

KEY MAP
1" = 200'

TAX MAP
1" = 100'

LAND USE NOTES

APPLICANT:	106 MENDHAM, LLC 2 NORTH ROAD - SUITE 1 WARREN, NJ 07059 P: 908-757-800
PROPERTY OWNER:	106 MENDHAM, LLC 2 NORTH ROAD - SUITE 1 WARREN, NJ 07059 P: 908-757-800
PARCEL:	TAX MAP SHEET 8 BLOCK 801, LOTS 12, 12.01, & 13 106 MAIN STREET BOROUGH OF MENDHAM MORRIS COUNTY, NJ
ZONE:	BOROUGH OF MENDHAM ZONE: LIMITED BUSINESS USES: GENERAL OFFICE - PERMITTED USE MEDICAL OFFICE - PERMITTED USE RESIDENTIAL APARTMENT - PERMITTED USE

SCHEDULE OF ZONING REQUIREMENTS

	LIMITED BUSINESS ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	0.5 ACRES (21,780 SF)	1.31 ACRES (57,185 SF)	1.31 ACRES (57,185 SF)
MINIMUM LOT WIDTH	100 FT	110 FT	110 FT
MINIMUM FRONT YARD	30 FT	30 FT	30 FT
MINIMUM SIDE YARD	15 FT	18.2 FT	18.2 FT
MINIMUM REAR YARD	30 FT	115.5 FT	115.5 FT
MIN. FRONT YARD (ACCS)	30 FT	N/A	N/A
MIN. SIDE YARD (ACCS)	5 FT	10.4 FT	10.4 FT
MIN. REAR YARD (ACCS)	5 FT	N/A	N/A
MIN. PARKING SET BACK	20 FT	7.1 FT (E)	7.1 FT (E)
MAXIMUM HEIGHT	35 FT OR 2 STORIES	35 FT/ 2 STORIES	35 FT/ 2 STORIES
MAXIMUM IMPERVIOUS SURFACE RATIO	0.65	0.593 (33,922 SF)	0.593 (33,922 SF)
MAXIMUM FLOOR AREA RATIO	0.4	0.14 (8,250 SF)	0.14 (8,250 SF)

PARKING REQUIREMENTS

PARKING (OFF-STREET PARKING): 195-45
BANK: 4 SPACES PER FIRST 1,000 SF, 1 SPACE PER 250 SF THERE AFTER
2,387 SF = 4 + 1,387/250 = 9.54 SPACES REQUIRED
GENERAL OFFICE: 4 SPACES PER FIRST 1,000 SF, 1 SPACE PER 250 SF THERE AFTER
1,362 SF = 4 + 362/250 = 5.45 SPACES REQUIRED
MEDICAL OFFICE: 1 SPACE PER 150 SF
4,386 SF = 4,386/150 = 29.24 SPACES REQUIRED
RESIDENTIAL: PER R.S.1.5, 1.8 SPACES PER ONE BEDROOM GARDEN APARTMENT
1 ONE-BEDROOM APARTMENT = 1.8 SPACES

TOTAL PARKING REQUIRED = 48 SPACES

TOTAL EXISTING = 39 SPACES
TOTAL PROPOSED = 10 SPACES
OVERALL PARKING PROVIDED = 49 SPACES (COMPLIES)

NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - "LEGAL AND TOPOGRAPHIC SURVEY" PREPARED BY CONTROL LAYOUTS, INC. DATED 01/05/2008
 - "AS BUILT SURVEY PLAN" PREPARED BY CONTROL LAYOUTS, INC. REVISED 03/15/2010
 - "SITE PLAN" PREPARED BY DYNAMIC ENGINEERING (CHESTER, NJ). REVISED 09/01/2015
- NO ADDITIONAL SIGNAGE IS PROPOSED WITH THIS APPLICATION

APPROVED BY BOARD:

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CLERK: _____ DATE: _____

ENGINEER: _____ DATE: _____

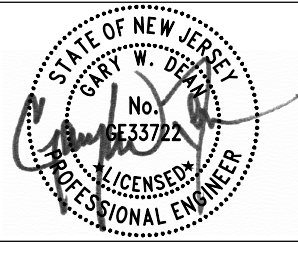
I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE ABOVE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE LAND USE BOARD OF THE BOROUGH OF FLEMINGTON.

106 MENDHAM, LLC (MANAGING MEMBER) _____ DATE _____



181 WEST HIGH STREET
SOMERVILLE, NJ 08876
908.927.0100
908.927.0181 Facsimile

NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28113900



GARY W. DEAN
N.J. PROFESSIONAL
ENGINEER NO.: GE 33722

MINOR SITE PLAN

106 MENDHAM, LLC

BLOCK 801, LOTS 12, 12.01, & 13
106 EAST MAIN STREET
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

Scale: 1"=20' Drawn by: EIC Checked by: GWD Date: 07/15/25 Sheet 1 OF 1