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## Planner Report #1

**To:** Mendham Borough Joint Land Use Board

**From:** Jessica C. Caldwell, PP, AICP, LEED-GA  
Joint Land Use Board Planner

**Subject:** Peter Forenza  
Minor Subdivision (JLUB #19-25)  
Block 2301, Lot 3  
375 Cherry Lane  
Borough of Mendham, Morris County, New Jersey

**Date:** August 8, 2025

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Dear Board Members:

1. The purpose of this report is to provide the Board guidance in its review of the Minor Subdivision application submitted by Peter Forenza (the "Applicant"). The Applicant is proposing to subdivide the property in question and keep the existing site improvements on Lot 3 and construct a single-family dwelling on the proposed subdivided lot at a future date.<sup>1</sup> The property is located within the 5-Acre Residence Zone, which permits single-family dwellings.

### **Documents Reviewed**

- Seven (7) sheets of a Minor Subdivision Plan entitled, "Forenza Project, 375 Cherry Lane, Lot 3 ~ Block 2301, Borough of Mendham, Morris County, New Jersey," prepared by Yannaccone Villa & Alderich, LLC, and dated June 10, 2025.
- Copy of application, checklist, and additional supporting documents.

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<sup>1</sup> The construction of the single-family on proposed Lot 3.03 is not a part of this application.



## **Existing Conditions**

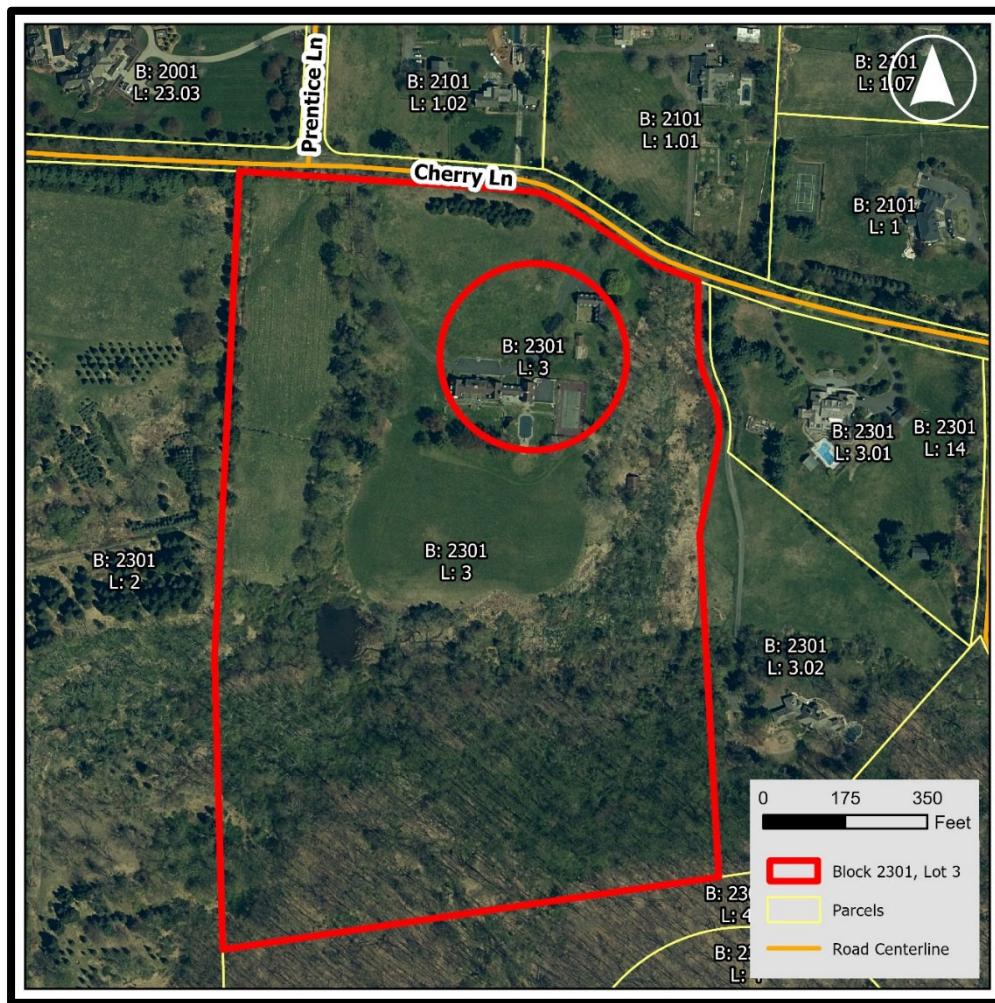
### ***The Site***

The property in question is Block 2301, Lot 3, and the following should be considered relative to existing conditions on the property.

- 2.** Lot Area: 35.782 Acres (1,558,675 square feet).
- 3.** The property has frontage on Cherry Lane.
- 4.** Block 2301, Lot 3 is a farm assessed tax lot as determined by the Borough of Mendham property tax data.
- 5.** Existing Development:
  - A.** Single-family dwelling;
  - B.** Two-story carriage house;
  - C.** Barn;
  - D.** In-ground swimming pool;
  - E.** Tennis court;
  - F.** Shed/greenhouse;
  - G.** Gravel and paved driveways; and
  - H.** Ancillary site improvements.
- 6.** The subject property is located within the Highlands Planning Area; thus, New Jersey Highlands Act Exemptions are not required.



Figure 1. Aerial Map<sup>2</sup>



## Proposed Project

7. The Applicant is proposing to subdivide Block 2301, Lot 3 into two (2) lots – Lot 3 and Lot 3.03.
  - A. Proposed Lot 3 will consist of approximately 28.782 acres and will contain the existing site improvements.
  - B. Proposed Lot 3.03 will consist of approximately 7.0 acres and will include a single-family dwelling for which a separate application will be submitted at a later date.<sup>3</sup> A conceptual 4,000 square-foot (40' x 100') single-family dwelling and associated improvements are depicted on Sheet 3 of the Minor Subdivision Plan.

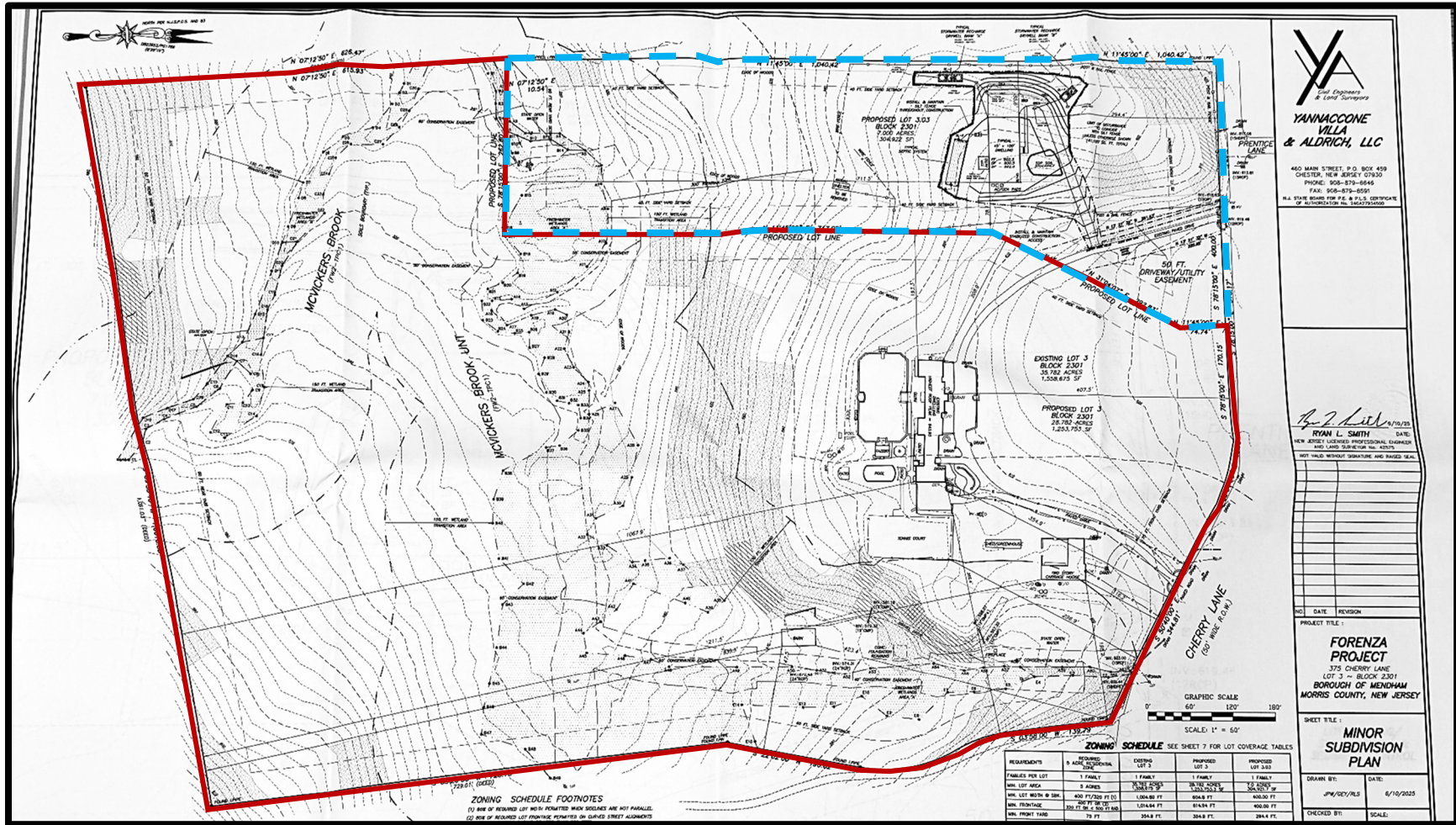
<sup>2</sup> The circle in Figure 1 indicates that the parcel is farm assessed under New Jersey's Farmland Assessment Act, signifying that the land meets specific agricultural use and income criteria for reduced property taxation.

<sup>3</sup> The construction of the single-family on proposed Lot 3.03 is not a part of this application.





Figure 2. Proposed Minor Subdivision Plan<sup>4</sup>



The dashed lines shown in Figure 2 represent proposed Lot 3.03.

<sup>4</sup> Retrieved from Sheet 3 of the Applicant's Minor Subdivision Plan prepared by Yannaccone Villa & Alderich, LLC, and dated June 10, 2025.



## Use & Bulk Requirements Table

**Table 1.** 5-Acre Residence Zone<sup>5</sup>

Item	Required	Existing Lot 3	Proposed Lot 3	Proposed Lot 3.03
Max. Families per Lot	1 Family	1 Family <sup>6</sup>	NC	1 Family
Min. Lot Area	5 Acres	35.782 Acres	28.725 Acres	7.0 Acres
	217,800 SF	1,558,675 SF	1,253,753.3 SF	304,921.7 SF
Min. Lot Width	400 FT	1,004.8 FT	604.8 FT	400 FT
	320 FT <sup>7</sup>			
Min. Lot Frontage	400 FT	1,017.94 FT	614.94 FT	400 FT
	320 FT <sup>8</sup>			
Max. Permitted Lot Coverage <sup>9</sup>	159,227 SF	47,218 SF	--	--
	128,734 SF	--	42,984 SF	--
	33,125 SF	--	--	14,108 SF
Max. Permitted Building Coverage <sup>10</sup>	62,347 SF	9,632 SF	--	--
	50,150 SF	--	9,385 SF	--
	12,197 SF	--	--	4,500 SF
<b>Principal Building</b>				
Min. Front Yard Setback	75 FT	354.9 FT	NC	294.4 FT
Min. Side Yard Setback (Each)	40 FT	366.4 FT (East)	NC	85.6 FT (East)
		457.6 FT (West)	193.3 FT (West)	78.1 FT (West)
Min. Rear Yard Setback	60 FT	1,067.9 FT	NC	711.5 FT
Max. Building Height <sup>11</sup>	35 FT	35.75 FT	NC	< 35 FT
	45 FT			

<sup>5</sup> Retrieved from Chapter 215 Zoning Attachment 1 – Schedule I (Schedule Limiting Height and Area of Improvements) and Attachment 2 – Schedule II (Minimum Building Setback) and § 218-12.

<sup>6</sup> The Applicant to confirm if the two-story carriage house has a residential use.

<sup>7</sup> Per §215-1, Lot Width is defined as, “the straight and horizontal distance between side lot lines at setback points on each lot line measured an equal distance back, horizontal from the street line. Where side lot lines are not parallel, the minimum lot width at the street line shall be not less than 80% of the required minimum lot width. The lesser frontage of a corner lot shall be its width.”

<sup>8</sup> Per §215-1, Lot Frontage is defined as, “the horizontal distance between side lot lines measured along the street line. The minimum lot frontage shall be the same as the lot width, except that on curved alignments with an outside radius of less than 500 feet, the minimum distance between the side lot lines measured at the street line shall not be less than 80% of the required minimum lot width. In the case of a corner lot, either street frontage which meets the minimum frontage required for that zone may be considered the lot frontage.

<sup>9</sup> Per §215-31.1H.

<sup>10</sup> Per §215-31.1I.

<sup>11</sup> Per §215-31.1C, in the 5-Acre Residence Zone, the maximum height of a principal building shall not exceed 35 feet within the first 40 feet of the building envelope as measured from the minimum required setbacks. Within the remainder of the building envelope, the maximum building height for a principal building shall not exceed 45 feet.



Item	Required	Existing Lot 3	Proposed Lot 3	Proposed Lot 3.03
<b>Accessory Buildings</b>				
Max. Accessory Building Footprint <sup>12</sup>				
Carriage House	2,661.5 SF <sup>13</sup>	2,116 SF	NC	N/A
Shed/Greenhouse		ATC	NC	N/A
Tennis Court		ATC	NC	N/A
Barn		1,151 SF	NC	N/A
Total		3,267 SF (E) ATC	3,267 SF (E) ATC	N/A
Min. Front Yard Setback <sup>14</sup>				
Carriage House	75 FT	116.2 FT (E)	116.2 FT (E)	N/A
Shed/Greenhouse		215.9 FT (E)	215.9 FT (E)	N/A
Tennis Court		296.9 FT (E)	296.9 FT (E)	N/A
Barn		423.4 FT	NC	N/A
Min. Side Yard Setback				
Carriage House	40 FT	> 40 FT (East)	NC	N/A
		198.2 FT (West)		
Shed/Greenhouse		> 40 FT (East)	NC	N/A
		@ 254 FT (West)		
Tennis Court		> 40 FT (East)	NC	N/A
		@ 253 FT (West)		
Barn		> 40 FT (East)	NC	N/A
		147.5 FT (West)		
Min. Rear Yard Setback				
Carriage House	40 FT	> 40 FT	NC	N/A
Shed/Greenhouse		> 40 FT	NC	N/A
Tennis Court		> 40 FT	NC	N/A
Barn		> 40 FT	NC	N/A
Max. Building Height				
Carriage House		< 20 FT	NC	N/A
Shed/Greenhouse		< 20 FT	NC	N/A

<sup>12</sup> Per §215-31.1E, no accessory structure or building, either singly or in combination, except buildings or structures used solely for agriculture or livestock purposes, shall have a building footprint area greater than 50% of the building footprint area of the principal building on the lot.

<sup>13</sup> 2,610.5 square feet is 50% of the principal building footprint of 5,221 square feet.

<sup>14</sup> Per §215-31.1E, no accessory structure shall be located between the building line formed by the front face of the foundation of the principal building and the minimum required front yard setback.



Item	Required	Existing Lot 3	Proposed Lot 3	Proposed Lot 3.03
Tennis Court	20 FT <sup>15</sup>	N/A	N/A	N/A
Barn	/ 45 FT	< 20 FT	NC	N/A
(E) = Existing Non-Conforming @ = Approximate Estimate N/A = Not Applicable		(V) = Variance Required NC = No Change Proposed		

## Review

### 8. Accessory Building Requirements:

- A. Residential Use:** According to Chapter 215 Zoning Attachment 1 – Schedule I, the 5-acre residence district is a single-family zone. There is a two-story carriage house on the property that appears capable of supporting an accessory dwelling unit. The Applicant should confirm there is no residence in this structure. If there is a residence in the structure, a use variance will be required.
- B. Maximum Building Footprint:** According to § 215-31.1E, no accessory structure or building, either singly or in combination, except buildings or structures used solely for agriculture or livestock purposes, shall have a building footprint greater than 50% of the building footprint area of the principal building on the lot. The maximum accessory building footprint permitted is 2,661.5 square feet.<sup>16</sup>
- Testimony shall be provided confirming the accessory building footprints, particularly for the shed/greenhouse and tennis court structures on the subject property.**
  - However, in any case, there is an existing non-conforming combined accessory building footprint of 3,267 square feet between the existing carriage house and barn, which exceeds the maximum footprint permitted.**
- C. Minimum Front Yard Setback:** According to § 215-31.1E, no accessory structure shall be located between the building line formed by the front face of the foundation of the principal building and the minimum required front yard setback. The principal building (dwelling) has a front yard setback of 354.9 feet. Additionally, per Chapter 215, Attachment 1 – Schedule, the minimum front yard setback required for accessory buildings is 75 feet.
- The carriage house is located between the principal building and Cherry Lane, resulting in an existing non-conforming front yard setback of 116.2 feet, and the same is proposed.**

<sup>15</sup> Per §215-31.1D, in the 5-Acre Residence Zone, the maximum height for all buildings and structures within the area located between the building envelope for principal (main) buildings and the building envelope for accessory buildings as measured in accordance with Schedule II, Minimum Building Setbacks, shall not exceed 20 feet.

<sup>16</sup> The principal building has a footprint of 5,221 square feet and 50% of the footprint equates to 2,661.5 square feet.



- ii. **The shed/greenhouse is located between the principal building and Cherry Lane, resulting in an existing non-conforming front yard setback of 215.9 feet, and the same is proposed.**
- iii. **The tennis court has an existing non-conforming front yard setback of 296.9 feet, and the Applicant is proposing the same.**

Very truly yours,

A handwritten signature in black ink, appearing to read "Jessica C. Caldwell".

Jessica C. Caldwell, PP, AICP, LEED-GA  
Joint Land Use Board Planner  
**J. Caldwell & Associates, LLC**

cc: Via-Email Only:

Lisa Smith, Land Use Coordinator  
Tom Germinario, Esq., Board Attorney  
Paul Ferriero, PE, Board Engineer