



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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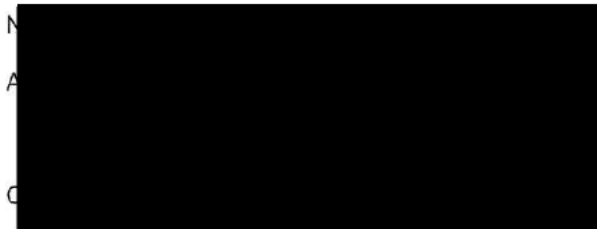
1. APPLICANT/DEVELOPER

Name: Here + Now by All, LLC
Address: 15 W Main St
Unit B
City: Mendham State: NJ Zip: 07945



Interest in Property: Tenant

2. OWNER



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 J Sposaro, Esq.
Address: 360 Route 24
Suite 3
City: Chester State: NJ Zip: 07930
Phone: (908) 879-8400 Fax: (908) 879-8404
Email: asposaro@njformlaw.com

5. APPLICANT'S ENGINEER

Name: Ryan Smith, PE
Address: 460 Main St
Po Box 459
City: Chester State: NJ Zip: 07930
Phone: (908) 879-6646 Fax: ()
Email: r.smith@yvalle.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: 15 W. Main St. Block(s): 0301
Historic Overlay Zone /
Zone: Historic business zone Lot(s): 39
Type of Road Frontage: County (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: Nail salon, coffee shop & apartments

Proposed Land Use: Same as above. The space previously occupied by a boutique will now be utilized by the applicant as a yoga studio.

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
Minimum Lot Requirements			
Area			
Width			
Depth			
Principal Buildings & Structures			
1 Side Yard			
2 Side Yards			
Front Yard			
Rear Yard			
Accessory Building & Structures			
Side Yard			
Rear Yard			

	Required	Existing	Proposed
Maximum Building & Structure Height			
Principle			
Accessory			
Maximum Lot & Building Coverages			
Lot			
Building			
<p>See zoning schedule on previous 917 application</p>			

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: 38 # of Parking Spaces Provided: 31

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 type="checkbox"/> No	<input checked="" 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. Resolution memorialized on 11/21/23 and Preliminary + Final Site Plan, prepared by Yannaccone, Villa + Aldrich, dated 12/27/21, last revised 2/1/23, consisting of three sheets

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.

Resolution dated November 21, 2023 annexed

16. RELIEF REQUESTED (use additional sheets if necessary)

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

See annexed Statement of Reasons

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

17th day of July, 2025


NOTARY


SIGNATURE (applicant)

DATE

Allison Reff
PRINT NAME

JENNIFER STEETS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 11, 2027

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

17th day of July, 2025

Mollie Stackhouse
NOTARY

[Signature] 7/17/25
SIGNATURE (owner) DATE

15 West Main, LLC
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]
SIGNATURE (applicant) Alexson Ruff 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 _____ shows and discloses the premises in its entirety, described as Block _____ Lot _____; 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

_____ day of _____, 20____

NOTARY

[Signature]
SIGNATURE (applicant/owner) DATE

PRINT NAME

MOLLE K. STACKHOUSE
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES SEPTEMBER 16, 2029

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: Here + Now by All., 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	Allison Reff	22 Corey Lane, Mendham, NJ 07945
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

17th day of July, 2025

[Signature]
NOTARY

[Signature]
SIGNATURE (applicant)

DATE

PRINT NAME Allison Reff

JENNIFER STEETS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 11, 2027

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: 15 West Main, 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	Jon F. Hanson	50 Post Ln, Bernardsville, NJ 07924
2	James E. Hanson	73-4 Post Kunhardt, Bernardsville, NJ 07924
3	Deborah P. Hanson	50 Post Ln, Bernardsville, NJ 07924
4	Jeffery B. Hanson	415 Owl Ln, Jackson WY 83001
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

9 day of May, 2022

NOTARY

CAROLINE L. MURRAY
NOTARY PUBLIC OF NEW JERSEY
Commission # 50160821
My Commission Expires 06/21/2026

SIGNATURE (applicant)

5/9/22
DATE

Deborah P. Hanson
PRINT NAME

SITE INSPECTION FORM

RE: Lot 39 Block 301

I, Alex Imperatore, the undersigned property owner, do hereby
authorize Mendham Borough Officials to inspect the property owned by me at
15 West Main in connection with my application to the
Joint Land Use Board for this property.

Date: 7/17/25

Phone #: 908 432 8150



Property Owner or Authorized Agent

STATEMENT OF REASONS

Here and Now by Alli, LLC seeks a waiver of site plan approval and variance relief for parking to occupy a yoga studio in a portion of the first floor of the building located at 15 West Main Street. The property is located in the Historic Business Zone in the Historic Overlay Zone. Here and Now occupies 970 square feet on the first floor of the front building located at this site. This space was previously occupied by a boutique named Bees Knees. Here and Now's application for a change of use or occupancy was approved by the zoning officer on June 11, 2025, however the use was limited to 6 people until such time as this Board granted variance relief for parking.

In 2023 this Board granted preliminary and final site plan approval, a d(5) and c variance, all associated with the addition of 2 two bedroom apartments on the third floor of the existing historic building, which at the time was vacant attic space. No exterior improvements other than two EV charging stations were proposed. The parking calculations in the plans submitted to the Board by Yannaccone, Villa and Aldrich, LLC in connection with this prior application provide:

OFF-STREET PARKING TABLE

REQUIRED PARKING SPACES

3705 SF RETAIL x 6 SPACES/1,000 SF= 22.2 SPACES

4 APARTMENTS X 2 SPACES/UNIT= 8.0 SPACES

3 TOWNHOUSES X 2 SPACES/UNIT= 6 SPACES

TOTAL= 36.2 SPACES

IN THE HISTORIC BUSINESS ZONE, FOR NONHISTORIC BUILDINGS
OFF-STREET PARKING SHALL BE AS REQUIRED PLUS 20%

THEREFORE:

3 TOWNHOUSES X 2 SPACES/UNIT=6 SPACES X 20% =1.2 SPACES ADDITIONAL
TOTAL REQUIRED SPACES= 1.2 ADDITIONAL SPACES + 36.2=37.4 SPACES
SAY 38 SPACES REQUIRED

PROPOSED PARKING SPACES

TOTAL SPACES PROVIDED= 29 SPACES < 38 REQUIRED.

The Resolution of memorialization for this application confirms that the Borough ordinance requires 38 spaces and 29 are provided, however credit was given for the two EV charging stations so that the parking variance that was granted was for 31 spaces, with 38 being required.

The use proposed by Here and Now, a yoga studio, has the same parking requirements as the retail store that preceded it, namely six spaces, based upon occupancy of 970 square feet (rounded up to 1,000 square feet).

Section 215-18(C)(1) of the Borough Zoning Ordinance permits the Board to waive or reduce parking requirements where necessary when historic buildings have been or will be renovated or restored in a manner that retains or enhances their period architecture and their contribution to the district. Those renovations have been completed.

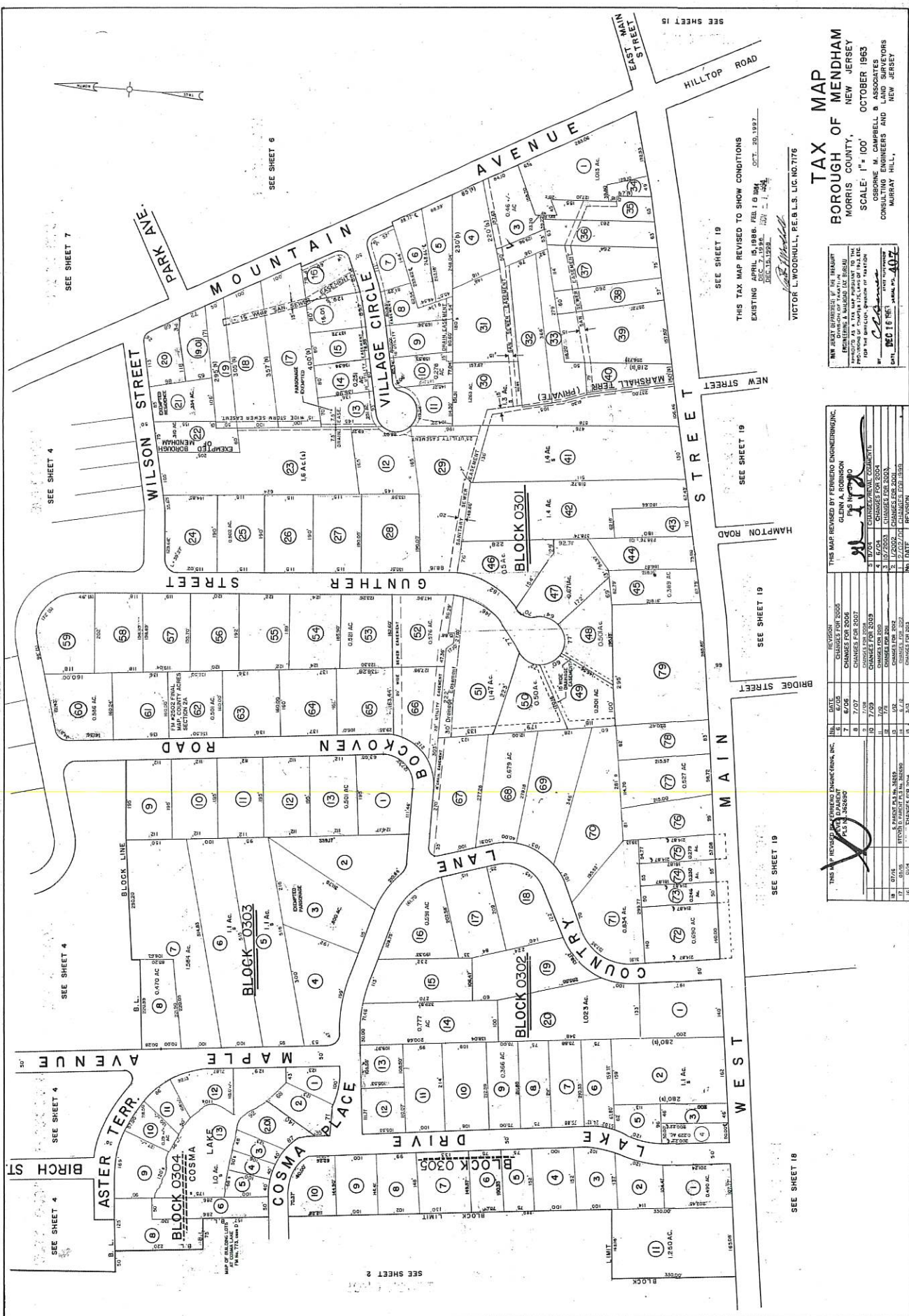
The yoga studio will offer classes from 6:30 am to 7:30 am, 9:30 am to 11:30 am and 6:00 pm to 7:00 pm and will be limited to a maximum of 15 students. This use, at these times, compliments rather than conflicts with use of the existing parking by the other commercial tenants, namely a coffee shop, Simple Coffee, and nail salon, One Mendham Nail. Both establishments have been consulted with, agree that no parking conflict will be created and that there is more than sufficient parking to meet the combined demand. Simple Coffee's hours of operation are Monday through Sunday from 7:00 am to 5:00 pm. One Mendham Nail's hours of operation are Monday through Friday from 9:30 am to 7:00 pm, Saturday from 9:00 am to 6:00 pm and Sunday from 10:00 am to 5:00 pm.

In order to be entitled to c(1) variance relief an applicant must prove both the positive and negative criteria. With respect to the positive criteria, an extraordinary and exceptional situation uniquely affecting this piece of property, namely limited area for parking, exists resulting in peculiar and exceptional practical difficulties to and exceptional hardship upon the applicant. This yoga studio cannot survive if a maximum of six persons are permitted. Moreover, virtually **any** permitted use of the space occupied by Here and Now would trigger the need for parking variance relief. Based upon the foregoing the positive criteria have been satisfied.

As for the negative criteria, this application will have little, if any, adverse impact and thus can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance. As noted above your ordinance permits waiving parking requirements for historic buildings in the Historic Business Zone that have been or will be renovated or restored in a manner that retains or enhances their period architecture and their contribution to the district. Additionally, based upon the acknowledgment of existing commercial tenants, Here and Now can safely operate without creating a shortage of parking for the other occupants.

If it is determined that (d) variance relief is needed for this parking variance, the following purposes of zoning are advanced by this application:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.



SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 9

SEE SHEET 15

SEE SHEET 19

SEE SHEET 19

SEE SHEET 19

SEE SHEET 19

SEE SHEET 19

SEE SHEET 19

SEE SHEET 19

THIS TAX MAP REVISED TO SHOW CONDITIONS
EXISTING APRIL 15, 1986 FEB 18, 1994
OCT. 25, 1997
DEC. 13, 1998
DEC. 1, 2001

VICTOR L. WOODRUFF, P.E., L.S., L.C. NO. 7376

TAX MAP
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY
SCALE: 1" = 100'
OCTOBER 1993
OSBORNE M. CAMPBELL & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
MURRAY HILL, N.J.

MAP JUST SUBMITTED BY THE TOWNSHIP
ENGINEERING & SURVEYING DEPARTMENT
RECEIVED AS A TAX MAP FOR THE
RECORDS OF THE TOWNSHIP ENGINEERING
DEPARTMENT
FOR THE OFFICE OF THE TOWNSHIP ENGINEER
DATE: DEC 16 1993

THIS MAP REVISED BY FERRERO ENGINEERING, INC.			
NO.	DATE	REVISION	BY
1	6/96	CHANGES FOR 2005	GLENN A. ROBINSON
2	7/07	CHANGES FOR 2007	GLENN A. ROBINSON
3	7/08	CHANGES FOR 2008	GLENN A. ROBINSON
4	7/09	CHANGES FOR 2009	GLENN A. ROBINSON
5	7/10	CHANGES FOR 2010	GLENN A. ROBINSON
6	7/11	CHANGES FOR 2011	GLENN A. ROBINSON
7	7/12	CHANGES FOR 2012	GLENN A. ROBINSON
8	7/13	CHANGES FOR 2013	GLENN A. ROBINSON
9	7/14	CHANGES FOR 2014	GLENN A. ROBINSON
10	7/15	CHANGES FOR 2015	GLENN A. ROBINSON
11	7/16	CHANGES FOR 2016	GLENN A. ROBINSON
12	7/17	CHANGES FOR 2017	GLENN A. ROBINSON
13	7/18	CHANGES FOR 2018	GLENN A. ROBINSON
14	7/19	CHANGES FOR 2019	GLENN A. ROBINSON
15	7/20	CHANGES FOR 2020	GLENN A. ROBINSON



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

June 20, 2025

Anthony Sposaro
360 Route 24, Suite 3
Chester, NJ 07930

Re: Block 301 Lot 39

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
683 Route 10
Randolph, NJ 07869

Morris County Planning Board
PO Box 900
Morristown, NJ 07963-0900

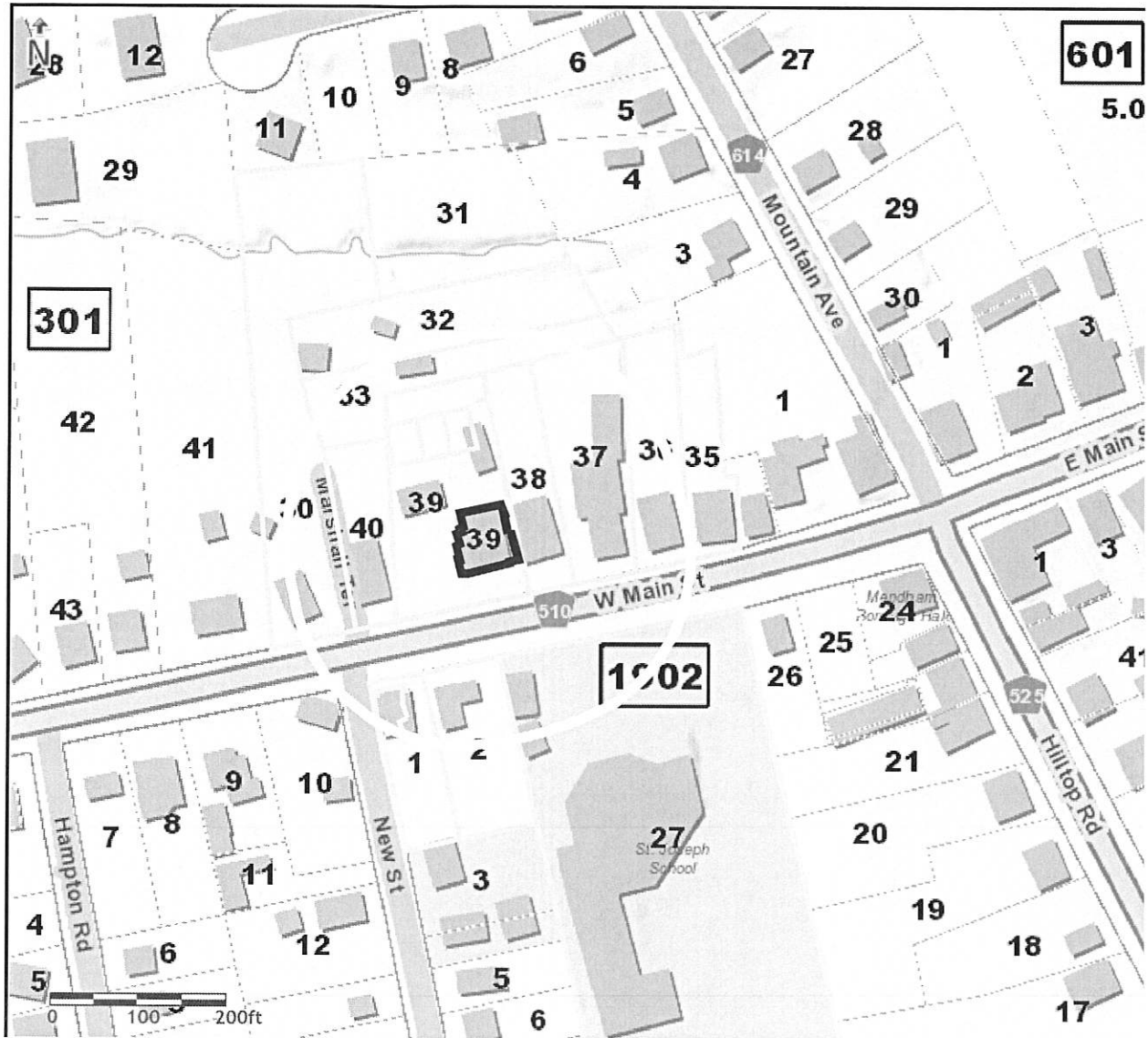
Very truly yours,

Lisa Smith

Lisa Smith
Assessor Assistant

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1902_1	0.2900	14 W MAIN ST	TCSF HOLDINGS LLC	14 W MAIN ST MENDHAM, NJ 07945
1418_1902_1_X	0.2900	14 W MAIN ST	TCSF HOLDINGS LLC	14 W MAIN ST MENDHAM, NJ 07945
1418_1902_2	0.4400	12 W MAIN ST	ACV INVESTORS ASSOCIATES LP	2984 SAINT BARNABAS CT NAPLES, FL 34105
1418_1902_27	3.5700	8 W MAIN ST	ST JOSEPHS RC CHURCH & SCHOOL	8 W MAIN ST MENDHAM, NJ 07945
1418_1903_10	0.3970	16 W MAIN ST	SMITH, SASHA/PARADOWSKI, MATTHEW	16 MAIN ST MENDHAM, NJ 07945
1418_301_30	1.3000	23 W MAIN ST	HIDAYAT, DAVIS	106 LIBERTY CORNER RD WARREN, NJ 07059
1418_301_32	0.6150	3 MARSHALL TER	HOAGLAND, GEORGE W & JOAN F	3 MARSHALL TER MENDHAM, NJ 07945
1418_301_33	0.3700	1 MARSHALL TER	MARKS, TINA MARIA	1 MARSHALL TER MENDHAM, NJ 07945
1418_301_35	0.3400	7 WEST MAIN ST	LA PERGOLA INC	PO BOX 124 NEW VERNON, NJ 07976
1418_301_36	0.4100	9 WEST MAIN ST	9 WEST MAIN LLC	187 WASHINGTON ST MORRISTOWN, NJ 07960
1418_301_37	0.5700	11 W MAIN ST	MENDHAM GARDEN CENTER	11 W MAIN ST MENDHAM, NJ 07945
1418_301_38	0.3500	13 W MAIN ST	13 WEST PROPERTIES LLC	60 POTTERSTOWN RD LEBANON, NJ 08833
1418_301_39	undefined		unmatched parcel	undefined undefined
1418_301_39_C001	0.8100	15 W MAIN ST	15 WEST MAIN LLC C/O RYAN,LLC	1000CONTINENTALDR.STE 550 KING OF PRUSSIA, PA 19406
1418_301_39_C002	0.0000	17-A W MAIN ST	15 WEST MAIN LLC C/O RYAN,LLC	1000CONTINENTAL DR STE550 KING OF PRUSSIA, PA 19406
1418_301_39_C003	0.0000	17-B W MAIN ST	15 WEST MAIN LLC C/O RYAN,LLC	1000CONTINENTAL DR STE550 KING OF PRUSSIA, PA 19406
1418_301_39_C004	0.0000	17-C W MAIN ST	15 WEST MAIN LLC C/O RYAN,LLC	1000CONTINENTAL DR STE550 KING OF PRUSSIA, PA 19406
1418_301_40	0.3200	21 W MAIN ST	WEST MAIN 21 LLC	1625 ROUTE 10 MORRIS PLAINS, NJ 07950



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



Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_301_39_C001	0.8100	15 W MAIN ST	15 WEST MAIN LLC C/O RYAN,LLC	1000CONTINENTALDR.STE 550 KING OF PRUSSIA, PA 19406

BOROUGH OF MENDHAM JOINT LAND USE BOARD

RESOLUTION OF MEMORIALIZATION

Decided: October 17, 2023
Memorialized: November 21, 2023

IN THE MATTER OF 15 WEST MAIN LLC
PRELIMINARY AND FINAL MAJOR SITE PLAN,
"D(5)" & "C" VARIANCE APPLICATION
BLOCK 0301, LOT 39
APPLICATION NO. JLUB #13-22

WHEREAS, 15 West Main LLC (hereinafter the "Applicant") applied to the Borough of Mendham Joint Land Use Board (hereinafter the "Board") for the grant of variances pursuant to N.J.S.A. 40:35D-70d(5) and 40:55D-70c (hereinafter the "Variance Relief") by application dated 5/9/22; and

WHEREAS, the application was deemed complete by the Board, and a public hearing was held on 10/17/23; and

WHEREAS, the Board has determined that the Applicant has complied with all land use procedural requirements of Chapter 124 of the Ordinance of the Borough of Mendham, and has complied with the procedural requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., including without limitation, public notice pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, the Board makes the following findings and conclusions, based on the documents, testimony and other evidence comprising the hearing record:

1. The subject property is located at Block 301, Lot 39 fronting Main Street (County Road 510) with a parcel size of 0.80809 acres or approximately 35,200 square feet. It is in the HB, Historic Business Zone in the Historic Overlay Zone and is currently developed with two (2) buildings. The front building on the property contains two (2) apartments and three (3) businesses. The rear building on the property contains three (3) townhouses.

The existing uses received approval from the Zoning

Board of Adjustment decided on 2/2/16 and memorialized on 3/1/16. The Applicant received: preliminary and final site plan approval with a d(5) density variance to permit five (5) units where two (2) units are permitted; a d(3) conditional use variance to permit three (3) townhouses that did not comply with area and yard requirements for townhouses; an impervious coverage variance of 66.8% where 65% is permitted; a side yard setback of less than a foot on the east side of the existing building where 10 feet was required; a parking variance to permit 29 parking spaces where 34 spaces were required; and a variance to permit an eight (8) foot high fence around the dumpster where six (6) feet is permitted.

The site is situated in the historic downtown area of Mendham Borough and is immediately surrounded by commercial/mixed-use buildings facing West Main Street (County Road 24). Outside of the immediately adjacent area, to the north (rear) and west of the site are primarily single-family residential neighborhoods.

2. The Applicant is proposing to add two (2) additional two-bedroom apartments on the third floor of the existing historic building where the floor is currently vacant attic space. No exterior improvements are proposed to either the front or rear buildings, other than the EV charging stations.

A variance pursuant to N.J.S.A. 40:55D-70d(5) (the "D(5)" Variance) is required because, according to Chapter 490, Attachment 1, the maximum number of Families/Residential Units per lot in the Historic Business zone is two (2) and the Applicant is proposing seven (7) Families/Residential Units. A variance pursuant to N.J.S.A. 40:55D-70c (the "C" Variance) is required because, according to §215-67, Parking Standards, the minimum number of parking spaces required is 38 spaces where 29 spaces are proposed. As part of the March 2016 Board of Adjustment approval, variance relief was granted for 29 spaces where 34 spaces were required. Because Applicant will install two electric vehicle (EV) charging stalls, it will receive credit for two additional parking stalls, so that the "C" Variance is for 31 spaces where 38 are required.

3. The Applicant has submitted the following documents that depict and/or describe the improvements for

which the Variance relief is required:

- Three (3) sheets of Architectural Floor Plans prepared by Charles A. Maillet, dated 9/22/23 (Sheets 1 & 2) and 6/15/19 (Sheet 3)
- Three (3) sheets of engineering plans entitled, "15 West Main LLC Property, Preliminary and Final Site Plans, Lot 39, Block 0301, Borough of Mendham, Morris County, New Jersey," dated 12/27/21 and revised through 2/1/23
- 3-Story Building Sprinkler Plans, prepared by Fire Sprinkler Design, LLC, consisting of three (3) sheets, dated 2/27/23

4. In support of the application, the Applicant has submitted the following documents, which are part of the hearing record:

- Cover letter, dated 7/25/23, prepared by Craig Gianetti, Esq.
- Land Development Application, dated 5/9/22, prepared by Deborah P. Hanson
- Application Rider
- Site Inspection Form
- Ownership Disclosure Statement
- Checklist
- Property Owners List
- Sewer Connection Approval, dated 8/23/21
- Board of Adjustment Resolution, memorialized 3/1/16
- Property Deed
- Certificate of Paid Taxes, dated 1/17/22
- Cover Letter, dated 3/24/23, prepared by Anthony J. Sposaro, Esq.
- Certificate of paid taxes
- Morris County Planning Board Approval, dated 4/20/23
- Fire protection calculations
- Site photo

5. The Board's planning and engineering professionals and/or consultants have submitted the following reports concerning their reviews of the application, which are part of the hearing record:

Jessica Caldwell-Dykstra, PP, AICP, dated 10/9/23

Paul Ferriero, PE, CME, dated 10/14/23

6. In the course of the public hearings, the following exhibits were marked and are part of the hearing record:

- A-1 Photos of 3-Story Building Elevations
- A-2 Aerial Site Photos, Before & After Improvements

7. In the course of the public hearings, the Applicant was represented by Craig Gianetti, Esq., and the Applicant presented the testimony of the following witnesses, which testimony is part of the hearing record:

Alexander Imperatore, Hampshire Co.
Senior Real Estate Manager

Charles Maillet, AIA, Architect

Gary Dean, PE, PTOE, Traffic Engineer

Frank Banisch, PP, Professional Planner

8. The documentary evidence and the testimony of the Applicant and/or Applicant's witnesses adduced the following facts:

Mr. Imperatore testified that there were no parking issues currently on the site, and he opined that the existing parking of 21 stalls would accommodate the proposed two additional attic apartments. He stated that one of the new apartments would be restricted as a moderate income affordable unit, and that two EV charging stalls would be provided in the parking area at a location to be approved by the Board Engineer. Mr. Maillet testified that the historic building would be provided with fire suppression sprinklers per the submitted plans. Mr. Dean's testimony indicated that shared parking between the residential and commercial units would be effective in limiting the demand for stalls so as to justify the "C" Variance relief. Mr. Banisch's testimony set forth the positive and negative criteria supporting the "D(5)"

Variance. He stated that the MLUL purposes were advanced by the affordable rental unit, the EV charging station, the utilization of empty attic space, and the support for local businesses from residences within walking-distance.

9. Based on the hearing record, the Board has made the following findings and conclusions relative to the Variance relief sought by the Applicant:

Based on the testimony of Frank Banisch, the Board finds that the "D(5)" Variance for the two additional residential units is justified in terms of satisfying the positive and negative criteria. Based on Gary Dean's testimony, the Board finds that the "C" Variance for parking is also justified, because the existing parking will accommodate the increased demand.

The Board further finds that this relief can be granted without substantial detriment to the public good and that the granting of this relief will not substantially impair the intent and purpose of the zone plan and/or the zoning ordinance.

10. In summary, the Board hereby grants a total of one D(5) and one "C" variances in connection with this application.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby approve the application and grant the Variance Relief requested by the Applicant, as described hereinabove, pursuant to N.J.S.A. 40:55D-70c and 40:55D-70d(5).

This approval is subject to the following conditions, which shall, unless otherwise stated, be satisfied prior to the issuance of a zoning permit for the improvements requiring Variance relief.

1. One of the two new apartments will be restricted as a moderate income affordable unit through filings approved by the Borough Attorney.

2. An EV charging station serving two adjacent parking stalls will be installed at a location to be approved by the Board Engineer. Other than an LCD display, the EV

station will have no lighting or advertising.

3. The historic building will be provided with a fire suppression sprinkler system consistent with submitted plans and to be approved by the Borough.

4. All application, escrow and inspection fees shall be paid in full and current at the time of issuance of zoning permits and construction permits. Engineering inspection fees will be paid out of the Applicant's escrow account, and the Applicant will replenish said account to the extent required to pay for said inspection fees.

5. This approval is subject to all other approvals required by any governmental agency having jurisdiction over the subject property.

6. This approval is subject to the payment in full of all taxes and assessments due and owing to the Borough of Mendham and/or any agency thereof.

7. Pursuant to Ordinance Section 124-22, the Variance relief granted herein shall expire within one year of the memorialization of this Resolution unless the construction or alteration of the improvements requiring Variance relief has actually been commenced during that time period, provided that the running of the one-year time period shall be tolled during the pending of any appeal of the Board's decision to the Borough Council or to a court of competent jurisdiction.

The undersigned does hereby certify that the foregoing is a true copy of the Resolution adopted by the Borough of Mendham Joint Land Use Board memorializing the action taken by the Board at its meeting of 10/17/23.


Lisa Smith
Board Secretary



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

Office of the
Historic Preservation Commission

July 2, 2025

VIA EMAIL – allison.reff@gmail.com

06-25 Allison Reff ~ Here and Now
15 West Main St
Blk 301 Lot 39

This will confirm the completion of your Historic Preservation Commission application review for the project at above referenced address. Your application has been labeled HPC #06-25 and is filed at the Phoenix House.

The Commission reviewed the application dated June 3, 2025 and approved as submitted

Any deviations from what was submitted and granted herein will necessitate a return to the Commission. By copy of this letter, I am advising the Zoning Officer and Construction Official of the Commission's approval. **Please be advised that you may be required to obtain approvals from those departments as well.**

If you have any questions, please contact Lisa Smith at 973-543-7152, ext. 20.

Yours truly,

Scott Van Arsdale, Chair
Historic Preservation Commission

cc: Rob Rosendale, Construction Official/Zoning Officer



For Zoning Officer Use Only

Permit #:	
Effective Date:	
Expiration Date:	

Borough of Mendham
Department of Zoning & Code Enforcement
Rob Rosendale, Zoning & Code Enforcement Official
6 West Main Street Mendham, NJ 07945
rrosendale@mendhamnj.org
phone: 973-543-7152 ext. 21

APPLICATION AND PERMIT FOR PERMANENT & TEMPORARY SIGN

APPLICATION FEE: \$50.00

☐ TEMPORARY

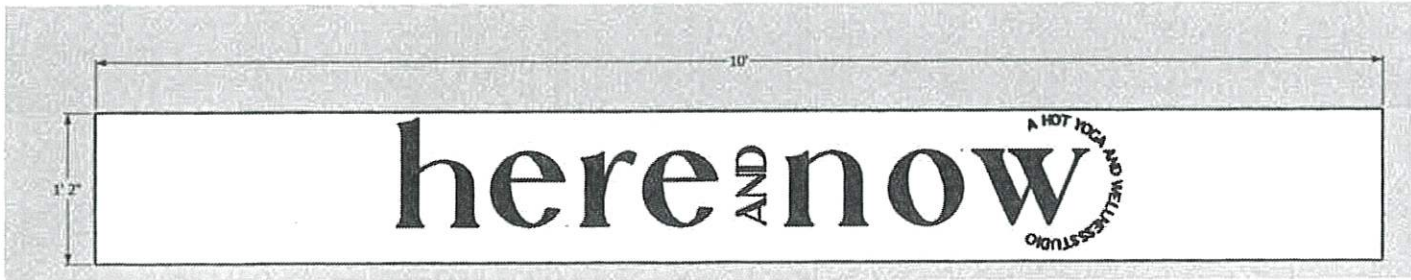
☒ PERMANENT

2 signs:
① Above front door
② 4 Frame back door

NAME OF BUSINESS/ORGANIZATION <u>Here and Now</u>		BUSINESS/ORGANIZATION CONTACT [REDACTED]	
BUSINESS/ORGANIZATION STREET ADDRESS <u>15 W Main street unit B</u>		B [REDACTED]	
HISTORIC OVERLAY DISTRICT: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	RESIDENTIAL: <input type="checkbox"/>	TYPE OF SIGN REQUESTED: CIVIC EVENT: <input type="checkbox"/> PORTABLE BUSINESS SIGN: <input type="checkbox"/>	
MAIN STREET CORRIDOR: <input type="checkbox"/> Y <input type="checkbox"/> N	COMMERCIAL: <input checked="" type="checkbox"/>	SIGN MATERIAL: <u>Acrylic/Metal</u>	
SIZE OF SIGN: <u>13.5" x 2.9" wide</u>	PURPOSE OF SIGN: <u>Promote Business</u>	NUMBER OF SIGNS: <u>2</u>	
SIGN TEXT <u>Here and Now a hot yoga and wellness studio</u>			
ATTACH A DRAWING OR PHOTO OF SIGN SHOWING DIMENSIONS WITH YOUR APPLICATION			
APPLICANT'S SIGNATURE <u>Alison Reff</u>		DATE <u>6/2/25</u>	
LOCATION/ADDRESS OF SIGN PLACEMENT <u>15 W Main St, Mendham NJ 07945</u>		BLOCK <u>301</u>	LOT <u>39</u>
NAME OF PROPERTY OWNER <u>West Main LLC</u>	PROPERTY OWNER SIGNATURE <u>[Signature]</u>	[REDACTED]	
LOCATION/ADDRESS OF SIGN PLACEMENT		BLOCK	LOT
NAME OF PROPERTY OWNER	PROPERTY OWNER SIGNATURE	PROPERTY OWNER PHONE NUMBER	
LOCATION/ADDRESS OF SIGN PLACEMENT		BLOCK	LOT
NAME OF PROPERTY OWNER	PROPERTY OWNER SIGNATURE	PROPERTY OWNER PHONE NUMBER	
NOTE! ATTACH ADDITIONAL PAGES FOR MULTIPLE LOCATIONS			
ZONING OFFICER		DATE:	

The erection of a temporary free standing sign by business/organizations within the Business Zone shall be permitted only under the following terms & conditions:

1. The sign shall be made of permanent quality material and shall contain professionally drawn lettering.
2. The sign shall not be larger than 2' x 3'.
3. No more than one (1) free standing sign shall be allowed per lot.
4. No sign shall cause pedestrian or vehicular obstruction, nor shall be placed in any parking space, traffic aisle, pedestrian walkway, or between the street and sidewalk.
5. The sign shall be displayed only during regular business hours, and removed from view at the end of the business day.
6. A temporary free-standing sign may contain advertisement for more than one business on the same property if said sign complies with all other applicable requirements.
7. No sign shall direct attention to a business conducted on a property other than that on which the sign is located.
8. Each temporary sign shall be subject to the issuance to the tenant or property owner of an annual (maximum) permit by the Zoning Officer.

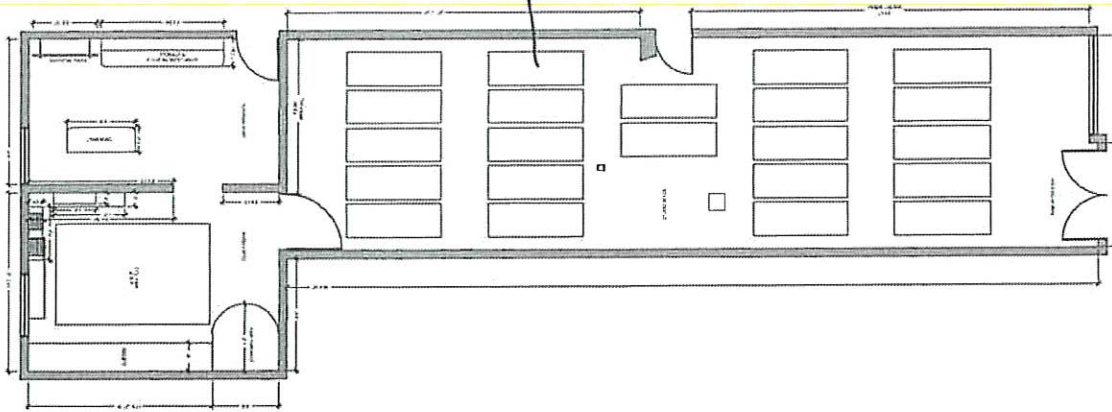


A HOT YOGA AND WELLNESS STUDIO

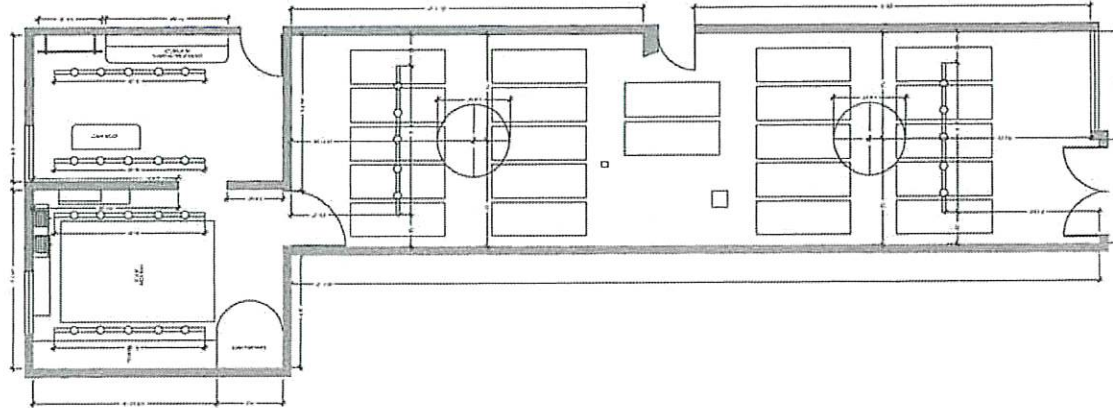
here now



ENTRANCE AROUND BACK



FLOOR PLAN



REFLECTED CEILING PLAN

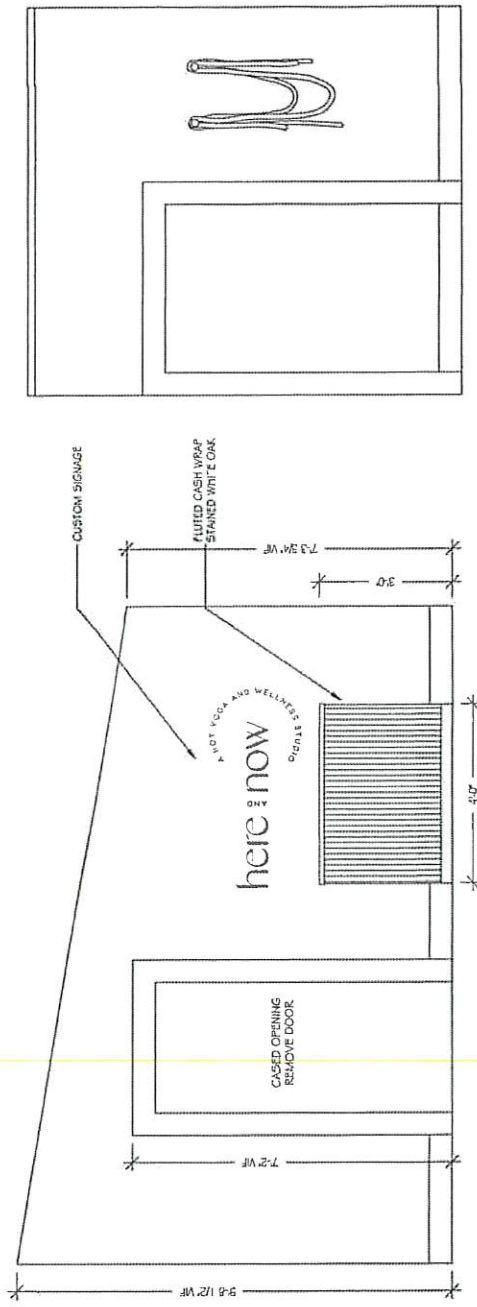
ELLIE MROZ DESIGN

400 W Broad Street
Westfield, NJ 07090
908 232 0134

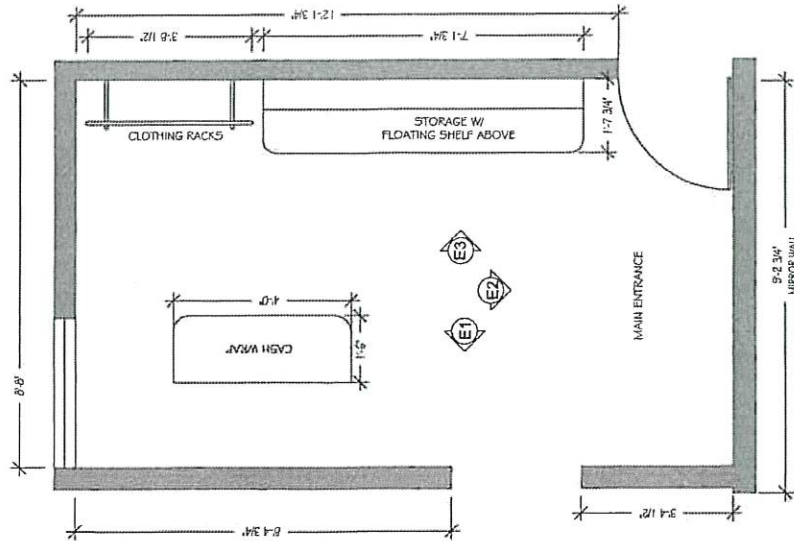
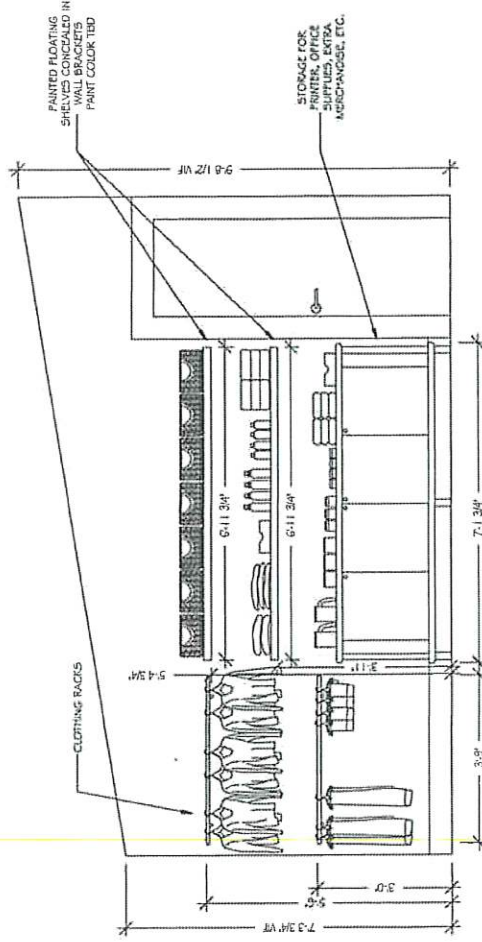
REF YOGA STUDIO

Drawings and design documents prepared by Ellie Mroz Design are intended for conceptual and only. Information is to be the responsibility of the client and not a construction or other professional to verify all dimensions, materials, and specifications on location prior to any additional purchase or work.

FLOOR PLAN & REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"
DATE: 05.29.2025
DRAWN BY: EMD/NM



ELEVATION 2



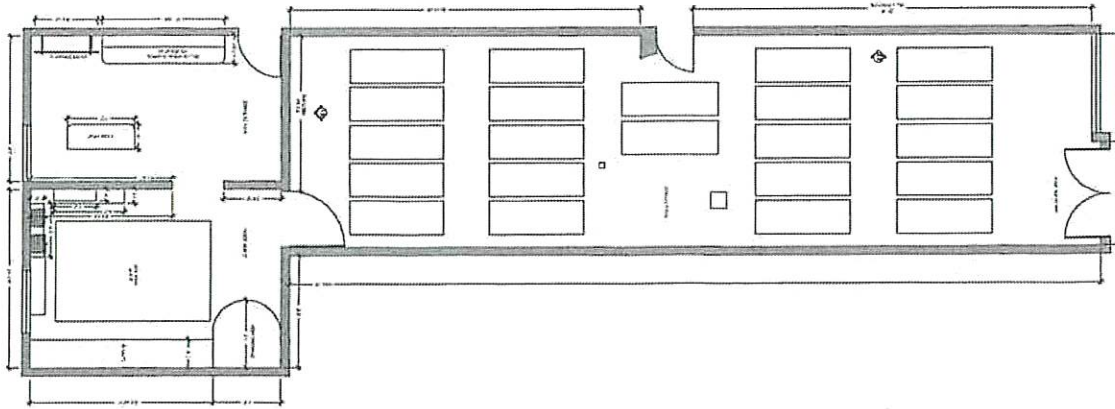
ELLIE MROZ DESIGN

400 W Broad Street
Westfield, NJ 07090
908 232 0134

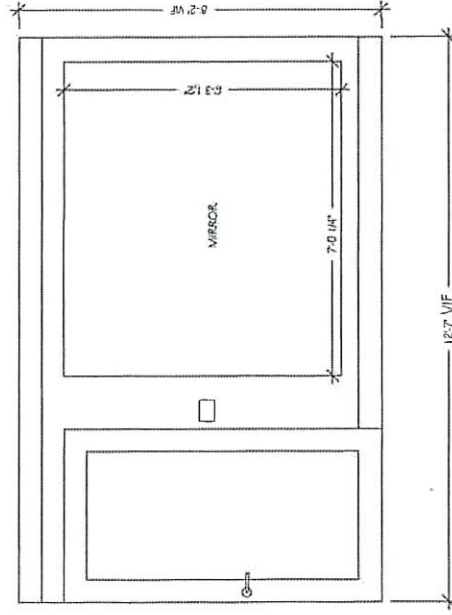
REFE YOGA STUDIO

Drawings and design documents provided by Ellie Mroz Design are intended for informational and design reference only. It is the responsibility of the client to ensure construction, materials, and subcontractors are verified as such, and specifications are followed to the extent possible for each project.

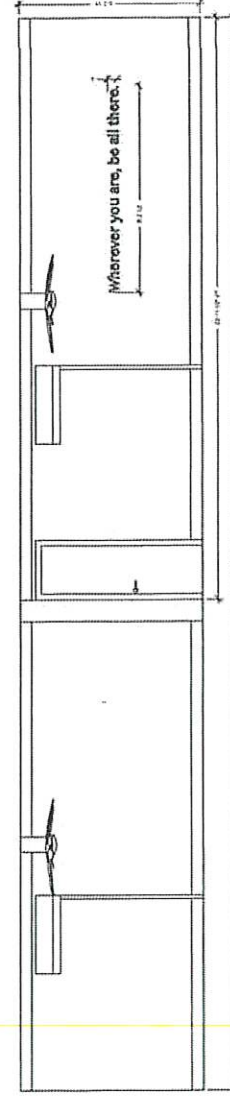
MAIN ENTRANCE
SCALE: 1/4" = 1'-0"
DATE: 05.29.2025
DRAWN BY: EMD/ NM



FLOOR PLAN



ELEVATION 1



ELEVATION 2

ELLIE MROZ DESIGN

400 W Broad Street
Westfield, NJ 07090
908 232 0134

REFF YOGA STUDIO

Drawings and design documents provided by The Mroz Group are created for conceptual use only. They are not to be used for construction or other purposes without the express written consent of The Mroz Group. All trademarks and registered trademarks are the property of their respective owners. All dimensions are in feet and inches.

STUDIO
SCALE: 3/32" = 1'-0"
DATE: 05.29.2025
DRAWN BY: EMD/NM



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 Land Use Board

Applicant _____ C001
Property Location 15W Main St Block 301 Lot 39 C002
Email Address: a sposaro@njfarmlaw.com C003
C004

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 5/1/25 for 2nd Quarter 2025

Next Tax payment is due 8/1/25

Tax is delinquent if not paid by 8/10/25

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

Last Sewer payment was made on 7/2/25 for 2nd Quarter 2025

Next Sewer Payment is due 10/1/25

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

☐ Not served by Municipal Sewer.

Dated: 7/17/25

Ethel
Tax Collector