

MORRIS COUNTY PLANNING BOARD

P.O. Box 900 Morristown, NJ 07963-0900



Steve Rattner, *Chairman*
Isobel W. Olcott, *Vice-Chairman*
Nita Galate, *Secretary*
Stephen H. Shaw
Commissioner Director
Thomas Mastrangelo
Commissioner Ex-Officio
John Krickus
Commissioner Alternate

Christopher J. Vitz, *County Engineer*
Roslyn Khurdan, *County Engineer Alt.*
Gregory Johnsen
Everton Scott
Joseph Falco
Michael Cortese, *Alternate 1*

Staci L. Santucci, Esq.
First Assistant County Counsel
Joseph Barilla, P.P.
Planning Board Director
(973) 829-8120
FAX (973) 326-9025
EMAIL: jbarilla@co.morris.nj.us

April 22, 2026

Lisa Smith, Planning Board Secretary
Borough of Mendham Joint Land Use Board
2 West Main Street
Mendham, NJ 07945

SUBDIVISION REPORT

NAME: V-Fee Major Subdivision (3/19/2026)
LOCATION: 84-90 East Main Street (County Route 510)
FILE NUMBER: 2026-18-1-P-0; 2026-18-1-F-0

ADVISORY REVIEW

The applicant submitted the following for review:

1. Cover letter prepared by Stonefield Engineering, dated March 26, 2026;
2. Major Subdivision Plan, prepared by Stonefield Engineering, dated March 19, 2026;

This application is for a two-lot major subdivision on 13.27 acres. The site plan for this site was reviewed and approved in 2022 for a 75-unit multi-family residential development to replace the former Mendham Health & Racquet Club, and site improvements for the remaining commercial uses (2022-18-2-SP-0; 2022-18-3-SP-0). This application does not propose changes to the previously approved site layout. This application complies with County Land Development Standards.

COUNTY REQUIREMENTS (R.S. 40:27-6.3)

The Morris County Office of Planning & Preservation and Morris County Engineering Division have reviewed the submitted materials. Morris County Planning Board preliminary and final subdivision approval is granted.

A digital copy of the final plat is required prior to the filing of the final plat at the Morris County Clerk's Office in accordance with the County Land Development Standards; Section 404.B. adopted May 12, 2004.

At the time of signing, a paper copy of the signed final plat must be supplied to the Morris County Planning Board. If a paper copy is not supplied, the County Planning Board will not sign the final plat for filing.

An appointment must be made for the signing of the final plat. Walk-ins will not be accepted.

Borough of Mendham Joint Land Use Board

2026-18-1-P-0; 2026-18-1-F-0

April 22, 2026

Page 2 of 2

MORRIS COUNTY PLANNING BOARD



Mike DiGiulio, PP, AICP, CFM
Senior Planner



Joseph Barilla, P.P., A.I.C.P.
Planning Director

cc: Morris County Planning Board Members
V-Fee Mendham Apartments, LLC
Afton Savitz, PE, LLED AP BD+C, Stonefield Engineering
John Wyciskala, Inglesino, Webster, Wyciskala, & Taylor, LLC
Paul Ferriero, Borough Engineer