



Borough of Mendham
Joint Land Use Board
2 West Main St., Mendham, NJ 07945
973-543-7152 ext. 20
planning@mendhamnj.org
www.mendhamnj.org

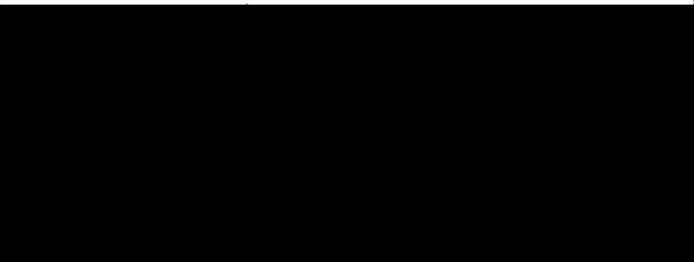
LAND USE DEVELOPMENT APPLICATION

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: 106 Mendham LLC
Address: 2 North Road, Ste 1
Warren, NJ 07059



2. OWNER

Name: Same as Applicant
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: Anthony Sposaro Esq.
Address: 360 Rte 24
Chester NJ 07930

City: _____ State: _____ Zip: _____
Phone: 908, 579-8400 Fax: 908, 879-8404
Email: Asposaro@njfarmlaw.com

5. APPLICANT'S ENGINEER

Name: Dolan + Dean (Gary Dean)
Address: 181 W. High St

City: Somerville State: NJ Zip: 08876
Phone: 908, 927-0100 Fax: (____)
Email: gary@dolandean.com

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

Name: _____
Address: _____

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

Name: _____
Address: _____

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

7. LOCATION OF PROPERTY

Street Address: 106 East Main Street. Block(s): 801
Zone: Limited Business. Lot(s): 12
Type of Road Frontage: Highway Rte 24 (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: Professional offices & One CoAH Apartment.
Chiropractor, Real Estate Office, & Photographer.
Office & studio & Bank.
Proposed Land Use: Same as existing, however
Bank to become an Eye Doctor office

9. PROPERTY DETAILS

of Existing Lots: one # of Proposed Lots: one
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:	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Septic System
	<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	
Proposed:	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Septic System
	<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	

11. ZONING SCHEDULE (complete all that apply)

	Required	Existing	Proposed
Minimum Lot Requirements			
Area	.5/21,800	1.31/57,185	1.31/57,185
Width	100'	110'	110'
Depth	Irregular corner lot.		
Principal Buildings & Structures			
1 Side Yard	15'	18.2'	18.2'
2 Side Yards	Two front yards		
Front Yard	30'	30'	30'
Rear Yard	30'	115.5'	115.5'
Accessory Building & Structures			
Side Yard	5'	10.4'	10.4'
Rear Yard	5'	N/A	N/A

	Required	Existing	Proposed
Maximum Building & Structure Height			
Principle	25' / 35'	25' / 35'	25' / 35'
Accessory	10'	7'	7'
Maximum Lot & Building Coverages			
Lot	65%	59.34%	59.34%
Building	.4	.14	.14

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: 48

of Loading Space Required: 1

of Parking Spaces Provided: 39

of Loading Spaces Provided: None proper / regular

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. Dynamic Eng site Plan (pgs 3) last rev. 9/11/15 ; Eye Designs Group Plan

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.

PARKING CALCULATIONS FOR 106 EAST MAIN STREET, MENDHAM, NJ

- Apartment per RSIS 1.8 spaces -> 2
- Coldwell Banker - 2387 sf; 4 per first thousand; 1 per 250 sf after that = 9.54 -> 10
- Photographer - 1362 sf; 4 per first thousand; 1 per 250 after that = 5.48 -> 6
- Chiropractor - 1136 sf (medical use) 1 per 150 sf = 7.57 -> 8
- Eye doctor - 3250 sf (medical use) 1 per 150 sf = 21.66 -> 22

Total required = 48

*Note that the ordinance requires that fractional spaces be rounded up.

The site plan shows 39 spaces. The sum of the proposed uses in the building exceeds the parking on the site per the Borough ordinance, however, Landlord will be providing statements regarding the number of doctors, patients, etc. Variance relief, conditions on that variance relief, or additional parking on the west side of the building where the bank drive through lanes exist to satisfy the Borough requirements (an Exhibit will be presented at the hearing). Applicant believes there is currently sufficient parking with the 39 spaces.

APP 1-25

Resolution dated 3/18/25 (memorialized) for photo studio application; PB App. PB# 03-14; BA App. July 2010/
And Site Plan Aug 2010 / PB Site Plan Aug 2008. -
Original Site Plan

16. RELIEF REQUESTED (use additional sheets if necessary)

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

Waiver of the need for additional parking

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

18 day of June, 2025

Simone L. Myers
NOTARY

SIMONE L. MYERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/5/2025

Robert Berlant 6/18/25
SIGNATURE (applicant) DATE

Robert Berlant
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

18 day of June, 2025

NOTARY

SIMONE L. MYERS
NOTARY PUBLIC OF NEW JERSEY

Robert A Berlant 6/18/25
SIGNATURE (owner) DATE

Robert Berlant
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.

Robert A Berlant 6/18/25
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 June 18 2025 shows and discloses the premises in its entirety, described as Block 801 Lot 12; 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

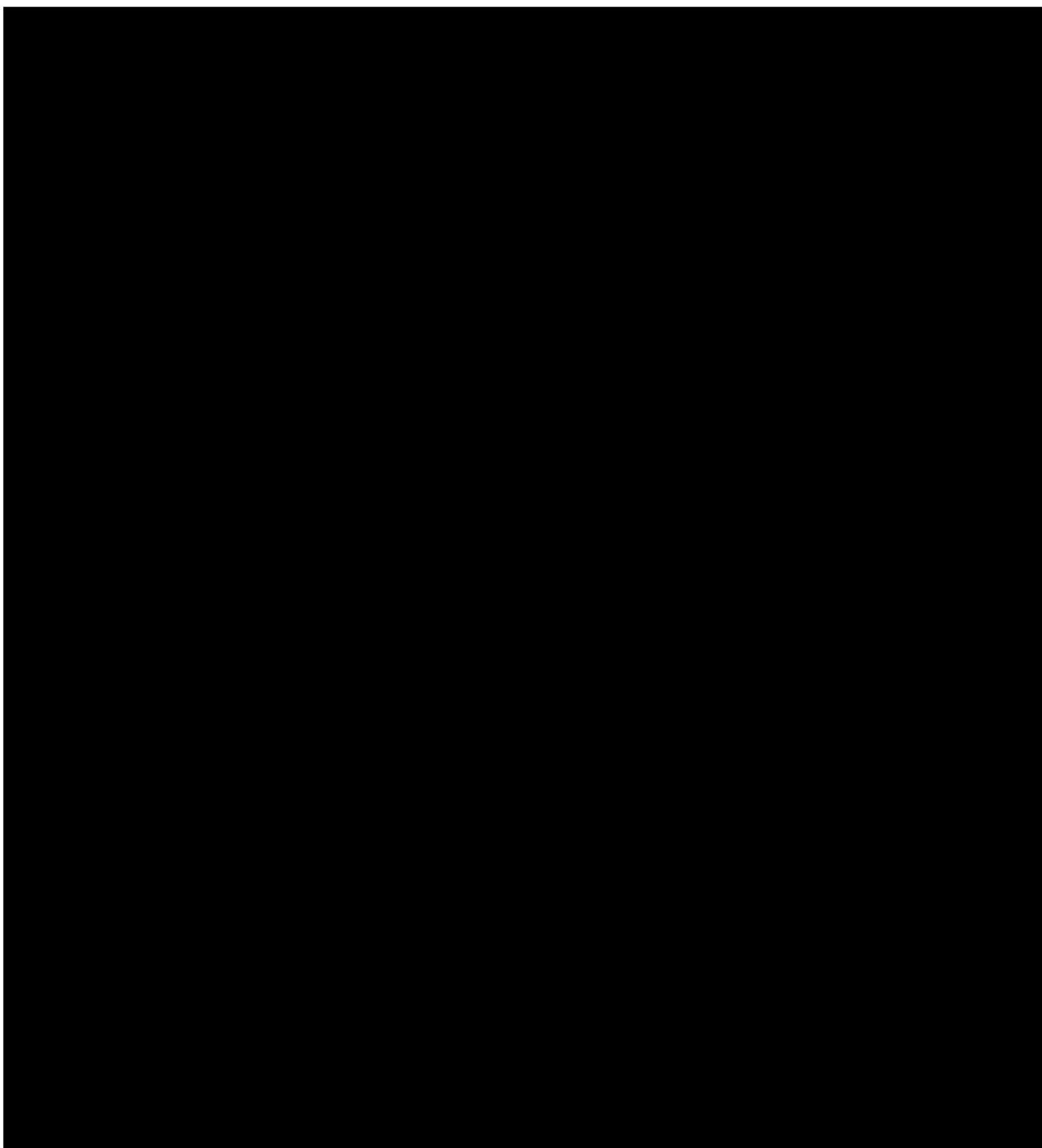
18 day of June, 2025

NOTARY

SIMONE L. MYERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/5/2025

Robert A Berlant 6/18/25
SIGNATURE (applicant/owner) DATE

Robert Berlant
PRINT NAME



OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: 106 Mendham 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	ASP Investments LLC (50%)	2137 Rte 35, 3rd Floor,
2		Holmdel, NJ 07733
3	Mitchell Berlant (25%)	2 Noam Rd Ste 1, Warren NJ 07059
4	Robert Berlant (25%)	" " "
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

18 day of June, 2025

[Signature]
NOTARY

SIMONE L. MYERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/5/2025

[Signature] 6/18/25
SIGNATURE (applicant) DATE

Robert Berlant
PRINT NAME



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
email ~ borotax@mendhamnj.org

CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

To ☒ Board of Adjustment ☒ Planning Board

Applicant 106 Mendham LLC

Property Location 106 E Main St. Block 801 Lot 12

Email Address: RBERCANT@FIRSTNJREalty.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 5/6/2025 for 2 Quarter 2025

Next Tax payment is due 8/1/2025

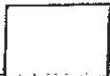
Tax is delinquent if not paid by 8/10/2025

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

Last Sewer payment was made on 6/17/2025 for 2 Quarter 2025

Next Sewer Payment is due 10/1/2025

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



Not served by Municipal Sewer.

Dated: 6/19/2025

Liz Holtz
Tax Collector

SITE INSPECTION FORM

RE: Lot 12 Block 801

I, Robert D. Berlant, the undersigned property owner, do hereby
authorize Mendham Borough Officials to inspect the property owned by me at
106 E. Main St. in connection with my application to the
Joint Land Use Board for this property.

Date: 6/18/25

Phone #: 908 757-8000

Robert D. Berlant

Property Owner or Authorized Agent

Robert Berlant, managing member
of 106 Mendham, LLC

BOROUGH OF MENDHAM
APPLICATION CHECKLIST
 SEE LAND DEVELOPMENT ORDINANCE CHAPTER 195

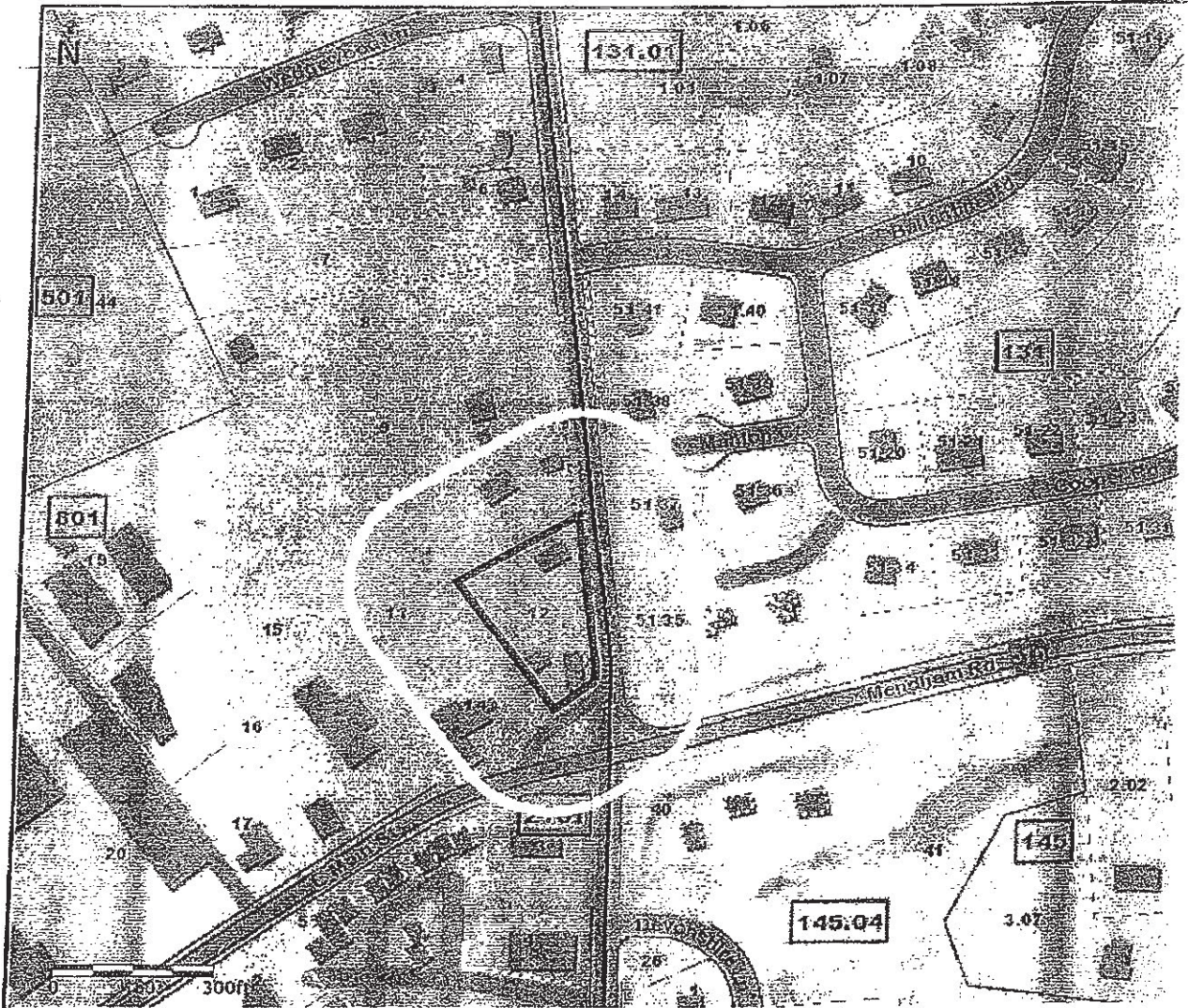
ITEM NUMBER	MINOR		MAJOR				VARIANCE				APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)						(d)
1	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
2	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
3	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
4								•	•	•	•	Zoning Officer Denial Form providing statistics and rationale for request.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
5	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
6	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	<input type="checkbox"/> COMPLIES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
7	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
9	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
10	•	•	•	•	•	•	•	•	•	•	•	Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction	<input type="checkbox"/> COMPLIES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
11	•	•	•	•	•	•	•	•	•	•	•	Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		

ITEM NUMBER	MINOR		SITE PLAN WAIVER	MAJOR				VARIANCE				APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)	(d)					
14	•	•		•	•	•	•	•	•	•	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.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
15			•								Copy of most recently approved site plan	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
16	•	•		•	•	•	•	•	•	•	Scale of not less than 1"=50' except 1" =100' on final sub-division plats. Site plans of one acre or less shall utilize a scale not less than 1" =20'.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
17	•	•		•	•	•	•	•	•	•	Key Map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1000 feet of the site.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
18	•	•		•	•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
19	•	•		•	•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
20	•	•		•	•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
21	•	•		•	•	•	•	•	•	•	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.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
22	•	•		•	•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
23	•	•		•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
24	•	•	•	•	•	•	•	•	•	•	Approval signature lines	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
25	•	•		•	•	•	•	•	•	•	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.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
26	•	•		•	•	•	•	•	•	•	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 intrst. with other public streets.	<input checked="" type="checkbox"/> COMPLIES	<input type="checkbox"/> N/A	<input type="checkbox"/> WAIVER	
27	•	•	•	•	•	•	•	•	•	•	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.	<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	40:55D-70	(a) & (b)	(c)	(d)					
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.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
30	•	•		•	•	•				The proposed location of all proposed screening and land-scaping, 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.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
31	•	•		•	•	•		•		The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
32	•	•		•	•	•		•		The location and extent of drainage and conservation easements and stream encroachment lines.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
33	•	•		•	•	•		•		The location, extent and water level elevation of all surface waters and wetlands within 200 feet of the tract.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
35	•	•		•	•	•		•		Road right-of-way dedication and improvement, as applicable.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
36	•	•				•	•			Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		
38	•	•		•	•	•		•		Locations of existing rock outcrops, highpoints, water-courses, depressions, ponds and marsh areas as determined by survey.	<input checked="" type="checkbox"/>	COMPLIES		
												N/A		
												WAIVER		

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	SUBDIVISION	SITE PLAN		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70				
39	•	•		•	•	•	•	•	•	Required front, side and rear setback lines.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
40	•	•		•	•		•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
43		•		•	•		•			The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
44		•		•	•		•			The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
45	•	•		•	•		•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
46	•	•		•	•		•			Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
49	•	•		•	•		•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
50		•		•	•					Existing and proposed permanent monuments.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	
52	•	•		•	•		•	•		A Letter of Interpretation from the NJDEP	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER	

ITEM NUMBER	MINOR		SITE PLAN WAIVER	MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70	(a) & (b)	(c)					(d)
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.	
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.	
55						•	•							Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.	
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.	
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.	
														NOTE: Board may require and ask for additional information	



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

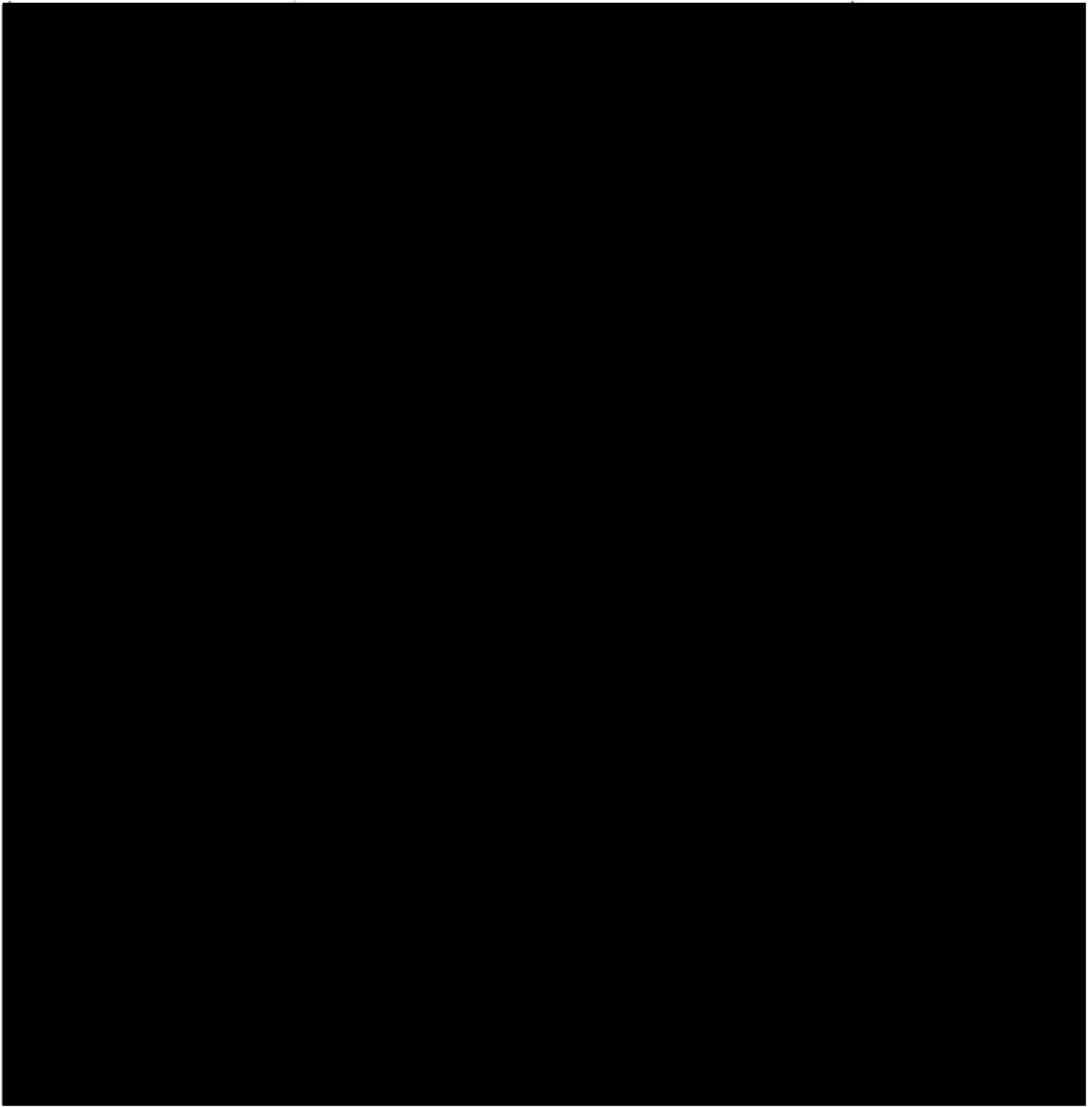


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TARGETED PROPERTIES:

PAYE PIN	Acres	Property Location	Owner's Name	Mailing Address
1418_801_12	1.3100	2 COLD HILL RD	106 MENDHAM LLC	2 NORTH ROAD, SUITE 1 WARREN, NJ 07059



TOWNSHIP OF MENDHAM

OFFICE OF THE TAX ASSESSOR

P.O. Box 520
Brookside, NJ 07926

Scott J. Holzhauer, CTA, SCGRE
Tax Assessor

Phone: (973) 543-4555 x219

Fax: (973) 543-6630

Email: sholzhauer@mendhamtownship.org

December 24, 2024

Robert D. Berlant
106 Mendham, LLC
2 North Road, Suite 1
Warren, NJ 07059
VIA email: rberlant@firstnjrealty.com

RE: Certified List of Property Owners (200')
Certifying Municipality: Township of Mendham
Subject Prop Blk / Lot: 801 / 2 (2 COLD HILL RD)

Dear: Sir/Madam:

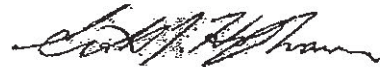
Attached please find a complete list of all property owners in Mendham Township that appear to be situated within 200 feet of the above referenced parcel(s). This information is certified as that which appears in the Mendham Township municipal tax book, including any ownership changes that have been recently received in the form of new deeds.

The initial printout titled "Buffer Report" takes data directly from our GIS database. The properties provided on the list were determined electronically from this website – which takes scaled offsets from the subject property as identified on the electronic Tax Maps for the Township (as maintained by Civil Solutions).

The attached "Addendum" includes any other entities that require notification in accordance with the provisions of the M.L.U.L. and pursuant to Subsection (h) of N.J.S.A. 40:55D-12 (agencies that have registered to receive notice with regard to Planning and/or Zoning applications).

If you have any questions, feel free to contact my office.

Sincerely,



Scott J. Holzhauer, CTA, SCGRE
Tax Assessor

SH/pw
Attachment

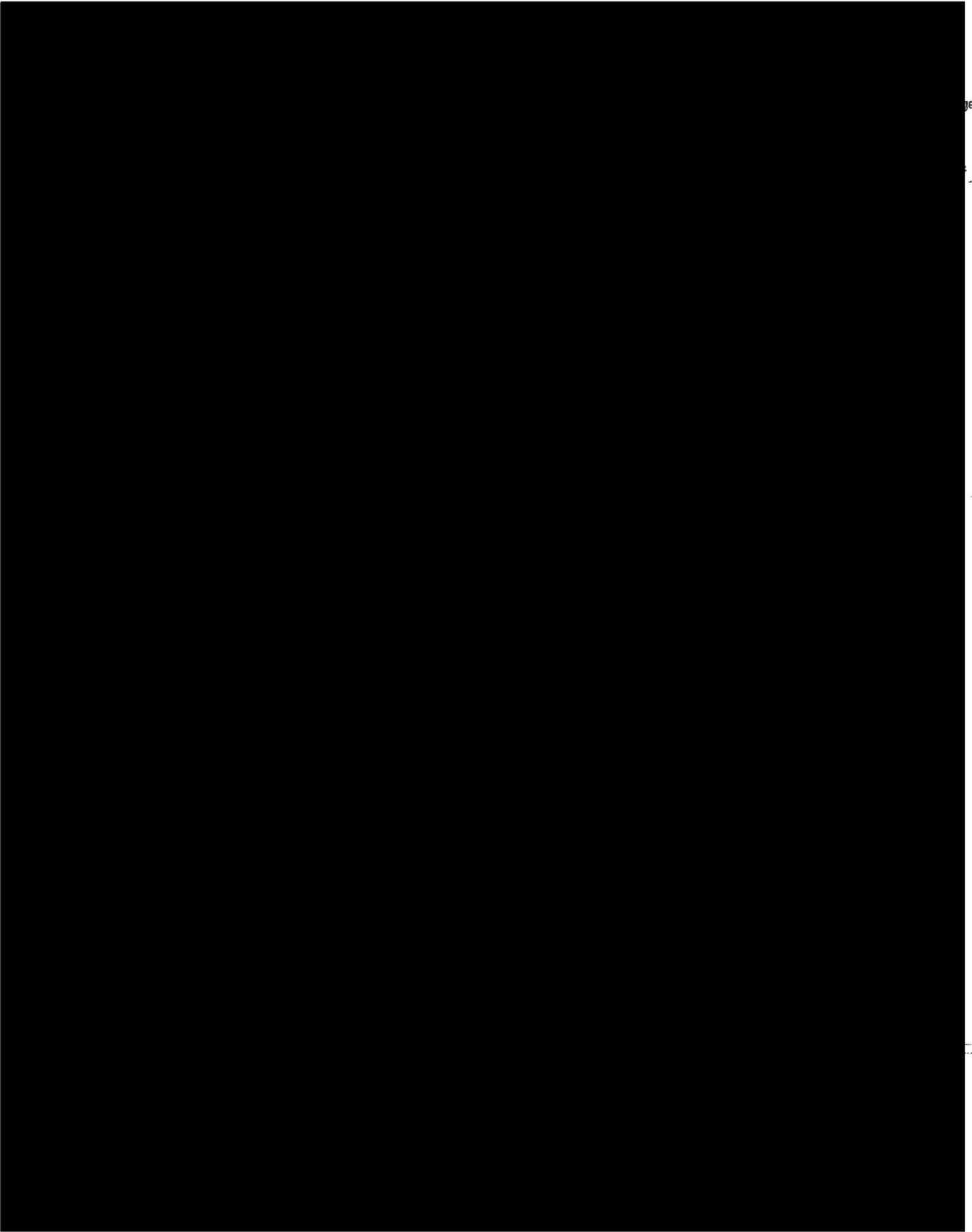
Subj Blk / Lot: 801/ 2
List Date: 12/24/24

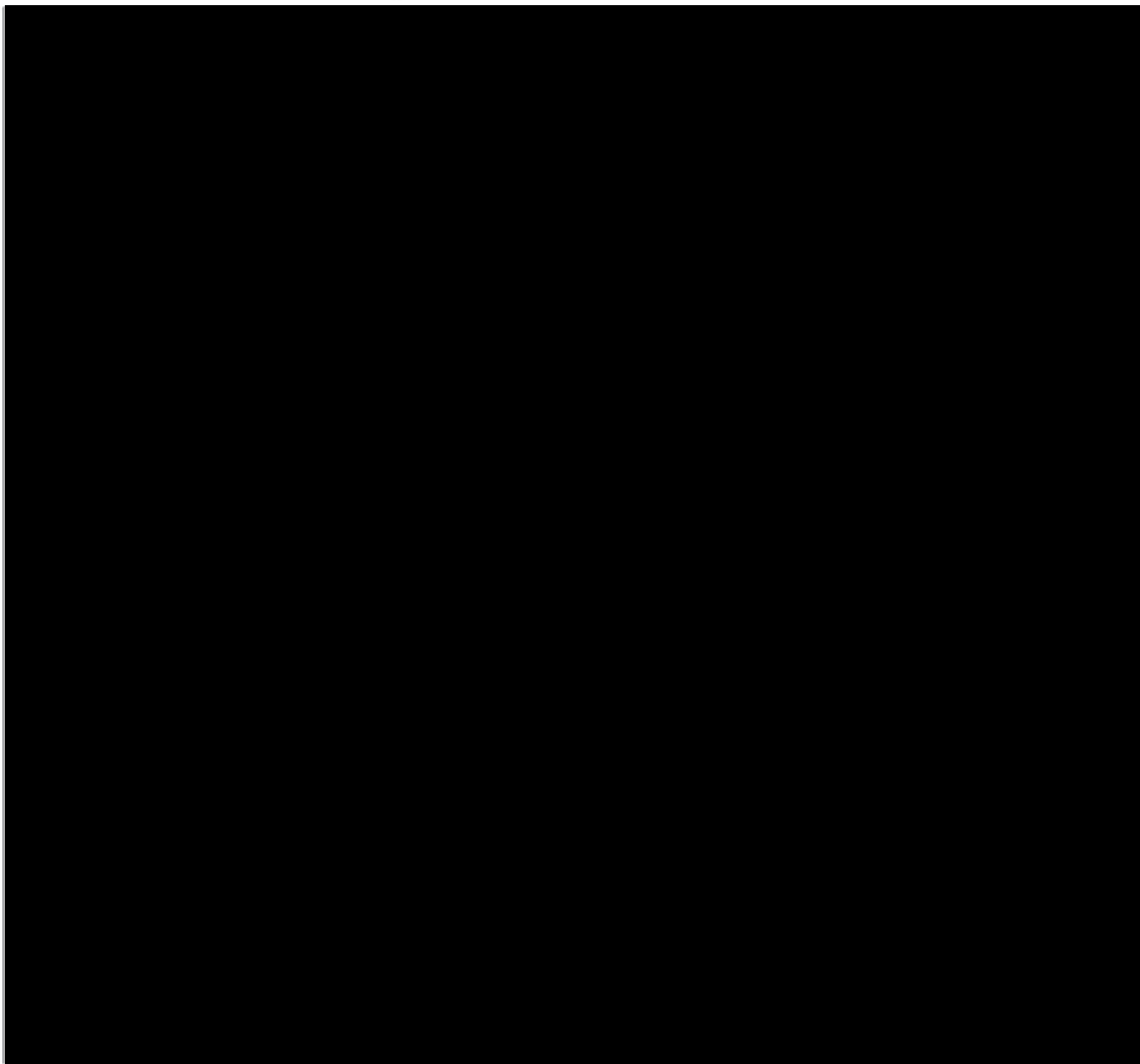
200-FT NOTIFICATION LIST

ADDENDUM

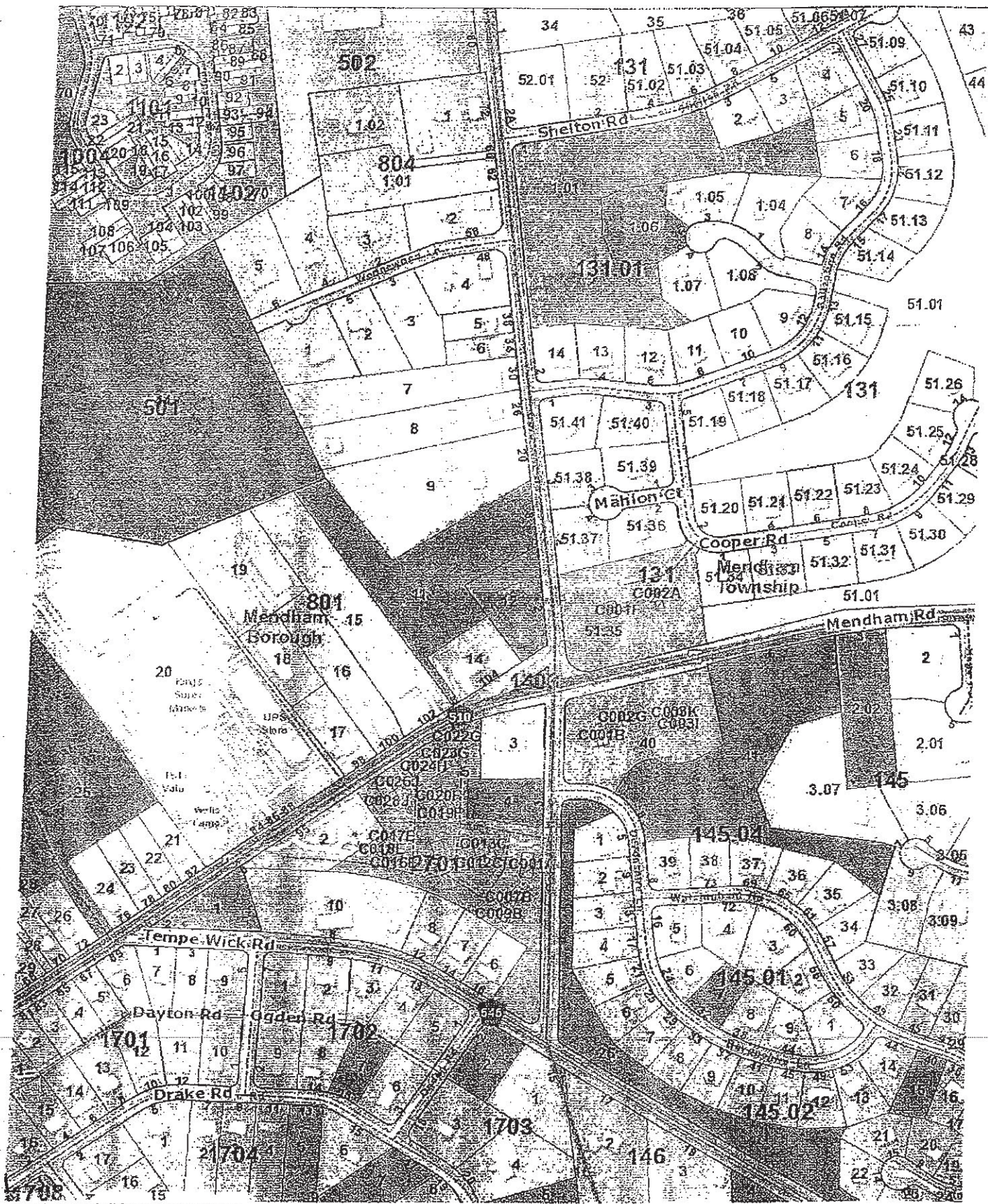
The following entities marked "X" must also be included in the 200-ft notification for the subject property in question:

Include	Roads / Associations / Utilities	Address / Contact Info
	Associations: •	None known or specified
X	Utilities Companies: • PSE&G	P.O. Box 490, Cranford N.J. 07016
X	• JCP&L c/o First Energy	76 South Main St, Akron OH 44308
X	• Comcast	One Comcast Ctr., Philadelphia PA 19103
X	• Verizon FIOS	P.O. Box 4830, Trenton NJ 08650-4830
X	• Southeast Morris Cty MUA	19 Saddle Rd, Cedar Knolls NJ 07927
X	• Morris Cty Municipal Utilities Authority	370 Richard Mine Rd., Wharton, NJ 07885
X	• NJ American Water	1 Water Street, Camden, NJ 08102
X	Adjacent Municipalities MENDHAM BOROUGH	SCOTT HOLZHAUER, 973-543-7152 X20 planning@mendhamnj.org





Outside Buffer Report - Map



Developed by Civil Solutions using myiDV