

PROPOSED LOT COVERAGE	
	AREA (S.F.)
SOLAR PANELS	2,014
TOTAL COVERAGE	2,014

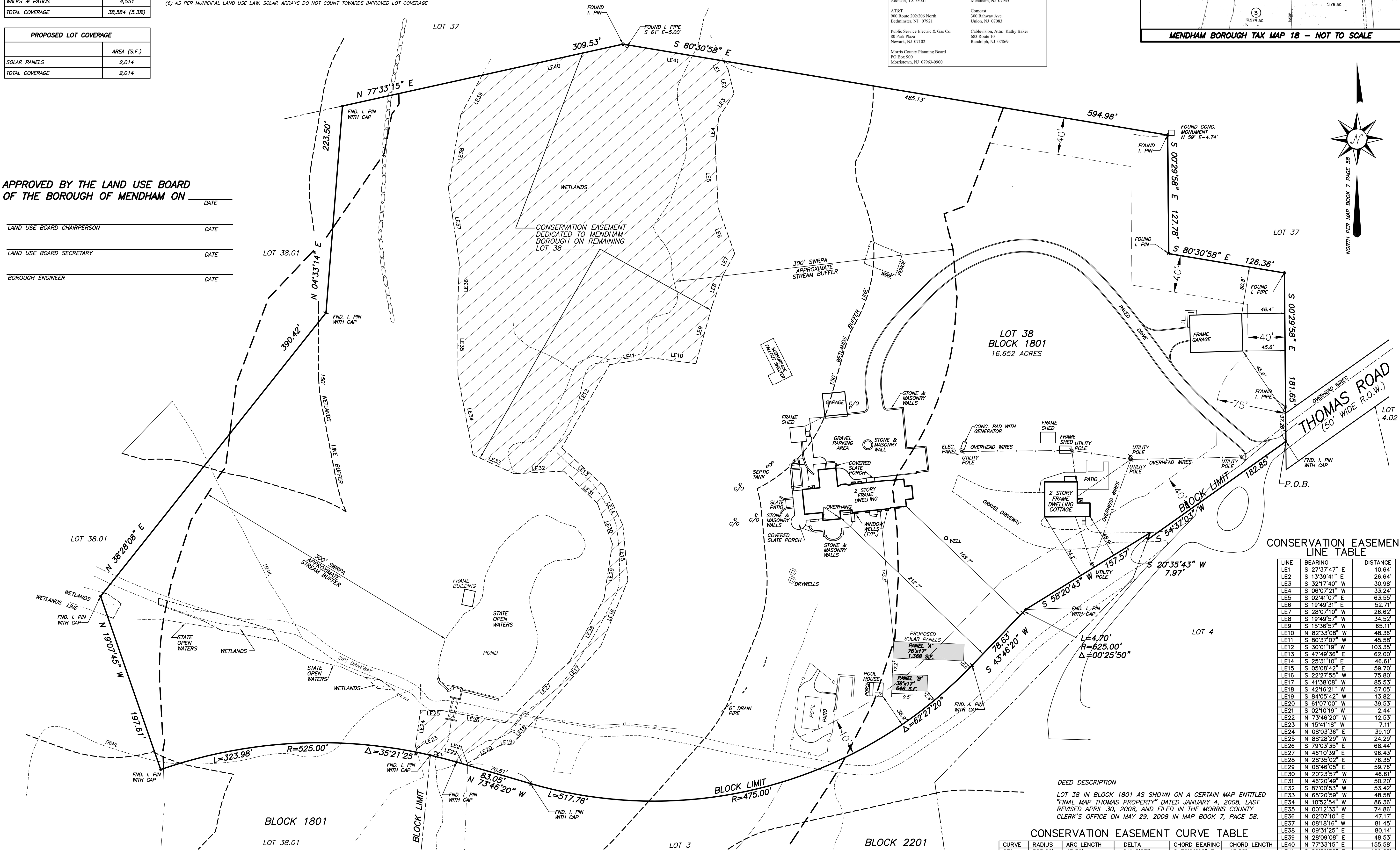
ORDINANCE ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5.0 AC	16,652 AC 725,370 SF	16,692 AC 725,370 SF
MAIN BUILDING FRONT YARD SETBACK	75 FT	>75 FT	N/A
MAIN BUILDING SIDE YARD SETBACK	40 FT	48.9 FT	N/A
ACCESSORY BUILDING FRONT YARD SETBACK	75 FT	81.4 FT	81.4 FT
ACCESSORY BUILDING REAR & SIDE YARD SETBACKS	40 FT	36.9 FT (1)	10.0 FT (2)
COVERAGE OF LOT IMPROVEMENT (MAX) (3)	725,370 X .10 = 72,537	38,584 SF	38,584 SF (2)
COVERAGE OF BUILDING FOOTPRINT (MAX) (4)	725,370 X .04 = 29,015	10,211	10,211
GROUND MOUNTED SOLAR PANELS (5)	N/A	-	(2)/(5)

**APPROVED BY THE LAND USE BOARD
OF THE BOROUGH OF MENDHAM ON** _____ DATE _____

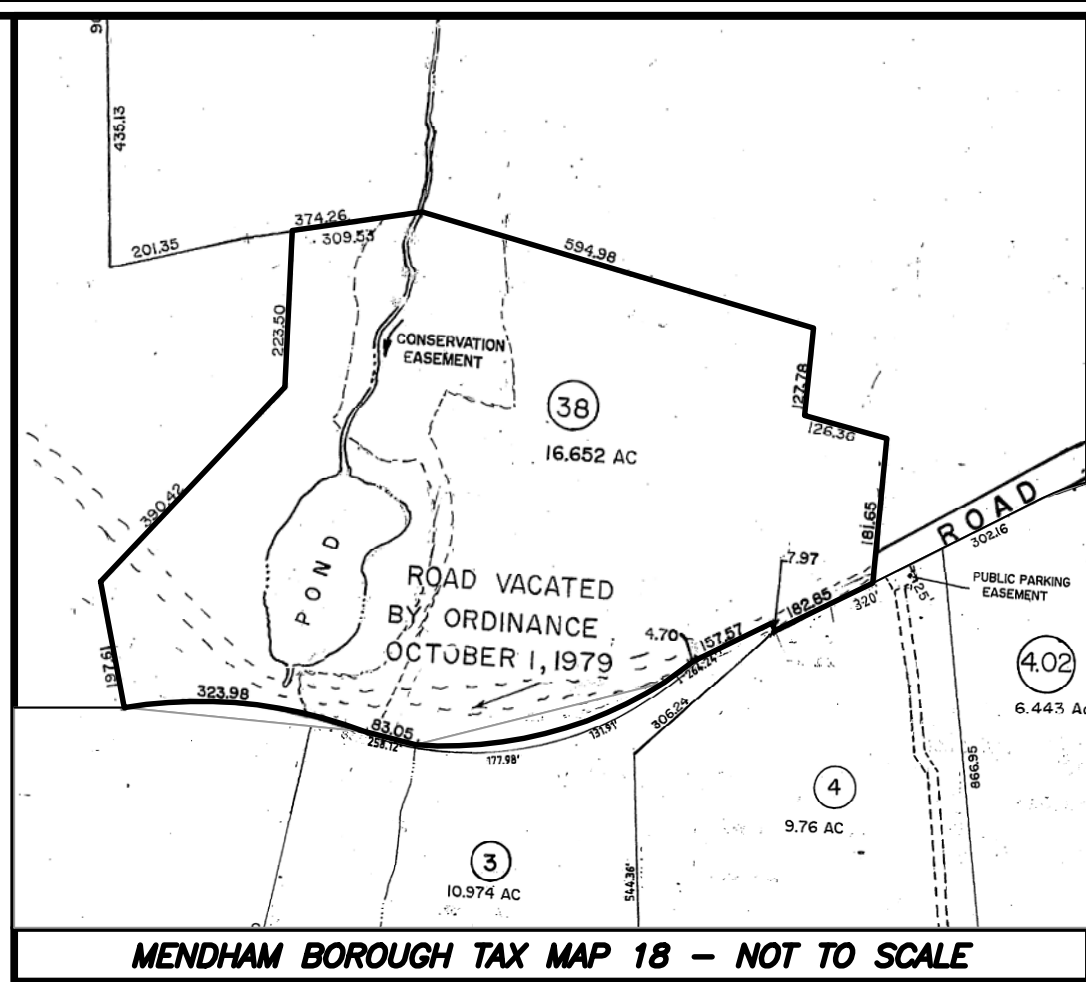
LAND USE BOARD CHAIRPERSON DATE _____

LAND USE BOARD SECRETARY DATE _____

BOROUGH ENGINEER DATE _____



PROPERTY OWNERS WITHIN 200' OF THE SUBJECT PROPERTY				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1801_37_QAFAR	31.1280	THOMAS RD	DE NEUFVILLE, PETER B	323 MAIN ST., 2ND FL. CHATHAM, NJ 07928
1418_1801_38	7.6800	298 THOMAS RD	THOMAS, EDWARD & TAMARA	298 THOMAS RD MENDHAM, NJ 07945
1418_1801_38_01_C01	96.4770	THOMAS RD	BOROUGH OF MENDHAM	2 W MAIN ST MENDHAM, NJ 07945
1418_1801_38_QAFAR	8.9700	298 THOMAS RD	THOMAS, EDWARD & TAMARA	298 THOMAS RD MENDHAM, NJ 07945
1418_2201_3_QAFAR	10.2720	THOMAS RD	THOMAS, JAMES H & FLOR DE MARIA	230 THOMAS RD MENDHAM, NJ 07945
1418_2201_4	1.3000	230 THOMAS RD	THOMAS, JAMES H & FLOR DE MARIA	230 THOMAS RD MENDHAM, NJ 07945
1418_2201_4_02_QAFAR	5.9400	230 THOMAS RD	BRILL, CHERYL A	230 THOMAS RD MENDHAM, NJ 07945
1418_2201_4_QAFAR	8.5600	230 THOMAS RD	THOMAS, JAMES H & FLOR DE MARIA	230 THOMAS RD MENDHAM, NJ 07945
JCP&L, c/o FE SEV. Tax Dept. P.O. Box 1911 Mendham, NJ 07962-1911		American Water SC&S/General Tax Dept. PO Box 5027 Cherry Hill, NJ 08034		
Vertone, c/o Duff & Phelps PO Box 2749 Addison, TX 75001		Mendham Borough Sewer Utility 35 Union Rd Mendham, NJ 07945		
AT&T 900 Route 302/296 North Bedminster, NJ 07921		Concast 300 Railway Ave Union, NJ 07083		
Public Service Electric & Gas Co. 80 Park Plaza Newark, NJ 07102		Cablevision, Attn: Kathy Baker 683 Route 10 Ridgely, NJ 07869		
Morris County Planning Board PO Box 900 Morristown, NJ 07963-0900				



NOTES:

1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY MAY NOT REFLECT EASEMENTS THAT ARE NOT OF THE PUBLIC RECORD, OR UNDERGROUND STRUCTURES SUCH AS BURIED PIPES, UTILITY LINES, TANKS, ETC.

I HEREBY CERTIFY:

TO THE FOLLOWING PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY AND THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THE DATE HEREON.

 1/15/25
CHRISTOPHER J. ALDRICH DATE:
N.J. LICENSED LAND SURVEYOR No. 34478
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

[illegible]

**SURVEY AND
VARIANCE PLAN OF
LOT 38 ~ BLOCK 1801
BOROUGH OF MENDHAM
MORRIS COUNTY
NEW JERSEY**

DRAWN BY:	DATE:
JPW	NOV. 21, 2024

CHECKED BY:	SCALE:
CJA	1" = 50'

W.O. 208065

FILE: FILE PATH: M:\SURVEY\DATA\208000\208065
FILE NAME: LOT38-VAR-2024.DWG

CONSERVATION EASEMENT CURVE TABLE						LE38	N 09°31'25" E	80.14'
						LE39	N 28°09'08" E	48.53'
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	LE40	N 77°33'15" E	155.58'
CE1	525.00'	43.59'	04°45'25"	S 76°09'02" E	43.58'	LE41	S 80°30'58" E	109.85'