

SURVEYORS DESCRIPTION - EXISTING BLOCK 801, LOT 20:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF EAST MAIN STREET (66' WIDE, A.K.A. NEW JERSEY STATE HIGHWAY 24), WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF EXISTING LOTS 20 & 21, BLOCK 801, HAVING COORDINATES N709.677.82, E467.513.38 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); RUNNING THENCE

1. ALONG THE COMMON LINE OF EXISTING LOT 20 AND LOT 21, BLOCK 801, NORTH 38 DEGREES 34 MINUTES 16 SECONDS WEST 267.78 FEET TO A POINT IN THE LINE OF LOT 25; THENCE
2. ALONG THE COMMON LINE OF EXISTING LOT 20 AND LOT 25, BLOCK 801, NORTH 38 DEGREES 27 MINUTES 48 SECONDS WEST 893.16 FEET TO A POINT; THENCE
3. ALONG THE SAME, NORTH 36 DEGREES 20 MINUTES 47 SECONDS WEST 3.57 FEET TO A POINT IN THE LINE OF LOT 44 (BLOCK 501); THENCE
4. ALONG THE COMMON LINE OF EXISTING LOT 20, BLOCK 801 AND LOT 44, BLOCK 501, NORTH 52 DEGREES 50 MINUTES 04 SECONDS EAST 298.10 FEET TO A POINT IN THE SAME; THENCE
5. ALONG THE SAME, SOUTH 79 DEGREES 50 MINUTES 44 SECONDS EAST 322.79 FEET TO A POINT IN THE SAME; THENCE
6. ALONG THE SAME, NORTH 66 DEGREES 18 MINUTES 14 SECONDS EAST 12.07 FEET TO A POINT IN THE LINE OF TAX LOT 19; THENCE
7. ALONG THE COMMON LINE OF TAX LOT 20 AND TAX LOTS 19, 18, & 17, SOUTH 37 DEGREES 33 MINUTES 46 SECONDS EAST 937.77 FEET TO A POINT IN THE NORTHERLY LINE OF SAID EAST MAIN STREET; THENCE
8. ALONG SAID LINE, SOUTH 54 DEGREES 22 MINUTES 24 SECONDS WEST 508.60 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 577,865 SQUARE FEET OR 13.266 ACRES

SURVEYORS DESCRIPTION - PROPOSED BLOCK 801, LOT A:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF EAST MAIN STREET (66' WIDE, A.K.A. NEW JERSEY STATE HIGHWAY 24), WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF EXISTING LOTS 20 & 21, BLOCK 801, HAVING COORDINATES N709.677.82, E467.513.38 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); RUNNING THENCE

- A. ALONG THE COMMON LINE OF PROPOSED LOT B AND LOT 21, BLOCK 801, NORTH 38 DEGREES 34 MINUTES 16 SECONDS WEST 267.78 FEET TO A POINT IN THE LINE OF LOT 25; THENCE
- B. ALONG THE COMMON LINE OF PROPOSED LOT B AND LOT 25, BLOCK 801, NORTH 38 DEGREES 27 MINUTES 48 SECONDS WEST 420.79 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES N710.216.66 E467.084.68 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM; THENCE

1. ALONG THE COMMON LINE OF PROPOSED LOT A AND LOT 25, BLOCK 801, NORTH 38 DEGREES 27 MINUTES 48 SECONDS WEST 472.37 FEET TO A POINT IN THE SAME; THENCE
2. ALONG THE SAME, NORTH 36 DEGREES 20 MINUTES 47 SECONDS WEST 3.57 FEET TO A POINT IN THE LINE OF LOT 44, BLOCK 501; THENCE
3. ALONG THE COMMON LINE OF PROPOSED LOT A AND TAX LOT 44, BLOCK 501, NORTH 52 DEGREES 50 MINUTES 04 SECONDS EAST 298.10 FEET TO A POINT; THENCE
4. ALONG THE SAME, SOUTH 79 DEGREES 50 MINUTES 44 SECONDS EAST 322.79 FEET TO A POINT; THENCE
5. ALONG THE SAME, NORTH 66 DEGREES 18 MINUTES 14 SECONDS EAST 12.07 FEET TO A POINT IN THE LINE OF LOT 19; THENCE
6. ALONG THE DIVIDING LINE OF PROPOSED LOT A AND LOT 19, BLOCK 801, SOUTH 37 DEGREES 33 MINUTES 46 SECONDS EAST, 231.63 FEET TO A POINT; THENCE
7. ALONG THE DIVIDING LINE OF PROPOSED LOTS A & B, BLOCK 801, SOUTH 52 DEGREES 23 MINUTES 01 SECONDS WEST, 145.44 FEET TO A POINT; THENCE
8. ALONG THE SAME, NORTH 37 DEGREES 15 MINUTES 06 SECONDS WEST, 26.96 FEET TO A POINT; THENCE
9. ALONG THE SAME SOUTH 52 DEGREES 24 MINUTES 25 SECONDS WEST 84.70 FEET TO A POINT; THENCE
10. ALONG THE SAME, SOUTH 37 DEGREES 25 MINUTES 24 SECONDS EAST, 26.64 FEET TO A POINT; THENCE
11. ALONG THE SAME, SOUTH 52 DEGREES 23 MINUTES 01 SECONDS WEST, 289.64 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 217,127 SQUARE FEET OR 4.985 ACRES

SURVEYORS DESCRIPTION - PROPOSED BLOCK 801, LOT B:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF EAST MAIN STREET (66' WIDE, A.K.A. NEW JERSEY STATE HIGHWAY 24), WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF EXISTING LOTS 20 & 21, BLOCK 801, HAVING COORDINATES N709.677.82, E467.513.38 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); RUNNING THENCE

1. ALONG THE COMMON LINE OF EXISTING LOT 20 AND LOT 21, BLOCK 801, NORTH 38 DEGREES 34 MINUTES 16 SECONDS WEST 267.78 FEET TO A POINT IN THE LINE OF TAX LOT 25; THENCE
2. ALONG THE COMMON LINE OF EXISTING LOT 20 AND LOT 25, BLOCK 801, NORTH 38 DEGREES 27 MINUTES 48 SECONDS WEST 420.79 FEET TO A POINT; THENCE
3. ALONG THE DIVIDING LINE OF PROPOSED LOTS B & A, BLOCK 801, NORTH 52 DEGREES 23 MINUTES 01 SECONDS EAST, 289.64 FEET TO A POINT; THENCE
4. ALONG THE SAME, NORTH 37 DEGREES 35 MINUTES 24 SECONDS WEST, 26.99 FEET TO A POINT; THENCE
5. ALONG THE SAME, NORTH 52 DEGREES 24 MINUTES 25 SECONDS EAST, 84.70 FEET TO A POINT; THENCE
6. ALONG THE SAME, SOUTH 37 DEGREES 15 MINUTES 06 SECONDS EAST 26.96 FEET TO A POINT; THENCE
7. ALONG THE SAME, NORTH 52 DEGREES 23 MINUTES 01 SECONDS EAST, 145.44 FEET TO A POINT; THENCE
8. ALONG THE COMMON LINE OF PROPOSED LOT B AND LOTS 19, 18, & 17, BLOCK 801, SOUTH 37 DEGREES 33 MINUTES 46 SECONDS EAST 937.77 FEET TO A POINT IN THE NORTHERLY LINE OF SAID EAST MAIN STREET; THENCE
9. ALONG SAID LINE, SOUTH 54 DEGREES 22 MINUTES 24 SECONDS WEST 508.60 FEET TO THE POINT AND PLACE OF BEGINNING.

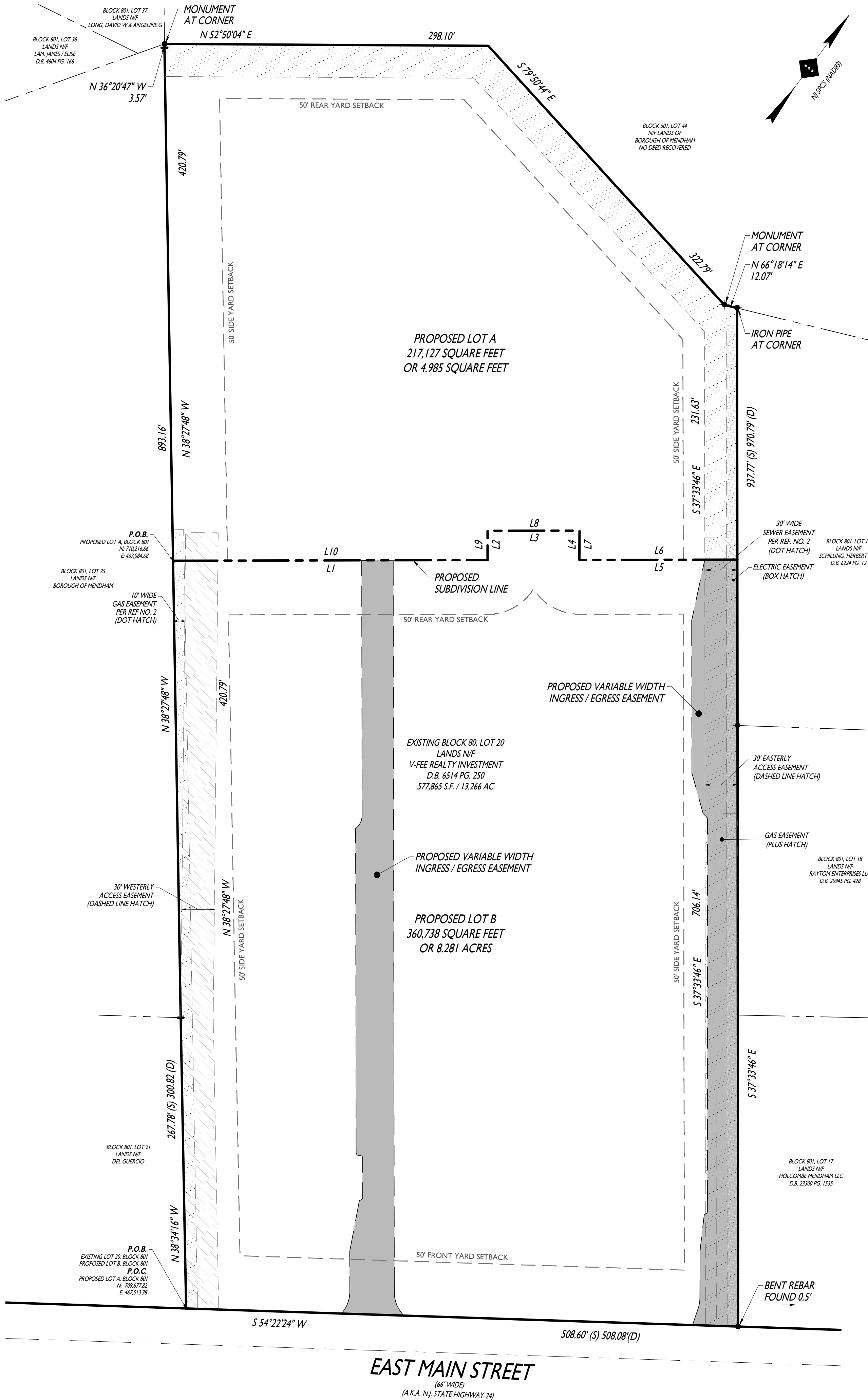
CONTAINING 360,737 SQUARE FEET OR 8.281 ACRES

SURVEY REFERENCES:

1. DEED BETWEEN MENDHAM INVESTMENT COMPANY, L.P., A LIMITED PARTNERSHIP OF THE STATE OF NEW JERSEY (GRANTOR) AND V-FEE REALTY INVESTMENT, LLC (GRANTEE), RECORDED ON DECEMBER 20, 2005 AS D.B. 6514 PG. 250 (BLOCK 801 LOT 20).
2. TAX MAP - BOROUGH OF MENDHAM - MORRIS COUNTY - NJ
3. A CERTAIN PLAN ENTITLED "UTILITY AND GPR SURVEY PLAN - PROPOSED RESIDENTIAL REDEVELOPMENT 80-90 EAST MAIN STREET MENDHAM" PREPARED BY WHITESTONE ASSOCIATES LLC, DATED 10/26/2020.
4. TITLE COMMITMENT PREPARED BY CB TITLE GROUP, LLC, ISSUING OFFICE FILE NUMBER CBNI-12276, WITH A COMMITMENT DATE OF MARCH 30, 2023.
5. MAP TITLED "MONITORING WELL LOCATION MAP" PREPARED BY DPK CONSULTING DATED 02/07/2024.
6. ALTA / NSPS LAND TITLE SURVEY, MAP OF SURVEY OF: TAX MAP BLOCK 801, LOT 20, 84-86-88 EAST MAIN STREET, BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, PREPARED BY STONEFIELD ENGINEERING AND DESIGN, DATED APRIL 14, 2025.

PLAN NOTES:

1. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), ESTABLISHED VIA RTK GPS OBSERVATIONS.
2. THE EXISTING FEATURES AND BOUNDARY SHOWN HEREON ARE BASED ON PLAN REFERENCE #6.



SYMBOL DESCRIPTION

- EXISTING PROPERTY LINE
- PROPOSED SUBDIVISION / PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT (AS NOTED)
- SURVEY MARKER (AS NOTED)

APPLICANT/OWNER

V-FEE MENDHAM APARTMENTS, LLC
130 ROUTE 10 WEST
WHIPPANY, NEW JERSEY 07981

ATTORNEY

INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC
600 PARSIPPANY ROAD SUITE 204
PARSIPPANY, NEW JERSEY 07054

LINE	BEARING	DISTANCE
L1	N 52°23'01\"	289.64'
L2	N 37°35'24\"	26.99'
L3	N 52°24'25\"	84.70'
L4	S 37°15'06\"	26.96'
L5	N 52°23'01\"	145.44'
L6	S 52°23'01\"	145.44'
L7	N 37°15'06\"	26.96'
L8	S 52°24'25\"	84.70'
L9	S 37°35'24\"	26.99'
L10	S 52°23'01\"	289.64'

LOT AREA SUMMARY CHART

EXISTING LOT	AREA
LOT 20, BLOCK 801	577,865 SF (13.266 AC)
PROPOSED LOTS	
LOT A, BLOCK 801	217,127 SF (4.985 AC)
LOT B, BLOCK 801	360,738 SF (8.281 AC)
TOTAL	577,865 SF (13.266 AC)



SOURCE: GOOGLE MAPS VICINITY MAP
NOT TO SCALE

LAND USE AND ZONING

BLOCK 801, LOT 20

EAST BUSINESS ZONE (EB) / EAST BUSINESS - AFFORDABLE HOUSING (EB-AH) OVERLAY

PROPOSED USE					
MULTI-FAMILY RESIDENTIAL	PERMITTED USE				
HEALTH CLUBS & RECREATIONAL FACILITIES	PERMITTED ACCESSORY USE				
SHOPPING CENTER	PERMITTED USE				
ZONING REQUIREMENT	REQUIRED	EXISTING	APPROVED	PROPOSED LOT A	PROPOSED LOT B
MINIMUM LOT AREA	3 AC (130,680 SF)	13.27 AC (577,865 SF)	13.27 AC (577,865 SF)	4.99 AC (217,127 SF)**	8.28 AC (360,738 SF)**
MINIMUM LOT WIDTH	200 FT	509.4 FT	509.4 FT	520.1 FT	509.4 FT
MINIMUM FRONT YARD SETBACK	50 FT	130.0 FT	130.0 FT	N/A	130.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	28.0 FT (EN)	28.0 (EN)	50.3 FT	28.0 FT (EN)
MINIMUM REAR YARD SETBACK	50 FT	132.2 FT	143.8 FT	144.0 FT	106.9 FT
MAXIMUM BUILDING HEIGHT*	4 STORIES OVER PARKING / 60 FT	< 60 FT	60.0 FT	60.0 FT	< 60 FT
MAXIMUM IMPERVIOUS COVERAGE	80% (462,292 SF)	78.7% (454,951 SF)	73.6% (423,314 SF)	52.1% (113,161 SF)^	86.0% (310,106 SF)^
MAXIMUM NUMBER OF UNITS	75 UNITS	N/A	75 UNITS	75 UNITS	N/A
MINIMUM RECREATIONAL AREA	5,000 SF	N/A	> 5,000 SF	> 5,000 SF	N/A

(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 = 542.38 FT)
(**) PER 215-74B(1), THE TRACT MAY BE SUBDIVIDED WITH APPROPRIATE ACCESS AND MAINTENANCE AGREEMENTS
(*) PER 215-74B(4)(g), IF SUBDIVIDED, THE IMPERVIOUS COVERAGE MAY BE CALCULATED BASED UPON THE LOT AREA OF THE ENTIRE TRACT



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PRELIMINARY MINOR SUBDIVISION PLAN

MAP OF:

TAX MAP BLOCK 801 LOT 20
84 - 86 - 88 EAST MAIN STREET
BOROUGH OF MENDHAM
COUNTY OF MORRIS, STATE OF NEW JERSEY

I	01/19/26	AG	AG	04/03/25	GY FOR ISSUE
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW

ANTHONY D. GIGLIO JR.
NEW JERSEY LAND SURVEYOR No. 24G504346800
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

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