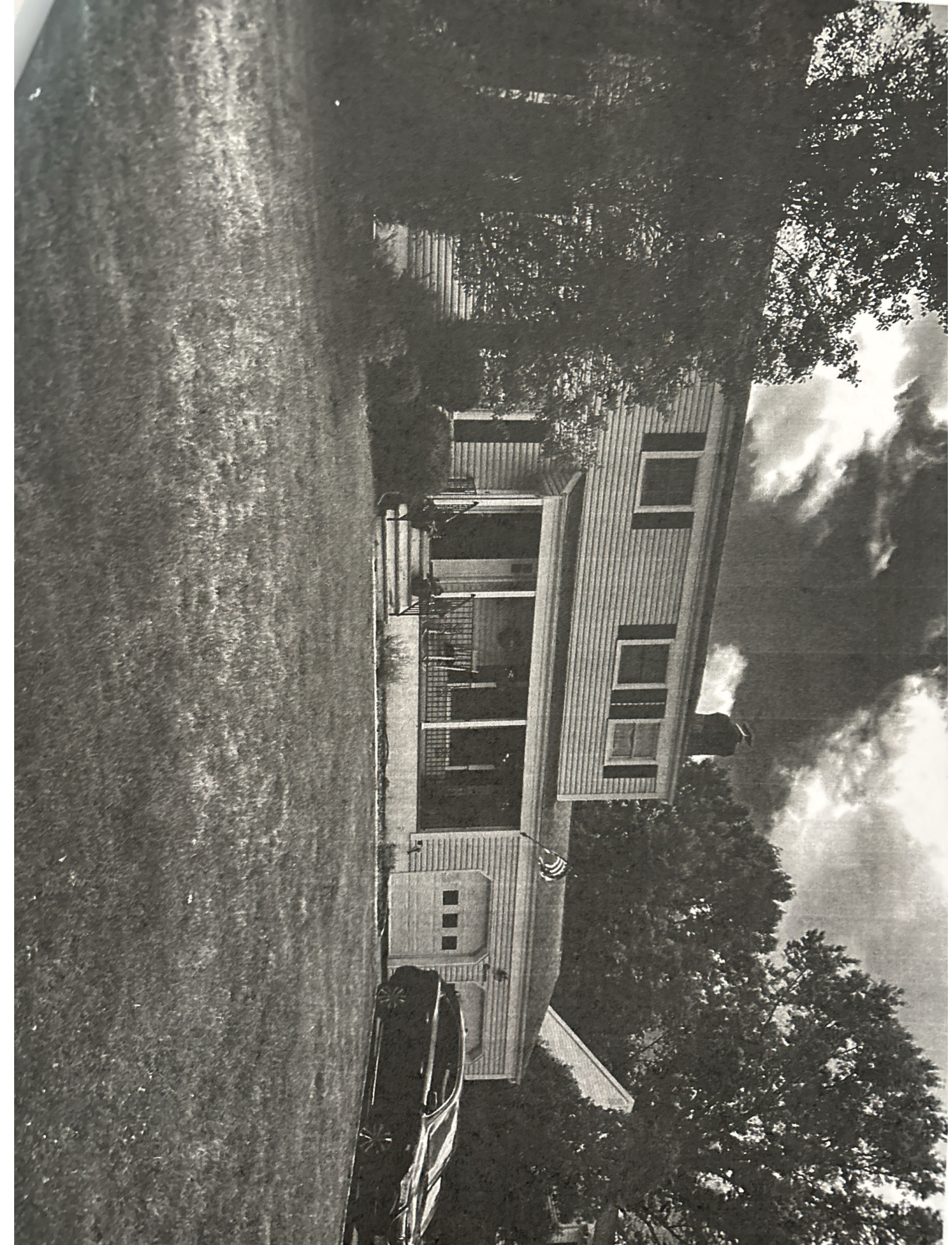
ITEM NUMBER	MINOR		SITE PLAN WAIVER	MAJOR		VARIANCE				APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN		Prelim	Final	40:55D-70							
				SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)					
53	•	•	•	•	•	•			For each lot not served by public sewage disposal, approval by the Borough Board of Health of percolation tests observed by the Borough Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system in compliance with all state and local regulations. When a new connection to or change in plumbing facilities feeding an existing connection to the Borough sanitary system is proposed, an adopted resolution of the Borough Council approving the application.	COMPLIES	N/A	WAIVER	
54	•	•		•	•	•	•		Certification by the applicant's surveyor and engineer as to the accuracy of the details of the plat. Certification of compliance with RSIS, or provide a list of exceptions proposed.	COMPLIES	N/A	WAIVER	
55						•	•		Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.	COMPLIES	N/A	WAIVER	
56						•	•		Written proof that all lands set aside or shown for easement, public use or streets are free and clear of all liens and encumbrances.	COMPLIES	N/A	WAIVER	
57						•	•		Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the proposed development.	COMPLIES	N/A	WAIVER	
									NOTE: Board may require and ask for additional information				















Office of the
Tax Collector

BOROUGH OF MENDHAM

**6 West Main Street
Mendham, NJ 07945**

Incorporated May 15, 1906

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email ~
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CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

To _____ Board of Adjustment _____ Planning Board

Applicant Nicholas + Carolyn Syri's

Property Location 13 Phoenix Drive Block 701 Lot 14

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing must be timely paid and proof must be filed with the Board.

(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 2/7/25 for 1st Quarter 2025

Next Tax payment is due 5/1/2025

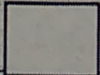
Tax is delinquent if not paid by 5/10/2025

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

Last Sewer payment was made on 12/30/24 for 4th Quarter 2024

Next Sewer Payment is due 4/1/25

Sewer becomes delinquent if not paid by 4/10/25



Not served by Municipal Sewer.

Dated: 2/13/2025

E. Holtz

Liz Holtz, Tax Collector