



Borough of Mendham
Joint Land Use Board
2 West Main St., Mendham, NJ 07945
973-543-7153 x. 20 email: 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: Peter Forenza
Address: 375 Cherry Lane

City: Mendham State: NJ Zip: 07945
c/o Attorney 973-966-8027 c/o Attorney 973-461-4608
Phone: () Fax: ()
Email: c/o Attorney nmagdziak@daypitney.com
Interest in Property: Owner

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: Nicole Magdziak
Address: Day Pitney LLP, One Jefferson Road

City: Parsippany State: NJ Zip: 07054
Phone: (973) 966-8027 Fax: (973) 966-8347
Email: nmagdziak@daypitney.com

5. APPLICANT'S ENGINEER

Name: Ryan L. Smith, PE, NJPLS, CME
Address: Yannaccone, Villa & Aldrich, LLC
460 Main Street
City: Chester State: NJ Zip: 07930
Phone: (908) 879-6646 Fax: ()
Email: rsmith@yvalc.com

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

Name: David C. Krueger, Environmental Consultant
Address: Environmental Technology Inc.
460 Main Street
City: Chester State: NJ Zip: 07930
Phone: (908) 879-8509 Fax: ()
Email:

Name:
Address:

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

7. LOCATION OF PROPERTY

Street Address: 375 Cherry Lane Block(s): 2301
Zone: 5 Acre Residential Lot(s): 3
Type of Road Frontage: Local Road (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: Single Family Home

Proposed Land Use: Single Family Home on each proposed lot.

9. PROPERTY DETAILS

of Existing Lots: 1 # of Proposed Lots: 2
Existing Form of Ownership: ☒ Fee Simple ☐ Rental ☐ Condominium ☐ Cooperative
Existing Deed Restrictions or Easements: ☐ No ☒ Yes (attach copies)**Please see the survey
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			
			Lot 3/Lot 3.03				Lot 3/Lot 3.03
Area	5 acres	35.782 acres	28.782/7.0 acres	Principle	35 ft / 45 ft	35.75 ft	no change / none
Width	400ft/320ft	1,004.80 ft	604.8ft/400.00ft	Accessory	20 ft / 45 ft	<20 ft	no change / none
Depth				Maximum Lot & Building Coverages			
Principal Buildings & Structures				Lot		47,218 sf	42,984 sf / 14,108 sf
1 Side Yard	40 ft	366.4 ft	193.3 ft / 78.1ft	Building		9,632 sf	9,385 sf / 4,500 sf
2 Side Yards	40 ft	457.6 ft	366.4 ft / 85.6 ft				
Front Yard	75 ft	354.9 ft	354.9 ft / 294.4 ft				
Rear Yard	60 ft	1067.9 ft	1067.9 ft / 711.5 ft				
Accessory Building & Structures							
Side Yard	40 ft	all > 40 ft	no change / none				
Rear Yard	40 ft	all > 40 ft	no change / none				

12. PARKING & LOADING REQUIREMENTS

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

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

13. OTHER APPROVALS REQUIRED

N.J. Dept. of Environmental Protection	☒ No	☐ Yes
N.J. Dept. of Transportation	☒ No	☐ Yes
Morris County Planning Board Burlington	☐ No	☒ Yes
Morris County Soil Conservation District	☐ No	☒ Yes
Borough of Mendham Historic Commission	☒ No	☐ Yes
State of New Jersey Sewer Extension	☒ No	☐ Yes
State of New Jersey Flood Hazard Area	☒ No	☐ Yes
Development State of New Jersey Wetlands	☒ No	☐ Yes
Other: _____	☐ No	☐ Yes
Other: _____	☐ No	☐ Yes

14. APPLICATION SUBMISSION MATERIALS (use additional sheets if necessary)

List all plans, reports, photos, etc. Please see the cover letter for a list of all plans/reports submitted.

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.

OPRA request submitted.

16. RELIEF REQUESTED (use additional sheets if necessary)

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

No variances requested.

17. EXPERT WITNESSES FOR APPLICANT

Name: <u>Ryan L. Smith, PE, NJPLS, CME</u>	Type of Testimony: <u>Engineer</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

23 day of June, 2025

Carly Clinton
NOTARY

Nicole Magdziak
SIGNATURE (applicant)

6/23/2025

DATE

Nicole M. Magdziak, Attorney for the Applicant/Owner

PRINT NAME

CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

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

23 day of June, 2025

Carly Clinton
NOTARY
CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

Nicole Magdziak
SIGNATURE (owner)

06/23/25

DATE

Nicole M. Magdziak, Attorney for the Applicant/Owner

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.

N/A - Applicant is not a corporation, partnership or LLC

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 December 18, 2024 shows and discloses the premises in its entirety, described as Block 2301 Lot 3; 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

23 day of June, 2025

Carly Clinton
NOTARY
CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

Nicole Magdziak
SIGNATURE (applicant/owner)

06/23/25

DATE

Nicole M. Magdziak, Attorney for the Applicant/Owner

PRINT NAME

CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: N/A

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		
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

_____ day of _____, 20_____

NOTARY

SIGNATURE (applicant)

DATE

PRINT NAME

SITE INSPECTION FORM

RE: Lot 3 **Block** 2301

Attorney for the Applicant/Owner

I, Nicole Magdziak, the undersigned [^]~~property owner~~, do hereby
authorize **Mendham Borough Officials** to inspect the property owned by ^{my client}~~me~~ at
375 Cherry Lane in connection with my application to the
Zoning Board of Adjustment/Planning Board for this property.

Date: June 25, 2025

Phone #: c/o Attorney 973-966-8027

Nicole Magdziak
Property Owner or Authorized Agent
Nicole Magdziak, Attorney for the Applicant/Owner

PROPOSAL

Peter Forenza ("Applicant") is seeking minor subdivision approval to subdivide the property located at 375 Cherry Lane, also referenced as Block 2301, Lot 3 on the official tax map of the Borough of Mendham (the "Property"). The Property is located in 5 Acre Residential Zone.

The Applicant is proposing to subdivide the Property, which consists of approximately 35.782 acres of land, into two lots. Proposed Lot 3 will consist of approximately 28.782 acres and will contain the existing improvements which includes the single-family house, pool, tennis court, shed/greenhouse, two-story carriage house, barn and related improvements.

Proposed Lot 3.03 will consist of approximately 7.0 acres which will include an appropriate developable area for a single-family house. Each proposed lot will comply with the Borough of Mendham's Zoning Ordinance Article X bulk requirements.

BOROUGH OF MENDHAM
APPLICATION CHECKLIST
 SEE LAND DEVELOPMENT ORDINANCE CHAPTER 108

ITEM NUMBER	MINOR			MAJOR		VARIANCE				APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70					
1									Application Form along with filing and escrow fees.	☒	COMPLIES		
											N/A		
											WAIVER		
2									Certification of ownership or authorization to file application.	☒	COMPLIES		
											N/A		
											WAIVER		
3									Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	☒	COMPLIES		
											N/A		
											WAIVER		
4									Zoning Officer Denial Form providing statistics and rationale for request.	☒	COMPLIES		
											N/A		
											WAIVER		
5									Site Inspection Form	☒	COMPLIES		
											N/A		
											WAIVER		
6									Sewer Permit Waiver, Application or Sewer Gallonage Clause	☒	COMPLIES		
											N/A		
											WAIVER		
7									Historic Preservation Commission Application	☒	COMPLIES		
											N/A		
											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.	☒	COMPLIES		
											N/A		
											WAIVER		
9									Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	☒	COMPLIES		
											N/A		
											WAIVER		
10									Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction	☒	COMPLIES		
											N/A		
											WAIVER		
11									Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.	☒	COMPLIES		
											N/A		
											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.	☒	COMPLIES		
											N/A		
											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.	☒	COMPLIES		
											N/A		
											WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE		APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:55D-70						
				SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)				
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.		
15			•							Copy of most recently approved site plan		
16	•	•		•	•	•	•	•	•	Scale of not less than 1"=50' except 1" =100' on final subdivision plats. Site plans of one acre or less shall utilize a scale not less than 1" =20'.		
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.		
18	•	•		•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.		
19	•	•		•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.		
20	•	•		•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.		
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.		
22	•	•		•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).		
23	•	•		•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.		
24	•	•	•	•	•	•	•	•	•	Approval signature lines		
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.		
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.		
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.		

ITEM NUMBER	MINOR		MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	PRELIM	FINAL	40:65D-70	(a) & (b)	(c)					(d)
28	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER			
29	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER			
30	•	•	•	•	•	•	•	•	☐ COMPLIES ☐ N/A ☒ WAIVER			
31	•	•	•	•	•	•	•	•	☐ COMPLIES ☐ N/A ☐ WAIVER			
32	•	•	•	•	•	•	•	•	☐ COMPLIES ☐ N/A ☒ WAIVER		PARTIAL WAIVER REQUESTED.	
33	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER			
34	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER			
35	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER		EXISTING R.O.W. METES & BOUNDS SHOWN	
36	•	•	•	•	•	•	•	•	☐ COMPLIES ☐ N/A ☒ WAIVER		PARTIAL WAIVER REQUESTED	
37	•	•	•	•	•	•	•	•	☐ COMPLIES ☐ N/A ☐ WAIVER			
38	•	•	•	•	•	•	•	•	☒ COMPLIES ☐ N/A ☐ WAIVER			

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

PARTIAL WAIVER
REQUESTED. SEE
APPROVAL SUBJECT
TO PROVIDING
NJDEP - "LOI"

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)			
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.	☒ COMPLIES ☐ N/A ☐ WAIVER	PARTIAL WAIVER REQUESTED. BOARD OF HEALTH APPROVAL IS PENDING. WILL BE PROVIDED.
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.	☒ COMPLIES ☐ N/A ☐ WAIVER		
55					•	•		Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.	☒ COMPLIES ☐ N/A ☐ WAIVER		
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.	☒ COMPLIES ☐ N/A ☐ WAIVER		
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.	☒ COMPLIES ☐ N/A ☐ WAIVER		
									NOTE: Board may require and ask for additional information		



YANNACCONI, VILLA & ALDRICH, LLC

Civil Engineers & Land Surveyors
460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591

Gregory E. Yannaccone, PE
Christopher J. Aldrich, PLS

Ryan L. Smith, PE, PLS, CME
Rudy L. Holzmman, PE, CME

Mendham Borough Land Use Board
2 West Main Street
Mendham, NJ 07945

March 5, 2025

Re: Forenza Project
375 Cherry Lane
Block 2301, Lot 3

Addendum to Checklist for Minor Subdivision Approval

Item #30- The proposed location of all screening and landscaping, and a planting plan indicating natural vegetation to remain and areas to be planted with a schedule providing a listing of botanical and common names, quantity and size at time of planting.

Waiver is requested at this time- Existing vegetative boundaries are shown on the plan (i.e., woods line, lawn and open field areas). The area where a new dwelling would be constructed on the proposed lot is in an open field set back off Cherry Lane approximately 300 feet. There are existing mature trees lining the property boundaries and existing driveway entrance. The owner/applicant respectfully requests a waiver for providing any new plantings at this time.

Item #32 - The location and extent of drainage and conservation easements and stream encroachment lines.

Partial Waiver is requested at this time- The owner/applicant understands that modified conservation easements are appropriate to protect environmentally sensitive lands found on the property. It is noted existing conservation easement boundaries are shown on the plans. He would like to have the opportunity to review the placement of modified conservation easement boundaries with the Land Use Board and their professional staff during the board's review of the proposed project.

Item #36 - Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.

Partial Waiver is requested at this time- Metes and Bounds descriptions of both lots, a new driveway easement and modified conservation easements would be created once the proposed lot geometry and easement boundaries are confirmed by the Land Use Board and their professional staff. It is noted that no modification of the metes and bounds of the Cherry Lane right of way are necessary for this project. In addition, no new driveway entrances are proposed onto Cherry Lane. The existing and proposed lots will continue to use the existing driveway entrances found on site.

Item #52 – A Letter of Interpretation from NJDEP (for Freshwater Wetlands and Transition Areas)

Partial Waiver is requested at this time - An investigation and delineation of freshwater wetlands was completed by Environmental Technology Inc. (ETI) of Chester, NJ. The limit of the wetlands delineation and wetland transition area are depicted on our current plans. NJDEP verification of the wetland and transition area boundaries are pending. Upon receipt of the NJDEP-Letter of Interpretation a copy will be provided to the board. Hence a partial waiver is requested. You will note that there are no wetlands and or transition areas within the areas of proposed construction activities.

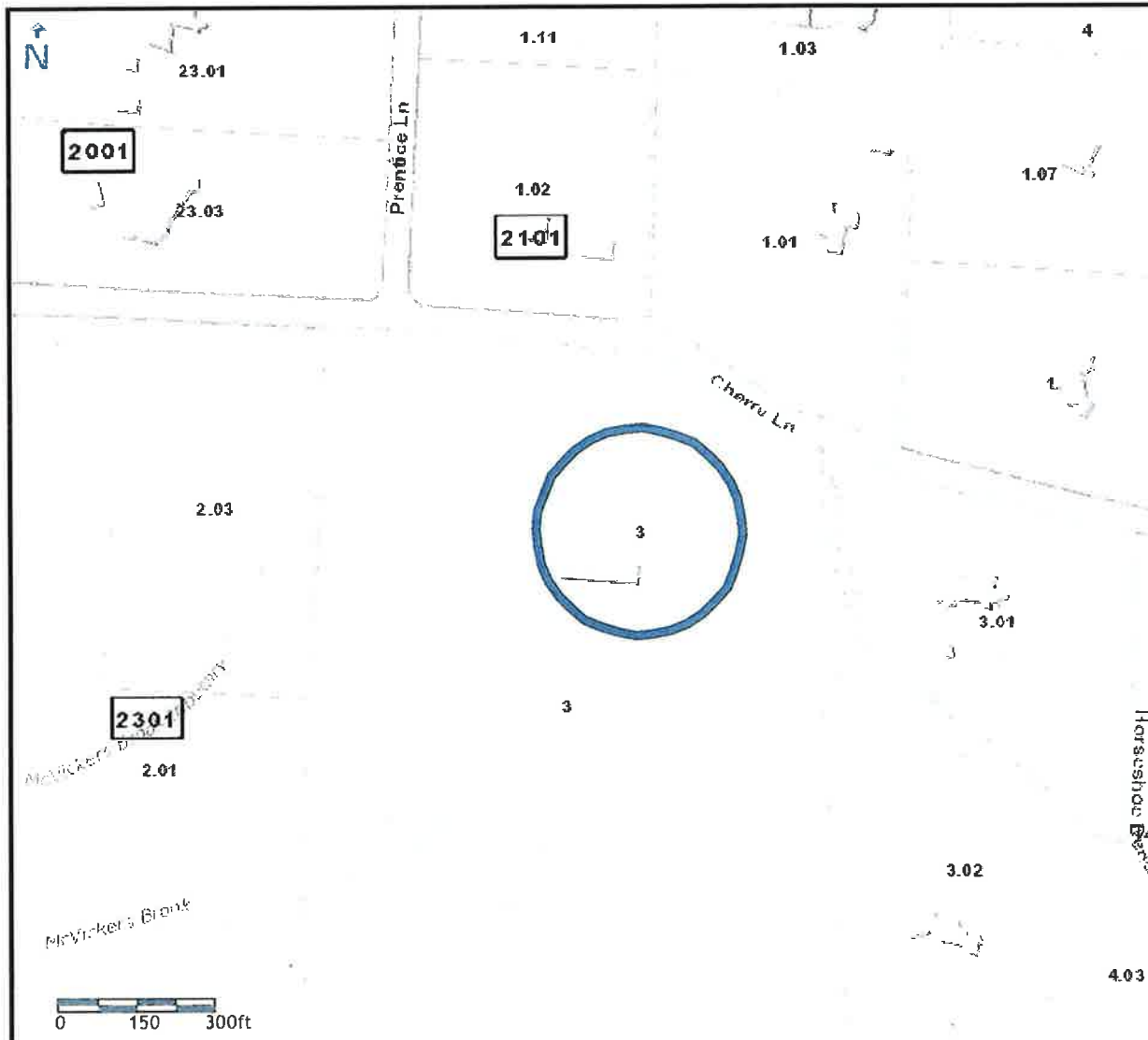
Item #53 – For each lot not served by public sewage disposal, approval by the Board of Health of percolation tests observed by the Borough Health Officer and certified by a licensed engineer, indication that the proposed lot can adequately accommodate a septic system in compliance with local and state regulations.

Partial Waiver is requested at this time – Our firm completed an on-site soils investigation and found acceptable results for subsurface sewage disposal in accordance with local and state regulations. The testing has been witnessed by the Board of Health. Written approval from the Board of Health is pending and will be provided to the board upon receipt. Copies of the test pit results, and their respective locations are found on the proposed plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Smith', written over a horizontal line.

Ryan L. Smith, NJPE&LS, CME



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:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_2301_3	2.0000	375 CHERRY LN	FORENZA, PETE	375 CHERRY LN MENDHAM, NJ 07945

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_2101_1.01	6.5600	400 CHERRY LN	MOHALLY, DAVID & MASSE, NATHALIE	400 CHERRY LN MENDHAM, NJ 07945
1418_2101_1.02	5.0400	350-360 CHERRY LN	FLOWER, STEPHANIE STORM	350 CHERRY LN MENDHAM, NJ 07945
1418_2301_3	2.0000	375 CHERRY LN	FORENZA, PETE	375 CHERRY LN MENDHAM, NJ 07945
1418_2301_3.01	6.1240	425 CHERRY LN	CHAMBERS, JAMES R & DONNA M	425 CHERRY LN MENDHAM, NJ 07945
1418_2301_3.02	6.8990	399 CHERRY LN	CARRERO, MONICA/HOKE, WILLIAM J	399 CHERRY LN MENDHAM, NJ 07945
1418_2301_3_QFARM	33.8000	375 CHERRY LN	FORENZA, PETE	375 CHERRY LN MENDHAM, NJ 07945

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 **FORENZA, PETE**

Property Location **375 CHERRY LN** Block **2301** Lot **3**

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing must be timely paid and proof must be filed with the Board.

(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 4/28/25 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 _____ for _____ Quarter _____

Next Sewer Payment is due _____

Sewer becomes delinquent if not paid by _____



Not served by Municipal Sewer.

Dated: 5/29/2025

Liz Holtz

Liz Holtz, Tax Collector

MENDHAM BOROUGH PLANNING BOARDRESOLUTION

WHEREAS, the Borough of Mendham (Application No. 357) has made application to the Planning Board of the Borough of Mendham for a Minor Subdivision of Block 15, Lot 3, as depicted on the Tax Maps of the Borough of Mendham so as to create three (3) separate lots; and

WHEREAS, the applicant is the owner of the premises known as Lot 3, Block 15, as depicted on the Tax Maps of the Borough of Mendham; and

WHEREAS, the applicant has notified all property owners within two hundred (200) feet of the property which is the subject of this application; and

WHEREAS, a public hearing thereon having been held on March 8, 1982, and the Planning Board having received and considered the plat plan prepared by Pluymers, Williamson and Barbieri Associates entitled "Proposed Subdivision of Lot 3, Block 15" and dated January 28, 1982 and revised as of March 1, 1982; and

WHEREAS, it has been determined that the applicant has divided the tract of land into three (3) lots with an acreage of 35.8019 acres, 6.8992 acres and 6.4553 acres; and

WHEREAS, the applicant has divided the tract of land with careful consideration to the environmental aspects of the

property and has consented to the creation of certain conservation easements; and

WHEREAS, preliminary approval of a Minor Subdivision is considered to be final approval in accordance with the Land Use Regulations of the Borough of Mendham,

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Mendham on the 8th day of March, 1982, that the application for Minor Subdivision approval of Lot 3, Block 15, in accordance with the plat plan entitled "Proposed Subdivision of Lot 3, Block 15" dated January 28, 1982, and revised as of March 1, 1982, and prepared by Pluymers, Williamson and Barbieri Associates is approved. This approval is expressly subject to the following conditions:

1. Conformance by the applicant with the applicable sections of Chapter 90 of the Land Use Regulations.
2. The incorporation in the deeds to be filed memorializing the subdivision of the conservation easements which have been referred to by the applicant during the course of the hearing.

AND BE IT FURTHER RESOLVED by the Mendham Borough Planning Board that the appropriate officers and agents of the Planning Board are authorized to review and affix their approval to the plat once the conditions of this Resolution that are appropriate for completion have been met.

I hereby certify the above is a true copy of a
Resolution adopted by the Mendham Borough Planning Board at its
regular meeting of March 8, 1982, by a vote of 8 to 0.

In favor: Schmidt, Ansele, Smith, Snedaker, Gregg, Dragonetti,
Arvidson, Doernberg.

Opposed: None

Abstain: Mayor Michael Ackerman


Hannah J. Eaton

Assistant Secretary



Morris County Land Development Review Application

Morris County Office of Planning &
Preservation

Submitted On:

Jun 23, 2025, 04:56PM EDT

SUBMISSION REQUIREMENTS

Subdivision

- All subdivisions must be submitted to the County Planning Board for review.
- Major Subdivisions - will be reviewed for County approval
- Minor Subdivisions - will be reviewed to determine:
 - If the project fronts along a County road; and/or
 - If the project will affect any County drainage facilities.

For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.

Site Plans

Site Plans will be reviewed to determine:

- If the project fronts along a County road; and/or
- If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)

For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval.

If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority.

Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

REPORTS:

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. **A complete submission includes payment, a digital copy AND two (2) hard copies of the entire application.**

Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

PAYMENT:

After you submit your application online, we will review it, and then send you an electronic invoice.

You can pay via ACH, Credit Card (AMEX is not accepted), or Check.

If paying via ACH or Credit Card, our processing fees are:

- **Credit Card:** 2.75%
- **ACH:**
 - \$1.75 up to \$50,000
 - \$3.00 up to \$75,000
 - \$6.00 up to \$100,000
 - \$10.00 up to \$150,000
 - \$15.00 up to \$250,000

No fee is required for resubmissions.

MAILED SUBMISSION PACKAGE:

Hard copies of this application and supplementary materials are required.

Follow these instructions for mailing:

1. Two (2) completed copies of the County application form. **When you submit this form electronically, you will receive a PDF copy in your email. Print two copies and send along with the rest of your application.**
2. Two (2) copies of the subdivision or site plan drawings.
3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
5. Two (2) copies of any other supporting materials (if required by the Morris County Land Development Standards or Municipal Ordinance).

Application package should be submitted via mail to:

Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Or via personal delivery or overnight (i.e., Fedex, USP, etc.) to:

Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120 or email: mcdevreview@co.morris.nj.us

For more information, visit morriscountynj.gov/LandDevReview.

I. Submission Requirements

Is this a new or revised submission?

New

Which municipal board are you submitting this application to?

Planning Board

II. Project Information

Project Name

Peter Forenza Minor Subdivision

Municipality

Mendham Borough

Block(s) and Lot(s)

Block 2301, Lot 3

Does this project include a second municipality?

No

Road Frontage Name

Cherry Lane

Applicant's Name

Peter Forenza

Applicant Phone Number

973-966-8027

Applicant Fax Number

973-461-4608

Applicant Street Address

375 Cherry Lane

Applicant Municipality

Mendham Borough

Applicant State

NJ

Applicant Zip Code

07945

Applicant Email Address

nmagdziak@daypitney.com

Engineer's Name

Ryan L. Smith

Engineer's Firm

Yannaccone, Villa & Aldrich, LLC

Engineer Street Address for Correspondence

460 Main Street

Engineer Municipality for Correspondence

Chester

Engineer State for

Correspondence	Nj
Engineer Zip Code for Correspondence	07030
Engineer Phone Number	908-879-6646
Engineer Email Address	rsmith@yvallc.com
Attorney's Name	Nicole Magdziak
Attorney's Firm	Day Pitney, LLP
Attorney Street Address for Correspondence	One Jefferson Road
Attorney Municipality for Correspondence	Parsippany
Attorney State for Correspondence	Nj
Attorney Zip Code for Correspondence	07054
Attorney Phone Number	973-966-8027
Attorney Email Address	nmagdziak@daypitney.com

III. Site Data

What is being proposed?	Minor Subdivision to subdivide the property located at 375 Cherry Lane, Mendham Borough (Block 2301, Lot 3) which consists of approximately 35.782 acres into two lots. Proposed Lot 3 will consist of approximately 28.782 acres and will contain the existing improvements which includes the single family house, pool, tennis court, shed/greenhouse, two-story carriage house, barn and related improvements. Proposed Lot 3.03 will consist of approximately 7.0 acres which will include an appropriate developable area for a single-family house. Please see the enclosed Project Proposal.
Zone District(s) in which property is located:	5 Acre Residential Zone
Present Use(s) - if mixed-use, complete both Residential and Non-Residential	Residential
Residential: Type of Property (for multiple types choose multi-family)	Single Family
Residential Types (pick all that apply)	
Proposed Use(s) - if mixed-use,	

complete both Residential and Non-Residential	Residential
Proposed Residential: Type of Property	Single Family
Proposed Residential Types (pick all that apply)	
Proposed Water Source	Public
Sewage Disposal	Private
Is this application for a subdivision or site plan? (Select all that apply)	Subdivision

Subdivision

How many acres is the GROSS area of the subdivision tract?	35.782
How many acres is the NET lot area?	35.782
Number of Lots	2

Upload Attachments

Subdivision/Site Plan Drawings	224115-Minor Subdivisions Plan - Sheet 7-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 4-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 6-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 2-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 5-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 3-(2025-06-10).pdf 224115-Minor Subdivisions Plan - Sheet 1-(2025-06-10).pdf
Any other supporting materials (if required by the Morris County Land Development Standards or Municipal Ordinance)	375 Cherry Lane - Project Proposal.doc

IV. Review Fees and Submit Application

Subdivision: Sketch	
Subdivision: Minor	Subdivision: Minor: \$100.00
Subdivision: Preliminary	
Subdivision: Final	
Site Plan	

TOTAL \$100.00

What payment method will you use to pay your application fee? Check

Application completed by: Attorney

Signature First Name: Carly
Last Name: Clinton
Email Address: cclinton@daypitney.com

Carly Clinton

Signed at: June 23, 2025 4:56PM America/New_York

Receipt LDR2025-0000072