

LAND USE AND ZONING			
BLOCK 801, LOT 20			
EAST BUSINESS ZONE (EB) / EAST BUSINESS - AFFORDABLE HOUSING (EB-AH) OVERLAY			
<b>PROPOSED USE</b>			
MULTI-FAMILY RESIDENTIAL	PERMITTED USE		
HEALTH CLUBS & RECREATIONAL FACILITIES	PERMITTED ACCESSORY USE		
TENANT PREMIUM PARKING	PERMITTED ACCESSORY USE		
AUTOMOTIVE SALES & SERVICE	PERMITTED USE		
SHOPPING CENTER	PERMITTED USE		
<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MINIMUM LOT AREA	3 AC (130,680 SF)	13.27 AC (577,865 SF)	13.27 AC (577,865 SF)
MINIMUM LOT WIDTH	200 FT	509.4 FT	509.4 FT
MINIMUM FRONT YARD SETBACK	50 FT	130.0 FT	130.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	28.0 FT (EN)	28.0 FT (EN)
MINIMUM REAR YARD SETBACK	50 FT	132.2 FT	143.8 FT
MAXIMUM BUILDING HEIGHT *	4 STORIES OVER PARKING / 60 FT	< 60 FT	59.60 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (462,292 SF)	78.7% (454,951 SF)	72.8% (420,674 SF)
MAXIMUM NUMBER OF UNITS	75 UNITS	N/A	75 UNITS
MINIMUM RECREATIONAL AREA	5,000 SF	N/A	> 5,000 SF

(EN) EXISTING NON-CONFORMITY VERTICAL DISTANCE TO THE TOP OF THE HIGHEST POINT OF THE BUILDING MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT EACH CORNER OF THE BUILDING NEXT TO THE FOUNDATION (AVERAGE GRADE = 542.07 FT)

GENERAL REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 195-51	PROVISION SHALL BE MADE FOR THE PROPER STORAGE AND COLLECTION OF REFUSE. ALL SUCH STORAGE SHALL BE MAINTAINED WITHIN THE CONFINES OF AN ENCLOSED BUILDING OR STRUCTURE AND SHALL BE REASONABLY ACCESSIBLE FOR VEHICULAR COLLECTION ON THE SITE OR SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED WHERE OUTDOOR STORAGE IS NECESSARY.	COMPLIES
§ 195-55 B. (4)	IN ANY MULTISTORY BUILDING AN ELEVATOR SUFFICIENT IN SIZE TO ACCOMMODATE A WHEELCHAIR SHALL BE PROVIDED.	COMPLIES
§ 215-29 A. (1)	NO ACCESSORY BUILDING SHALL BE OVER 2 STORIES HIGH IN ANY ZONE. ANY ACCESSORY BUILDINGS ERRECTED WITHIN BETWEEN 5 AND 12 FT OF A PROPERTY LINE SHALL NOT BE OVER ONE STORY IN HEIGHT.	COMPLIES
§ 215-29 A. (2)	NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN 10 FT OF A WALL OF A MAIN BUILDING UNLESS ATTACHED THERETO.	COMPLIES
§ 215-29 B. (1)	A SOLID, OR A PARTIALLY OPEN, FENCE UNDER 2 1/2 FEET IN HEIGHT MAY BE ERRECTED IN ANY PORTION OF A LOT.	COMPLIES
§ 215-29 B. (6)	ALL FENCES PERMITTED UNDER THIS SECTION SHALL BE SITUATED ON A LOT IN SUCH A MANNER THAT THE FINISHED SIDE SHALL FACE ADJACENT PROPERTIES AND ADJACENT PUBLIC OR PRIVATE STREETS.	COMPLIES

OFF-STREET PARKING & LOADING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 195-45 B. (2)	PARKING SHALL NOT BE LOCATED IN A REQUIRED FRONT YARD, EXCEPT WHERE THE REQUIRED FRONT YARD EXCEEDS 20 FT. PARKING SHALL BE PERMITTED IN AN AREA LOCATED 20 FT OR MORE FROM THE STREET ROW LINE, PROVIDED THAT NOT MORE THAN 1/2 OF THE REQUIRED FRONT YARD SETBACK AREA IS UTILIZED FOR PARKING.	COMPLIES
§ 195-45 B. (3)	ANY PARKING AREA LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE MINIMUM FRONT YARD SETBACK SHALL BE LANDSCAPED OR SCREENED. NO PARKING AREA SHALL BE LOCATED CLOSER THAN 5 FT TO ANY SIDE OR REAR LOT LINE OR CLOSER THAN 25 FT TO A RESIDENTIAL ZONE.	DOES NOT COMPLY (EN)
§ 195-45 B. (4)	PARKING SHALL NOT BE LOCATED CLOSER THAN 25 FT TO ANY TWO INTERSECTING STREETS OR WITHIN THE SIGHT TRIANGLE OF ANY DRIVEWAY AND THE STREET ROW.	COMPLIES
§ 195-45 C. (1)(b)	ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN ALLEYS LESS THAN 24 FT.	COMPLIES
§ 195-45 D. (2)(a)	MINIMUM AISLE WIDTH 40' PARKING = 18 FT 90' PARKING = 24 FT AISLE	18 FT 24 FT
§ 195-45 D. (4)	MINIMUM SIGHT DISTANCE 35' FROM DRIVEWAY 325 FT SIGHT DISTANCE	COMPLIES
§ 195-45 E. (4)	NO PART OF ANY DRIVEWAY SHALL BE LOCATED CLOSER THAN 20 FT TO ANY OTHER DRIVEWAY ON AN ADJOINING PARCEL, NOR SHALL MORE THAN ONE DRIVEWAY BE LOCATED CLOSER THAN 40 FT TO ANOTHER DRIVEWAY ON THE SAME SITE.	DOES NOT COMPLY (EN)
§ 195-46 K. (1)	GRANITE CURBING IS REQUIRED ALONG THE PERIMETER OF ANY INTERIOR PLANTED AREA AND ON THE INTERIOR SIDE OF ANY REQUIRED PLANTED BUFFER AREA. CURBING IN ANY OTHER AREA SHALL ALSO BE GRANITE BLOCK CURBING.	COMPLIES
§ 195-46 A.	MINIMUM NUMBER OF LOADING SPACES RESIDENTIAL DEVELOPMENT: CONTAINING 30 OR MORE DWELLING UNITS = 1 SPACE	1 SPACE
	RETAIL: 80,615 SF = 2 SPACES	NO CHANGE
§ 195-46 B.	TOTAL = 3 LOADING SPACES	COMPLIES
§ 195-46 B.	MINIMUM LOADING SPACE SIZE WIDTH: 12 FT LENGTH: 34 FT CLEARANCE: 12 FT	24 FT X 90 FT
§ 195-46 C.	EXCEPT FOR REQUIRED BUFFER AREAS, EACH LOADING SPACE MAY OCCUPY ANY REQUIRED SIDE OR REAR YARD, BUT SHALL NOT BE LOCATED IN THE REQUIRED FRONT YARD. WHEN ADJOINING A RESIDENTIAL USE, A SUITABLY SCREENED OR LANDSCAPED BUFFER SHALL BE PROVIDED.	COMPLIES
§ 195-46 D.	OFF-STREET LOADING SPACES SHALL NOT BE LOCATED WITHIN ANY FIRE PREVENTION ZONE, WITHIN 25 FT OF ANY FIRE HYDRANT OR WITHIN 10 FT OF ANY STAIRWAY, DOORWAY, ELEVATOR, OR OTHER GENERAL MEANS OF ENTRY TO AND FROM A BUILDING FOR THE GENERAL PUBLIC.	COMPLIES
§ 195-46 E.	NO VEHICLE OR CONVEYANCE SHALL IN ANY MANNER USE PUBLIC STREETS, SIDEWALKS, OR RIGHTS-OF-WAY FOR LOADING OR UNLOADING OPERATIONS OTHER THAN INGRESS OR EGRESS TO THE LOT.	COMPLIES
§ 195-54 C. (1)	A MINIMUM OF 1% OF THE TOTAL NUMBER OF PARKING SPACES BUT NOT LESS THAN TWO PARKING SPACES SHALL BE DESIGNATED FOR PHYSICALLY HANDICAPPED PERSONS. SAID SPACES SHALL BE MOST ACCESSIBLE AND APPROPRIATE TO THE BUILDING OR BUILDINGS WHICH THE PARKING SPACE SHALL SERVE.	COMPLIES
§ 195-54 C. (2)	EACH SPACE OR GROUP OF SPACES SHALL BE IDENTIFIED WITH A CLEARLY VISIBLE SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESS ALONG WITH THE FOLLOWING WORDING: "THESE SPACES RESERVED FOR PHYSICALLY HANDICAPPED DRIVERS."	COMPLIES
§ 195-54 C. (3)	MINIMUM ADA SPACE WIDTH 12 FT	COMPLIES
§ 215-74 B. (4)(b)	MINIMUM PARKING SETBACK 3 FT (FROM LOT LINES WITHIN ZONE) 10 FT (FROM OTHER ZONES)	N/A 36.4 FT
§ 215-74 F. (1)(a)	MINIMUM NUMBER OF STALLS RETAIL: 3.5 SPACES / 1,000 SF OF FLOOR AREA (80,472 SF) = (3.5 / 1,000) = 281.7 SPACES TOTAL = 282 SPACES	351 SPACES TOTAL SHARED PARKING: 15 SPACES
§ 521-4.14 b	MINIMUM NUMBER OF STALLS RESIDENTIAL: 1 BR GARDEN APARTMENT: (1.8 SPACES / UNIT) * 39 UNITS = 59.4 SPACES = 60 SPACES 2 BR GARDEN APARTMENT: (2.0 SPACES / UNIT) * 39 UNITS = 78 SPACES 3 BR GARDEN APARTMENT: (2.1 SPACES / UNIT) * 11 UNITS = 23.1 SPACES = 23 SPACES TOTAL REQUIRED = 145 SPACES	116 SPACES SHARED PARKING: 15 SPACES
§ 195-45 A.	AUTOMOBILE SERVICE STATION: 2 SPACES PER BAY * 1 FOR EACH EMPLOYEE IN THE MAXIMUM SHIFT 2 EMPLOYEES = 2 SPACES	2 SPACES
SENATE BILL 3323	MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE SPACES 1% OF APPROVED OFF-STREET PARKING SPACES 131 PROPOSED SPACES * 0.15 = 19.65 = 20 MAKE-READY SPACES	21 MAKE-READY SPACES
	MINIMUM REQUIRED ACCESSIBLE MAKE-READY ELECTRIC VEHICLE SPACES: 5% OF TOTAL MAKE-READY PARKING SPACES 20 MAKE-READY SPACES * 0.05 = 1.00 = 1 ACCESSIBLE MAKE-READY SPACE	1 ACCESSIBLE MAKE-READY SPACE
	MAXIMUM MAKE-READY ELECTRIC VEHICLE SPACE REDUCTION: 10% OF REQUIRED OFF-STREET PARKING SPACES 147 REQUIRED SPACES * 0.10 = 14.7 = 15 SPACE REDUCTION	15 SPACE REDUCTION
§ 215-74 F. (2)	MINIMUM STALL SIZE 9 FT X 20 FT (BEYOND 750 FT SETBACK)	9 FT X 18 FT (V) 9 FT X 18 FT (V)
§ 194-45 C. (2)(b)	MINIMUM STALL SIZE 10 FT X 20 FT	9 FT X 18 FT (V) 9 FT X 18 FT (V)

(V) VARIANCE NOTE ONLY 3 PARKING SPACES ARE COUNTED FROM THE AUTO SALES & SERVICES THAT WILL BE DESIGNATED TO EMPLOYEES. THE REMAINING 38 SPACES ARE ASSUMED TO BE FOR AUTO SALES & SERVICES, AND AS SUCH, HAVE NOT BEEN CONSIDERED.

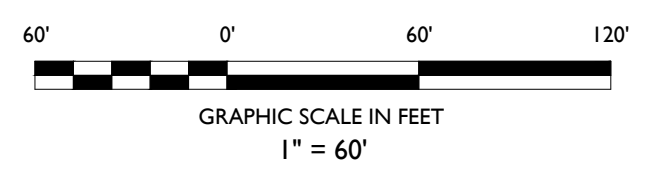
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
=====	PROPOSED FLUSH CURB
=====	PROPOSED CURB
○ ○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
▨	PROPOSED PERVIOUS PAVERS
▩	PROPOSED DECORATIVE PAVERS
⌒	PROPOSED BUILDING DOORS

EXHIBIT:

DATE PREPARED:  
09/17/2024

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- THE DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- ALL ADA SIGNS SHALL BE VISIBLE AND DISPLAY "THESE SPACES RESERVED FOR PHYSICALLY HANDICAPPED DRIVERS."



PRELIMINARY AND FINAL SITE PLAN

# V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

STONEFIELD engineering & design

SCALE: 1" = 60' PROJECT ID: RUT-200218

TITLE: SITE PLAN (OVERALL)

DRAWING: 1 OF 3

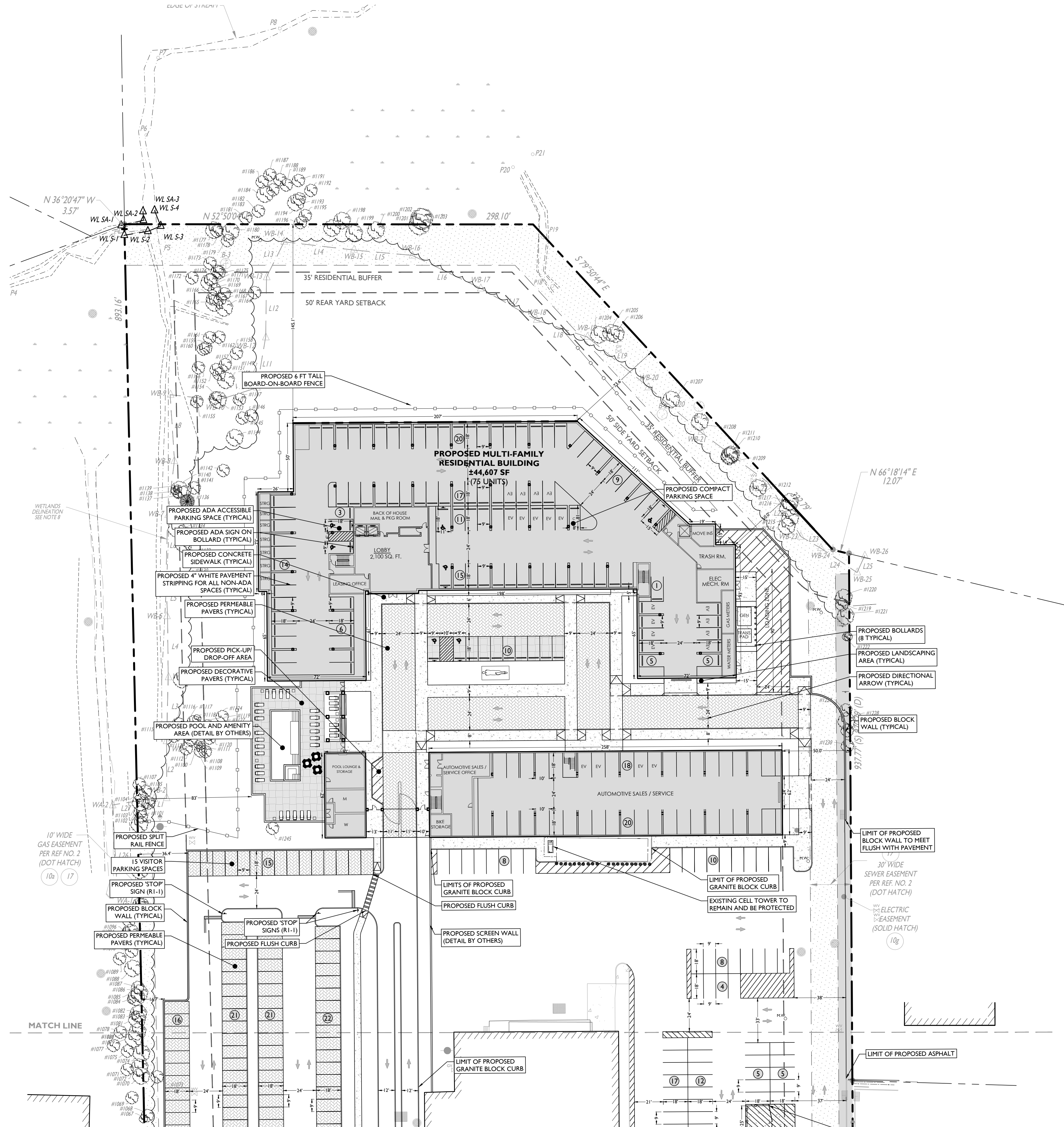
STONEFIELD engineering & design

Rutherford, NJ · New York, NY · Boston, MA  
Princeton, NJ · Tampa, FL · Detroit, MI  
www.stonefielddesign.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOT APPROVED FOR CONSTRUCTION

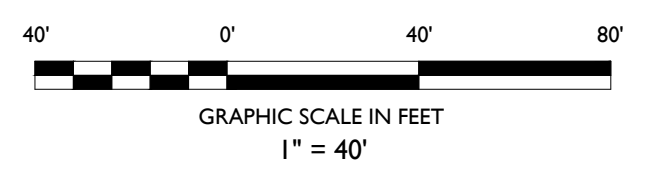
NO.	DATE	ISSUE	BY	DESCRIPTION
1	09/17/2024	FOR HEARING	JA	



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED FLUSH CURB
	PROPOSED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PERVIOUS PAVERS
	PROPOSED DECORATIVE PAVERS
	PROPOSED BUILDING DOORS

EXHIBIT:

DATE PREPARED:  
09/17/2024



DATE	ISSUE	BY	DESCRIPTION
09/17/2024	1	JA	FOR HEARING

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

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PRELIMINARY AND FINAL SITE PLAN

**V-FEE MENDHAM APARTMENTS, LLC**

**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

BLOCK 801, LOT 20  
84-90 EAST MAIN STREET  
BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.  
NEW JERSEY LICENSE No. 48731  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 40' PROJECT ID: RUT-200218

TITLE:  
**SITE PLAN (MIXED-USE)**

DRAWING:  
**2 OF 3**

