



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: EDWARD Thomas  
Address: 298 Thomas Road  
City: Mendham State: NJ Zip: 07945  
Phone: (303) 589-0189 Fax: (973) 543-9737  
Email: edthomass11@verizon.net  
Interest in Property: Owner

2. OWNER

Name: Same  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
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: William P. Munday  
Address: 56 Headquarters Plaza  
West Tower, 5<sup>th</sup> Floor  
City: Morristown State: NJ Zip: 07960  
Phone: (973) 457-0260 Fax: (973) 635-6363  
Email: wmunday@acllp.com

5. APPLICANT'S ENGINEER

Name: Jacob J. Proctor, P.E.  
Address: Vector Engineers  
651 W. Galena Park Blvd, St 101  
City: Drapers State: Utah Zip: 84020  
Phone: (801) 990-1775 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Christopher Aldrich  
 Address: 400 Main Street  
PO Box 459  
 City: Chester State: NJ Zip: 07930  
 Phone: (908) 879-6646 Fax: ( )  
 Email: c.aldrich@yvalle.com

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

# 7. LOCATION OF PROPERTY

Street Address: 298 Thomas Road Block(s): 1801  
 Zone: Sacre Lot(s): 38  
 Type of Road Frontage: Local Road (Highway, County Road, Local Road)

# 8. LAND USE

Existing Land Use: Single Family Residential  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed Land Use: No change in Use  
 \_\_\_\_\_  
 \_\_\_\_\_

# 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	5 acre	16.652a	16.652a	Principle			
Width		1029±	1,029±	Accessory			
Depth		300±	300±	Maximum Lot & Building Coverages			
Principal Buildings & Structures				Lot	72,537	38,584	38,584
1 Side Yard	40ft	48.9	48.9	Building	29,015	10,211	10,211
2 Side Yards							
Front Yard	75	75±	75±				
Rear Yard							
Accessory Building & Structures							
Side Yard	40ft	38.9	10.0ft				
Rear Yard							

## 12. PARKING & LOADING REQUIREMENTS

# of Parking Space Required: N/A # of Parking Spaces Provided: \_\_\_\_\_

# of Loading Space Required: N/A # of Loading Spaces Provided: \_\_\_\_\_

## 13. OTHER APPROVALS REQUIRED

N.J. Dept. of Environmental Protection	<input type="checkbox"/> No	<input type="checkbox"/> Yes
N.J. Dept. of Transportation	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Morris County Planning Board Burlington	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Morris County Soil Conservation District	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Borough of Mendham Historic Commission	<input type="checkbox"/> No	<input type="checkbox"/> Yes
State of New Jersey Sewer Extension	<input type="checkbox"/> No	<input type="checkbox"/> Yes
State of New Jersey Flood Hazard Area	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Development State of New Jersey Wetlands	<input 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. Survey and Variance Plan dated Nov. 11, 2024  
by Pannacone Villa & Aldrich, LLC  
Solar Array plans, October 10, 2024 by Vector Engineers

## 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.

*See attached Exhibit*

17. EXPERT WITNESSES FOR APPLICANT

Name: <u>Christopher Aldrich</u>	Type of Testimony: <u>Surveyor</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

24<sup>th</sup> day of February, 2025  
William P. Munday

NOTARY

*[Signature]* 2/24/25  
SIGNATURE (applicant) DATE

EDWARD THOMAS  
PRINT NAME

*William P. Munday  
Attorney at Law of NJ*

EXHIBIT TO LAND USE DEVELOPMENT APPLICATION

EDWARD THOMAS-298 THOMAS ROAD

This application is for the installation of two (2) ground mounted solar arrays. Ground mounted solar arrays are prohibited pursuant to Section 215-31.1:G (4)(e) of the Mendham Borough Zoning Ordinance. Therefore, a use variance is requested. In addition, the applicant proposes to install the ground mounted solar arrays within ten (10) feet of the side yard when a side yard set back of forty (40) feet is required in the 5-Acre residence Zone. A bulk variance is requested.

The residence has a slate roof. A roof array, therefore, is not feasible. The Applicant selected a location for the solar array that would have the least visibility by any neighbors. The solar array is a significant distance for the nearest neighbors. Due to a significant conservation easement on the property, there are no neighbors to the rear of the property. The adjoining neighbors support the application.

Green energy is less impactful on the environment than other types of energy and has become a goal of many municipalities and other governing bodies. This will help to fulfill that goal, without any negative impact on the surrounding properties.



## 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 November 11, 2024 shows and discloses the premises in its entirety, described as Block 1801 Lot 38; 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

24<sup>th</sup> day of February, 2025

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
SIGNATURE (applicant/owner)

2/24/25  
DATE

EDWARD THOMAS

\_\_\_\_\_  
PRINT NAME

William P. Manday  
Attorney at Law of NJ



Phoenix House c. 1820

# Borough of Mendham

*Preserving the Past - Building the Future"*

[mendhamnj.org](http://mendhamnj.org)

Department of Zoning & Code Enforcement

Zoning & Code Enforcement Official

Zoning Application Number: \_\_\_\_\_

## ZONING COMPLIANCE REVIEW APPLICATION

PERMIT FEE - \$30.00

Submit original and one (1) copy of application with property survey that has a raised surveyor seal showing the size of the lot; bounding streets; and the size, type, and location of existing and proposed structures with distances to all property lines denoted.

Draw to scale on the survey any proposed structures on each survey.

Date: February, 2025 Block: 1801 Lot: 38 Zone District: 5 acre

Historic Overlay District: \_\_\_\_\_ Main Street Corridor: \_\_\_\_\_

Physical Location of Property for Permit: 298 Thomas Road

Name of Applicant: Edward Thomas Phone #: 303-589-0189

Applicant's Address: 298 Thomas Road, Mendham Email: edthomas11@verizon.net

Name & Address of Owner (if different from Applicant): Same

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

Describe **in detail** the reason for application (addition, fence, deck, pool, etc.):

Installation of ground mounted Solar array

Has the property been the subject of any applications to the Joint Land Use Board?

Yes ☐ No ☒

If yes describe the purpose and date of resolution: \_\_\_\_\_



Zoning District 5 acres Primary Structure \_\_\_\_\_ Accessory Structure x

	Per Code	Existing	Proposed
Setbacks			
Front Yard			
Rear Yard			
Side Yard			
Side Yard			
Lot Coverage			
Building Coverage			

Scan with your phone camera to  
view your setbacks:



Scan with your phone camera to  
view the Borough Zoning Map:



Type Variance(s) Required (leave blank if not applicable)  
Use and bulk variance

Zoning Code Section Non-Compliance (leave blank if not applicable)

§ 215.31.1

§ \_\_\_\_\_

2/24/25  
Date

Applicant's Signature

Edward Thomas  
Print Applicant's Name

#### FOR OFFICIAL USE ONLY

THIS IS TO CERTIFY that the above-described premises, together with any buildings thereon, are used or proposed to be used for, or as \_\_\_\_\_ which is a

☐ Use Permitted by Ordinance

☐ Use Permitted by Variance Approved on: \_\_\_\_\_

☐ Approved

Conditions of approval \_\_\_\_\_

☐ Denied

Reason for denial \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
Mendham Borough Zoning Officer





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 \_\_\_\_\_ Planning Board

Applicant EDWARD T Thomas

Property Location 298 Thomas Road Block 1801 Lot 38

Email Address: edthomas11@verizon.net

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 \_\_\_\_\_ for \_\_\_\_\_ Quarter \_\_\_\_\_

Next Tax payment is due \_\_\_\_\_

Tax is delinquent if not paid by \_\_\_\_\_

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

Last Sewer payment was made on \_\_\_\_\_ for \_\_\_\_\_ Quarter \_\_\_\_\_

Next Sewer Payment is due \_\_\_\_\_

Sewer becomes delinquent if not paid by \_\_\_\_\_



Not served by Municipal Sewer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

**SITE INSPECTION FORM**

**RE: Lot 38 Block 1801**

I, Edward Thomas, the undersigned property owner, do hereby  
authorize Mendham Borough Officials to inspect the property owned by me at  
298 Thomas Road in connection with my application to the  
Joint Land Use Board for this property.

**Date: February, 2025**

**Phone #: 303.589.0189**

  
**Property Owner or Authorized Agent**