

84 – 90 EAST MAIN STREET
MENDHAM BOROUGH
MENDHAM,
NEW JERSEY
November 12, 2024







SPEED LIMIT 20

NEW CONDOS

WINDMILL PARKWAY

STOP



TWO SOUTH VILLOW
TWO SOUTH WILLOW CO. 978.271.8501

WELLMONT ARCHITECTURE

WHS
ARCHITECTURE

PRELIMINARY & FINAL SITE PLAN

84-90 EAST MAIN STREET
BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY
V-FEE MENDHAM APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
BLOCK 801; LOT 20



1 PERSPECTIVE VIEW
SCALE: NTS



2 SITE PLAN
SCALE: 1/200"=1'-0"

PROJECT DATA

BLOCK NUMBER	801
LOT NUMBERS	20
ZONING DISTRICTS	(CB) EAST BUSINESS (FR) HAS EAST BUSINESS AFFORDABLE HOUSING OVERLAY
LOT AREA	(LOT A) 206,180 SF
BUILDING FOOTPRINT	83,044 SF
RESIDENTIAL FLOOR AREA	108,118 SF
DWELLING UNITS	70 UNITS
PARKING SPACES	106 SPACES

SITE PLAN DATA

SITE PLAN DATA IS TAKEN FROM BOROUGH OF MENDHAM MORRIS COUNTY, NJ TAX MAPS AND FROM A SITE SURVEY DATED, 07-19-2021, PREPARED BY:

STONEFIELD ENGINEERING & DESIGN

PHILIP A. MCINTYRE, JR.
Professional Land Surveyor
NJ PLS License No. 850907-1

DRAWING LIST

C1	COVER SHEET
A1	SITE PLAN
A2	GROUND FLOOR - PARKING FLOOR PLAN
A3	2ND FLOOR
A4	3RD FLOOR PLAN
A5	4TH FLOOR PLAN
A6	5TH FLOOR PLAN
A7	RESIDENTIAL BUILDING ELEVATIONS
A8	RESIDENTIAL BUILDING ELEVATIONS
A9	PREMIUM PARKING & AUTOMOBILE SERVICE BLDG
A10	BUILDING SECTION

PRELIMINARY & FINAL SITE PLAN

PRELIMINARY & FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE BOROUGH OF MENDHAM, NEW JERSEY, THIS --- DAY OF MARCH, 2022.

Board Chairman

Board Secretary

Board Planner

Board Engineer

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

Sam Marchetto P.A., P.E.
M.Arch
M.S. in Urban Planning
M.A. in Architecture
M.A. in Urban Design
M.A. in Urban Planning
M.A. in Urban Design
M.A. in Urban Planning

1325 Willow Avenue
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201-795-0171 F
MHRArchitect.com

Applicant/Owner:
**V-FEE MENDHAM
APARTMENTS, LLC**

130 Route 10 West
Whippany, NJ 07981

Project:
**V-FEE MENDAM
APARTMENTS, LLC**

84-90 East Main Street
Borough of Mendham
Morris County, NJ

Job Number: 2701
Scale: AS NOTED
Drawn By: WH

Issue	Date	For
10-28-22		FOR PRINCIPAL SUBMISSION
04-24-23		REVISION
05-15-23		REVISION FOR CIVIL

COVER
SHEET

C1





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PIATTINO
RESTAURANT & BAR

CHASE

SALE - SAND
ICE MELT
FIREWOOD

15

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Google Earth

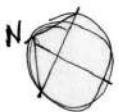
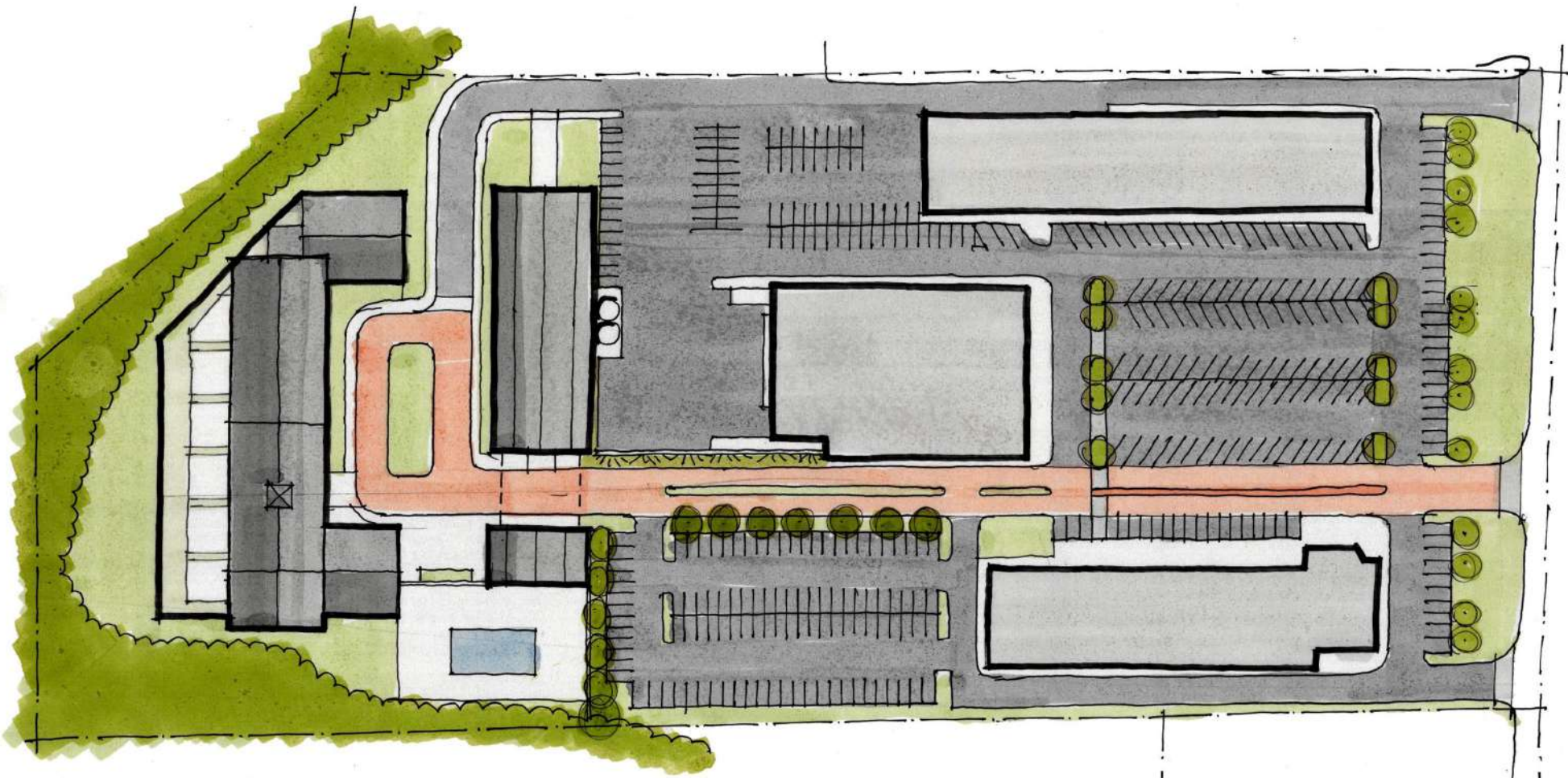


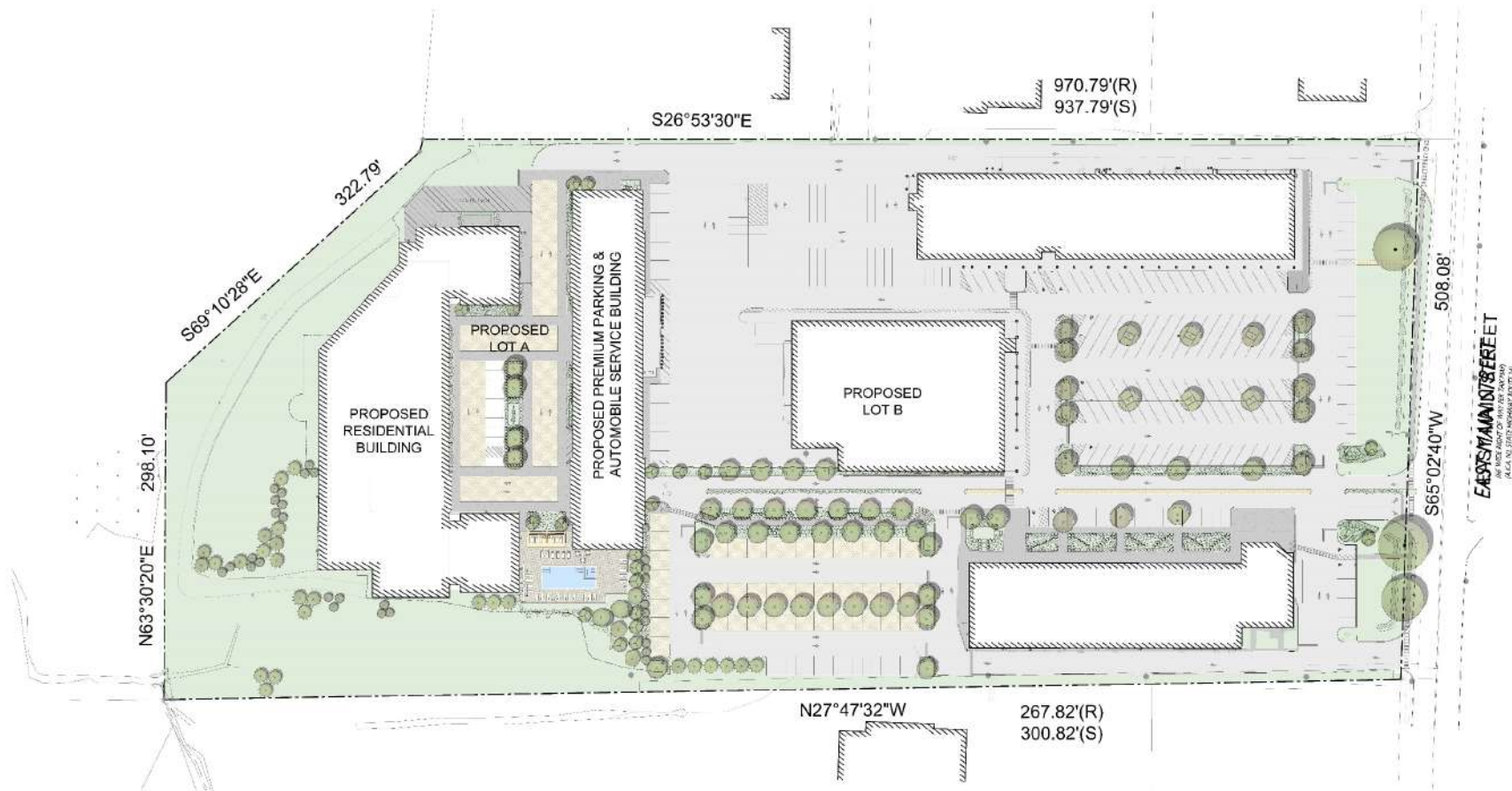
DO NOT
ENTER

DO NOT
ENTER

WELLS
FARGO
KINGS







N63°30'20"E 298.10'

S69°10'28"E

S26°53'30"E

970.79'(R)
937.79'(S)

S65°02'40"W

508.08'

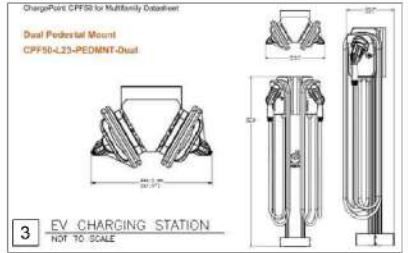
EAST MAIN STREET
(LOCAL ROADWAY RIGHT-OF-WAY)

N27°47'32"W

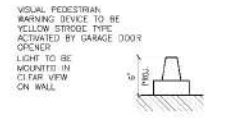
267.82'(R)
300.82'(S)

1 SITE PLAN
SCALE: 1/8" = 1'-0"
0" = 24'-0"

2 FLOOR DRAIN DETAIL
NOT TO SCALE



3 EV CHARGING STATION
NOT TO SCALE



PEDESTRIAN WARNING DEVICE
NOT TO SCALE

4 GARAGE SIGN DETAILS
SCALE: 1/2" = 1'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY

STOP SIGN AS REQUIRED BY N.J.S.A. 39:4-197.3c



HANDICAP PARKING SIGN NOT TO SCALE



"STOP" REFLECTIVE SHEETING ON .060 ALUMINUM OR EQUAL

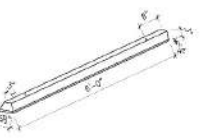
WALL MOUNT (REF TO PLANS)
PARKING GARAGE SURFACE

STOP SIGN NOT TO SCALE

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSIDERED UNDER THE PROVISIONS OF THE IRC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE BOROUGH OF MENDHAM, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE BOROUGH OF MENDHAM, NJ.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

GARAGE SIGN DETAILS



Marchetto Higgins Stieve
Architecture
Planning
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Agent/Owner:
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Whippany, NJ 07981

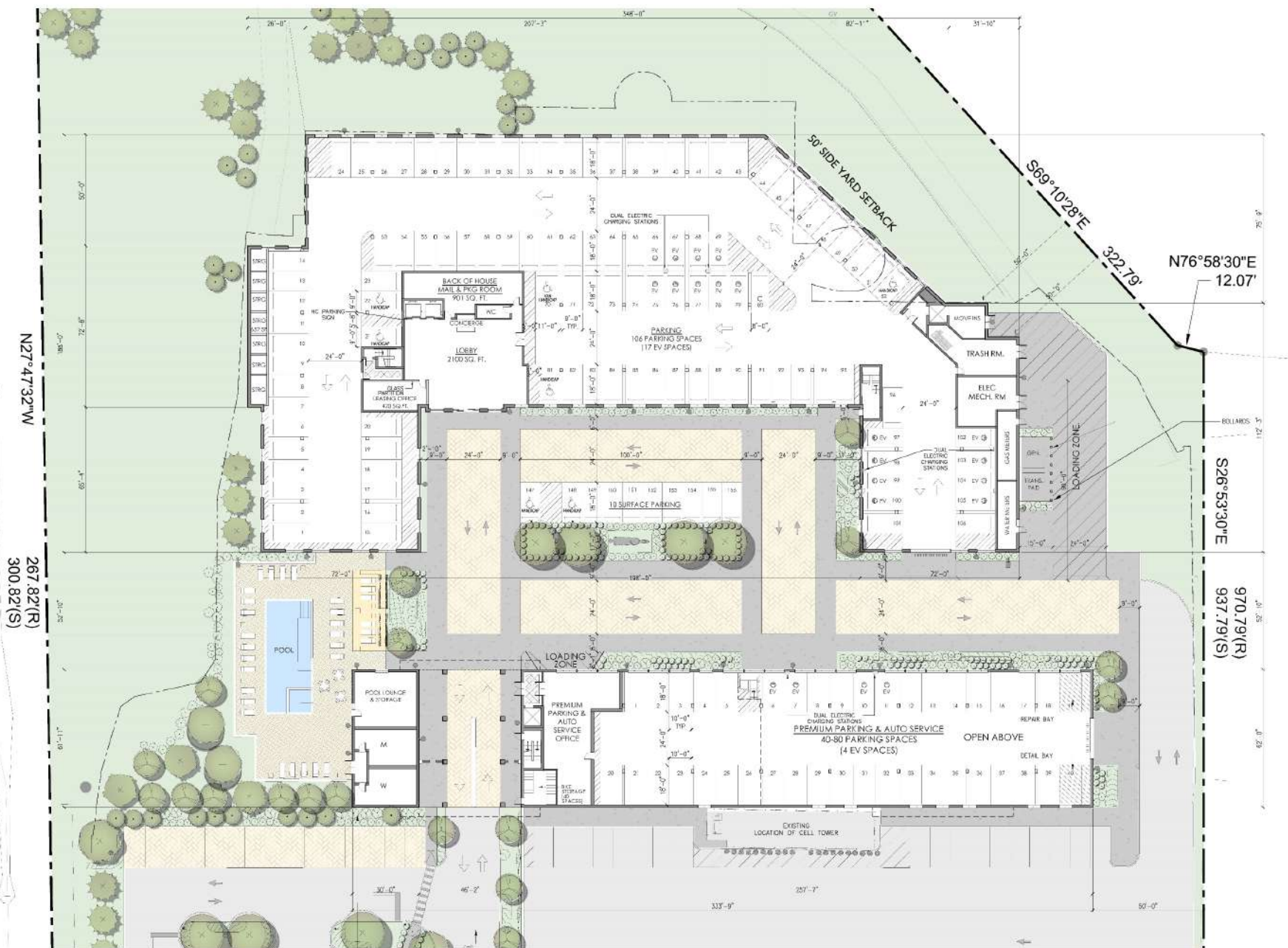
Project:
V-FEE MENDAM APARTMENTS, LLC
84-90 East Main Street
Borough of Mendham
Morris County, NJ

DATE	BY	REVISION
10-24-22	FOR PRINCIPAL SUBMISSION	
04-24-23	REVISION	
05-15-23	REVISION FOR CIVIL	

SITE PLAN







1 GROUND FLOOR PLAN
 SCALE: 1/32"=1'-0"
 SEE CIVIL DRAWINGS FOR LANDSCAPE PLANS
 SEE CIVIL DRAWINGS FOR PROPOSED LOT B

PARKING

RESIDENTIAL GARAGE	= 106 SPACES
VISITOR SURFACE	= 10 SPACES
PREMIUM PKG & AUTOMOBILE SVT	= 40 SPACES

INCLUDING:

HANDICAP (RES. GARAGE)	= 5 SPACES
EV (RES. GARAGE)	= 17 SPACES
HANDICAP (VISITOR SURFACE)	= 2 SPACES
EV (PREMIUM PKG)	= 4 SPACES
DETAIL BAY (PREMIUM PKG)	= 1 SPACE
SERVICE BAY (PREMIUM PKG)	= 1 SPACE

BIKE STORAGE

REQUIRED RESIDENTIAL 3 SPACES PER UNIT	75 UNITS * 3	= 38 SPACES
REQUIRED NON-RESIDENTIAL 1 SPACE PER 5,000 SQ. FT.	5,000/5,000 = 1	= 1 SPACE
TOTAL REQUIRED SPACES		= 39 SPACES
TOTAL PROVIDED SPACES		= 40 SPACES

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Project:
V-FEE MENDHAM APARTMENTS, LLC

84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

DATE	FOR
10-24-22	FOR PRINCIPAL SUBMISSION
04-24-23	REVISION
05-15-23	REVISION FOR CIVIL





1 SECOND FLOOR PLAN
 SCALE: 1/20"=1'-0"
 0' 4' 8' 16'

UNIT MIX (2ND FL)	
1 BEDROOM	8 UNITS
1 BEDROOM - AFFORDABLE	1 UNIT
2 BEDROOMS	8 UNITS
3 BEDROOMS - AFFORDABLE	1 UNIT
TOTAL UNITS PROPOSED	16 UNITS

UNIT MIX TOTALS	
1 BEDROOM	33 UNITS (44%)
2 BEDROOMS	39 UNITS (52%)
3 BEDROOMS	3 UNITS (4%)
TOTAL UNITS PROPOSED	75 UNITS (100%)

20% AFFORDABLE MIX	
1 BEDROOM	3 UNITS (20%)
2 BEDROOMS	9 UNITS (60%)
3 BEDROOMS	3 UNITS (20%)
TOTAL UNITS PROPOSED	15 UNITS (100%)

MARKET RATE MIX	
1 BEDROOM	30 UNITS (50%)
2 BEDROOMS	30 UNITS (50%)
3 BEDROOMS	0 UNITS (0%)
TOTAL UNITS PROPOSED	60 UNITS (100%)

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Project:
V-FEE MENDHAM APARTMENTS, LLC
 84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

Issue:	Job Number:	2201
Date:	Scale:	AS NOTED
Drawn By:		

Issue	Date	For
01-28-22		FOR MUNICIPAL SUBMISSION
04-24-23		REVISION
05-15-23		REVISION FOR DIML



WELLS FARGO

CLOCKS

FIRE ZONE

NO PARKING





N27°47'32"W
267.82(R)
300.82(S)



1 THIRD FLOOR PLAN
SCALE: 1/20"=1'-0"
0' 4' 8' 16'

UNIT MIX (THIRD FL)

1 BEDROOM	8 UNITS
1 BEDROOM - AFFORDABLE	1 UNIT
2 BEDROOMS	12 UNITS
2 BEDROOMS - AFFORDABLE	1 UNIT
3 BEDROOMS - AFFORDABLE	1 UNIT
TOTAL UNITS PROPOSED	23 UNITS

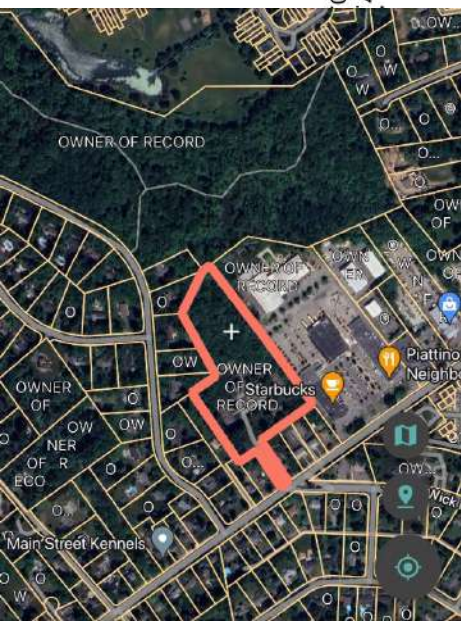
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84-90 East Main Street
Borough of Mendham
Morris County, NJ

Issue:	Date:	For:
10-28-22	10-28-22	FOR PRINCIPAL SUBMISSION
04-28-23	04-28-23	REVISION
05-15-23	05-15-23	REVISION FOR CIVIL



N27°47'32"W
267
300



1 FOURTH FLOOR PLAN
SCALE: 1/20"=1'-0"
0' 4' 8' 16'

UNIT MIX (FOURTH FL)	
1 BEDROOM	8 UNITS
2 BEDROOMS	6 UNITS
2 BEDROOMS - AFFORDABLE	3 UNIT
3 BEDROOMS - AFFORDABLE	1 UNIT
TOTAL UNITS PROPOSED	18 UNITS

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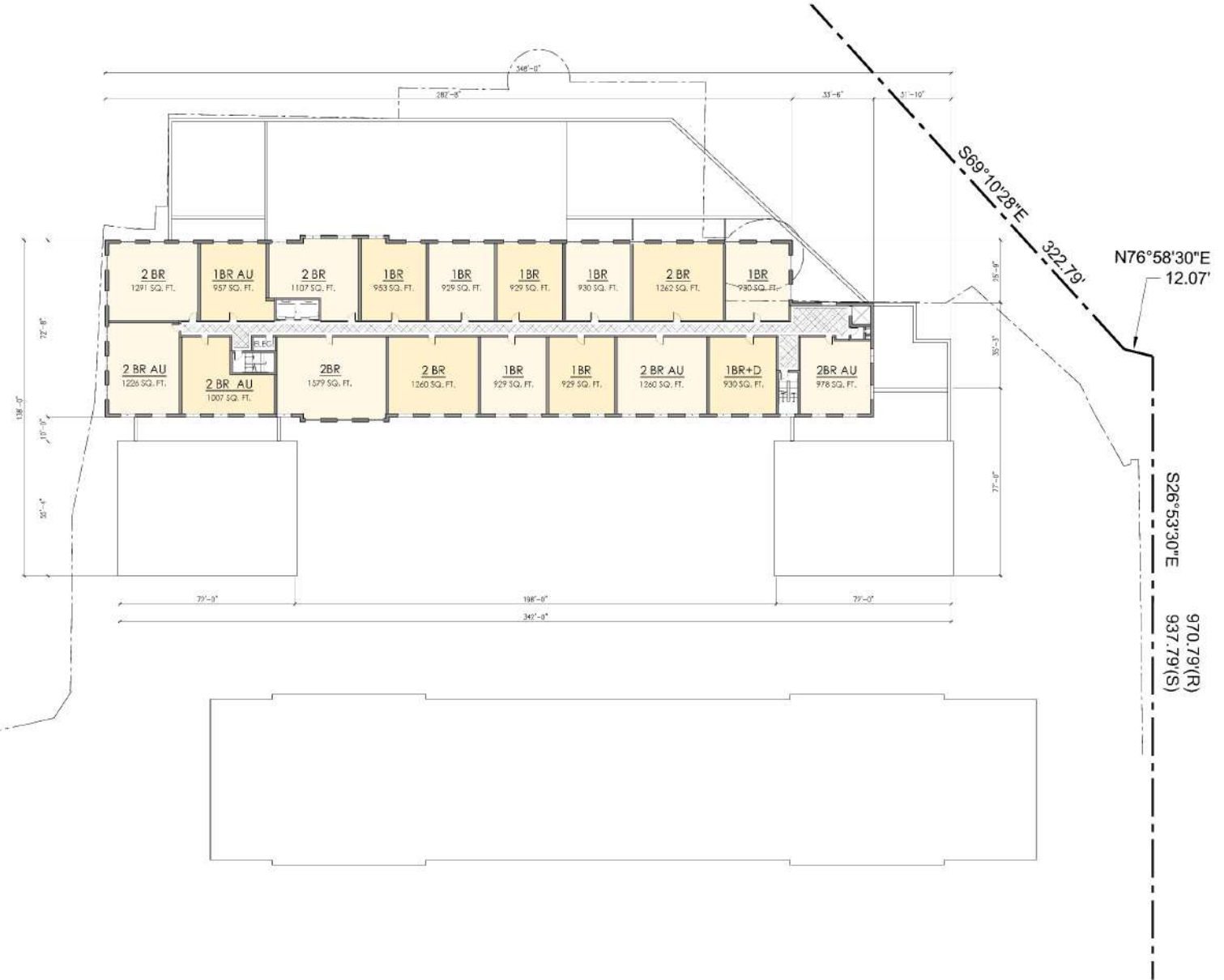
Applicant/Owner:
V-FEE MENDHAM APARTMENTS, LLC
130 Route 10 West
Whippany, NJ 07981

Project:
V-FEE MENDHAM APARTMENTS, LLC
84-90 East Main Street
Borough of Mendham
Morris County, NJ

Issue:	Date:	For:
10-24-22	FOR PRINCIPAL SUBMISSION	
04-24-23	REVISION	
05-15-23	REVISION FOR CIVIL	

N27°47'32"W

267.82(R)
300.82(S)



1 FIFTH FLOOR PLAN
SCALE: 1/20"=1'-0"
0' 4' 8' 16'

UNIT MIX (FIFTH FL)	
1 BEDROOM	8 UNITS
1 BEDROOM - AFFORDABLE	1 UNIT
2 BEDROOMS	4 UNITS
2 BEDROOMS - AFFORDABLE	5 UNIT
TOTAL UNITS PROPOSED	18 UNITS

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18-07067
Mark Higgins P.A., A.S.
NJ22002000
Lisa A. Stieve P.A.
NJ22000170
Mark Stieve P.A.
NJ220001000
8/1/2013

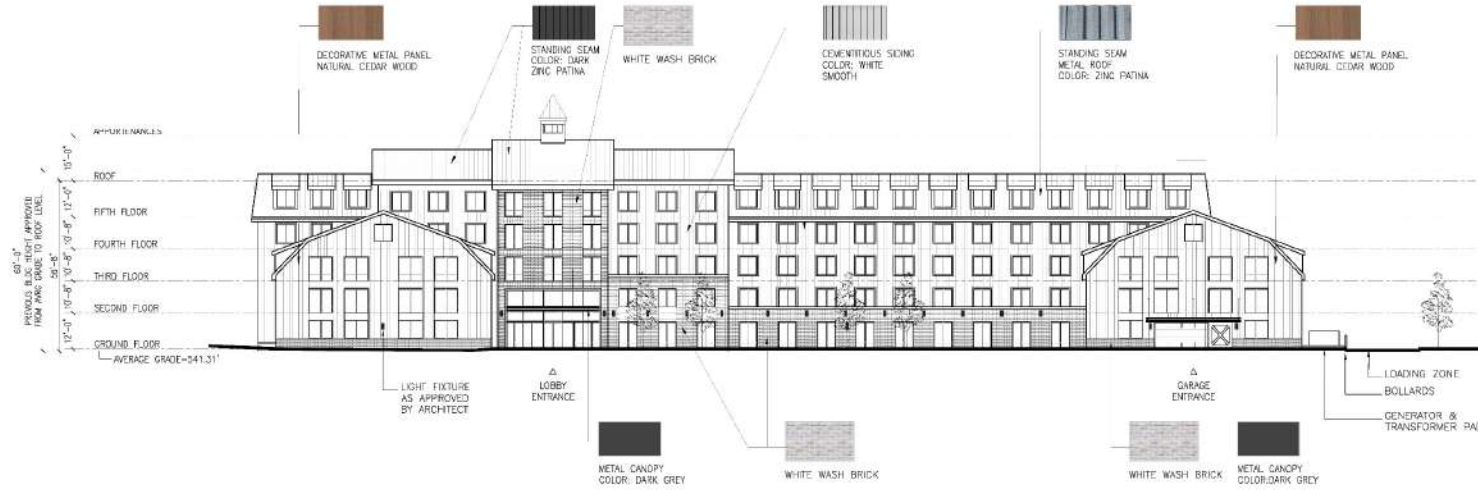
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Applicant/Owner:
V-FEE MENDHAM APARTMENTS, LLC
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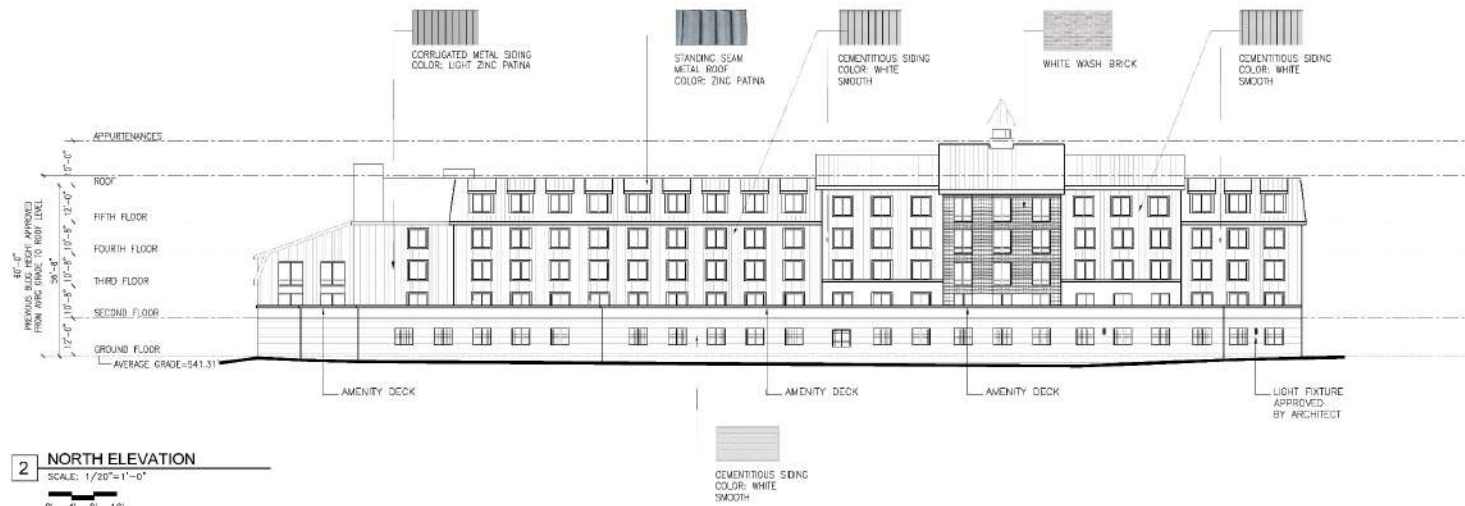
Project:
V-FEE MENDAM APARTMENTS, LLC
84-90 East Main Street
Borough of Mendham
Morris County, NJ

Issue	Date	For:
10-24-22		FOR PRINCIPAL SUBMISSION
04-24-23		REVISION
05-15-23		REVISION FOR CIVIL

JOB NUMBER: 2201
Scale: AS NOTED
Drawn By: JH



1 SOUTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY



2 NORTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY

**Marchetto
Higgins
Stieve**
 Architects
 Planning
 Urban Design

Christopher M.A., P.E.
 Richard A.A., LEED
 Andrew M.A.
 Robert M.A.
 Robert M.A.

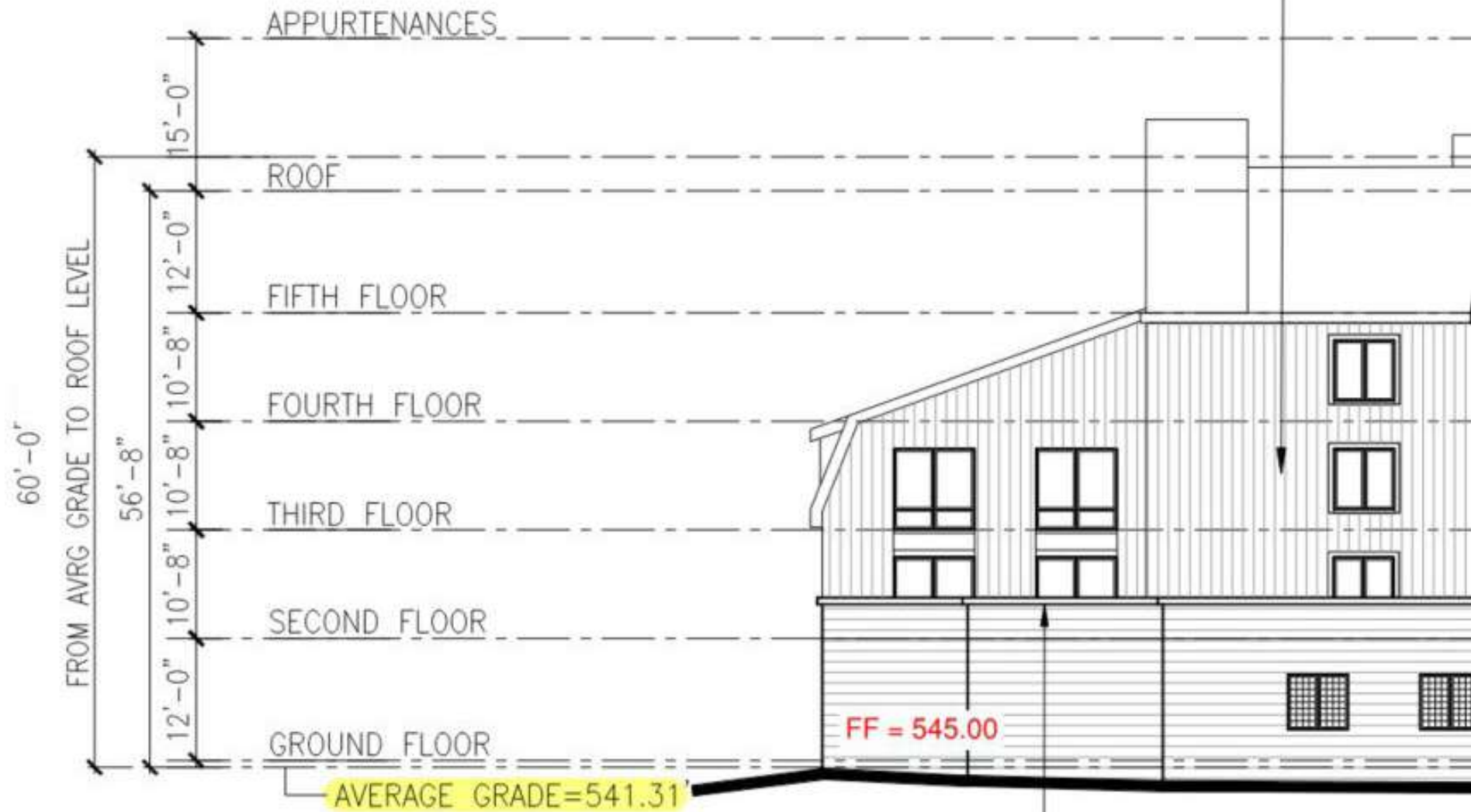
1225 Willow Avenue
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 201-795-0111 F
 MHArchitects.com

Applicant/Owner:
**V-FEE MENDHAM
 APARTMENTS, LLC**
 130 Route 10 West
 Whippany, NJ 07981

Project:
**V-FEE MENDAM
 APARTMENTS, LLC**
 84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

Job Number: 2201
 Scale: AS NOTED
 Drawn By: JN

Issue:	Date:	For:
	03-24-23	FOR MUNICIPAL SUBMISSION
	04-24-23	REVISION
	07-15-23	REVISION FOR FINAL



AVERAGE GRADE = 542.07

FF - AVG. GRADE + 56.67'

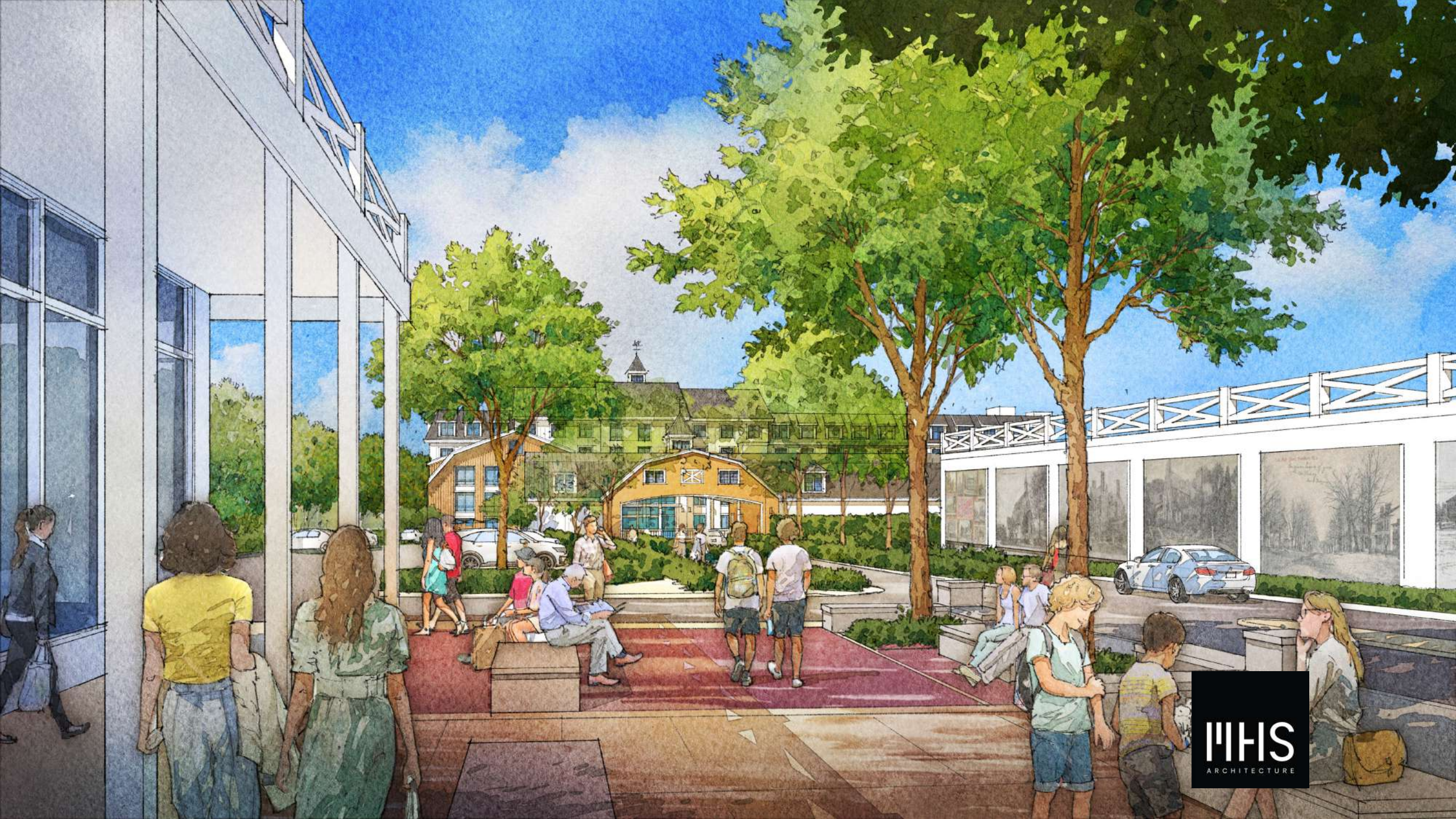
545.00 - 542.07 + 56.67' = 59.60'

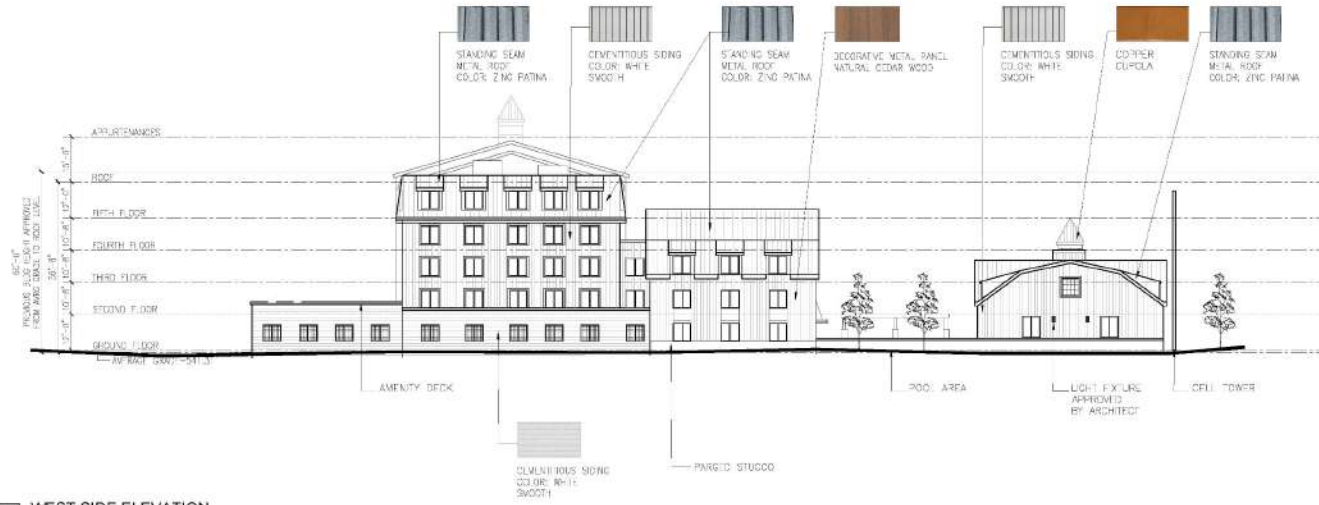
vi. Maximum Building Height: (4) stories over parking / 60 feet, with the following exceptions:

- a. Height shall be measured to the top of building (i.e. the highest point of a flat roof, the deck line of mansard roofs, or the mean height between eaves and ridge for gable, hip, and gambrel roofs) from the average elevation of the proposed finished grade at each corner of the building next to the foundation.
- b. Rooftop amenities and rooftop features (including mechanical equipment and machinery) shall not be considered a story and such appurtenances shall not be considered part of overall building height.

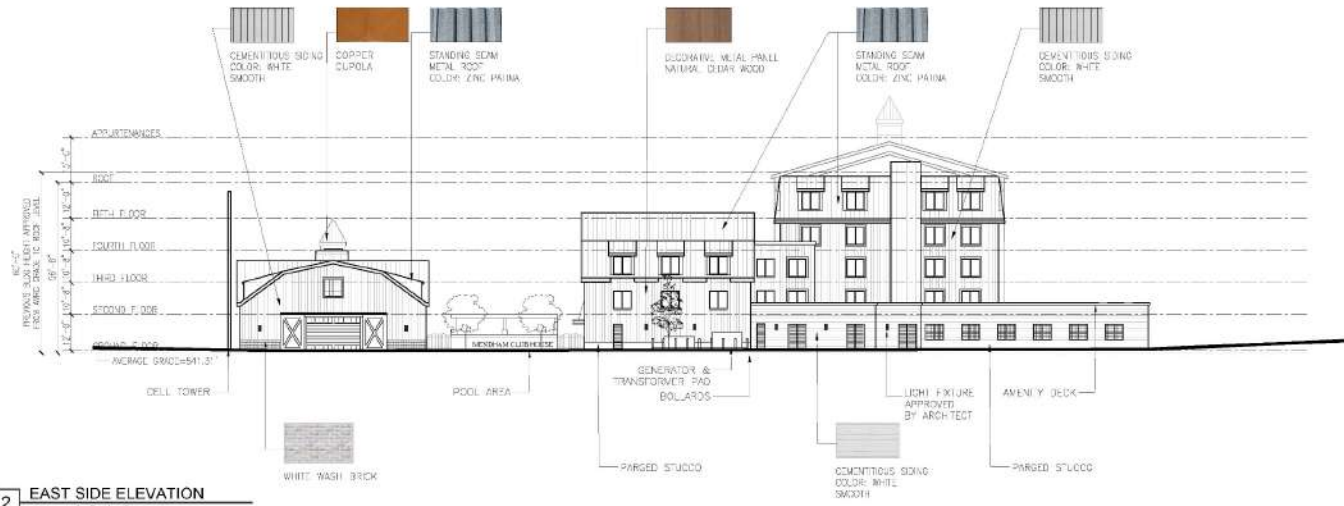
CK







1 WEST SIDE ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY



2 EAST SIDE ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY

**Marchetto
Higgins
Stieve**
 Architecture
 Planning
 Urban Design

Don Marchetto AIA, PR
 Bill Higgins AIA, LEED
 Nicholas Stieve AIA
 Nicholas Stieve AIA
 Nicholas Stieve AIA
 Nicholas Stieve AIA

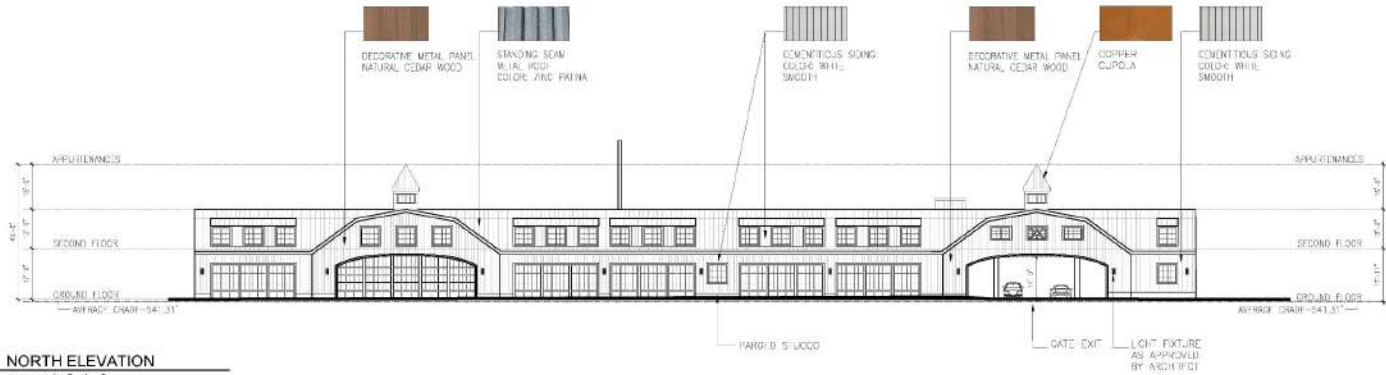
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Applicant/Owner:
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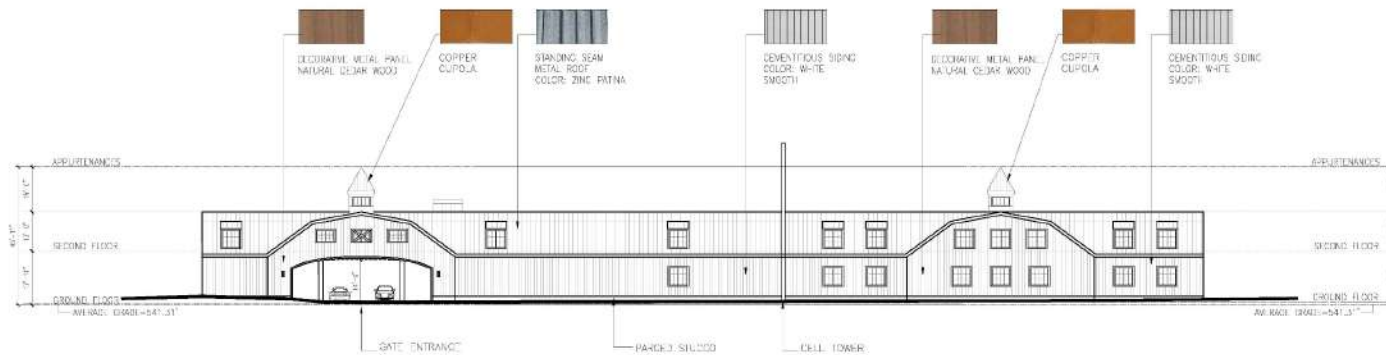
Project:
**V-FEE MENDAM
 APARTMENTS, LLC**
 84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

Job Number:	2201
Scale:	AS NOTED
Drawn By:	VA

Issue	Date	For
	05-24-22	FOR MUNICIPAL SUBMISSION
	04-24-23	REVISION
	05-19-23	REVISION FOR CML



1 NORTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY*



2 SOUTH ELEVATION
 SCALE: 1/20"=1'-0"
 NOTE: *OR SIMILAR BASED ON PRODUCT AVAILABILITY*

Marchetto Higgins Stieve
 Architecture Planning Urban Design

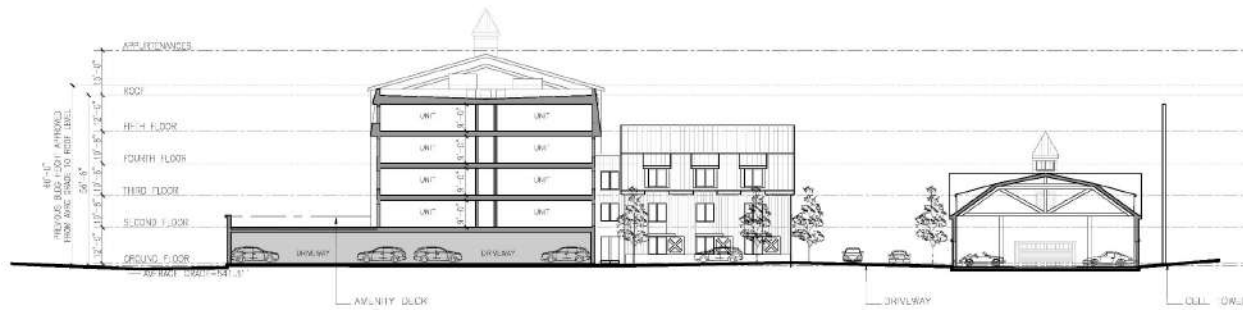
Don Marchetto AIA, PR
 Rick Higgins AIA, LEED
 Nick Stieve AIA
 Michael Stieve AIA
 Nicholas Stieve AIA, LEED

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 MHSArchitects.com

Applicant/Owner:
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 Whippany, NJ 07981

Project:
V-FEE MENDAM APARTMENTS, LLC
 84-90 East Main Street
 Borough of Mendham
 Morris County, NJ

Job Number:	2201
Scale:	AS NOTED
Drawn By:	VA
Issue:	
Date:	For:
01-24-22	FOR MUNICIPAL SUBMISSION
04-24-23	REVISION
05-19-23	REVISION FOR CML



1 BUILDING SECTION
SCALE: 1/207'-1"=0"
0' 4' 8' 16'

**Marchetto
Higgins
Stieve**

Don Marchetto AIA, PR
18-07067
Walter Higgins AIA, LEED
NS04002450
Steve A. Stieve AIA
NS04001712
Michael Tobolski AS
NS04001060
BY 03.03.13

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Applicant/Owner:
**V-FEE MENDHAM
APARTMENTS, LLC**

**130 Route 10 West
Whippany, NJ 07981**

Project:
**V-FEE MENDAM
APARTMENTS, LLC**

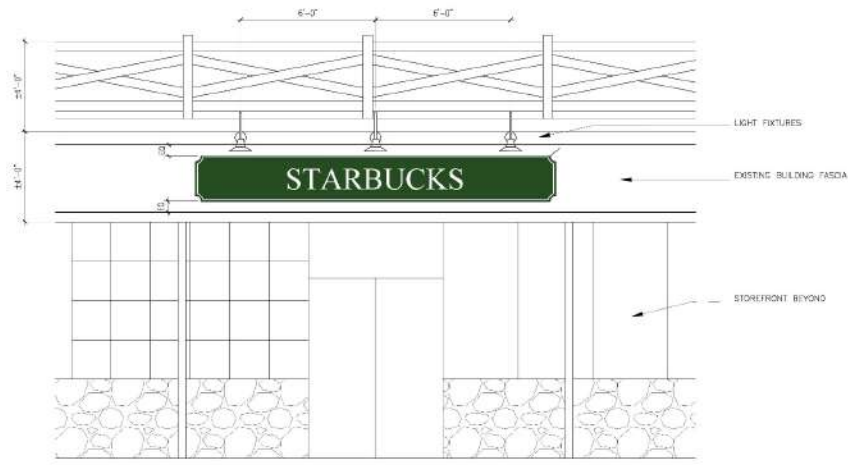
**84-90 East Main Street
Borough of Mendham
Morris County, NJ**

Job Number: 2201
State: NJ NORTH
Drawn By: VA

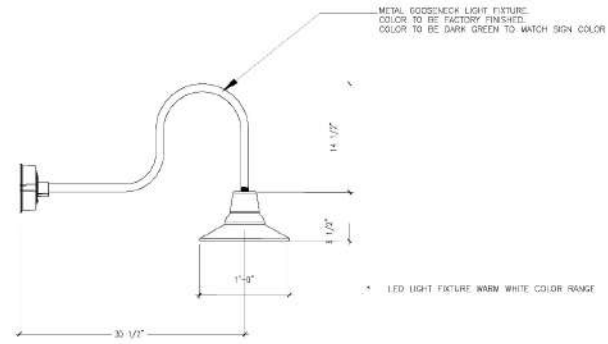
Date	For
11-24-22	FOR MUNICIPAL SUBMISSION
04-24-23	REVISION
05-15-23	REVISION FOR CML

**BUILDING
SECTION** **A10**
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1 FRONT ELEVATION OF SIGNAGE
SCALE: 3/8"=1'-0"



2 BUILDING MOUNTED LIGHT FIXTURE DETAIL FOR SIGN ILLUMINATION
SCALE: 1-1/2"=1'-0"



3 LETTERS OF SIGNAGE
SCALE: 3/8"=1'-0"

MHS ARCHITECTURE

1225 Willow Avenue
Hoboken, NJ 07030

1422 Grand Street
Suite 50
Hoboken, NJ 07030

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MHSArchitecture.com

PROJECT NAME:
V-FEE MENDAM APARTMENTS
84-90 EAST MAIN STREET
BOROUGH OF MENDEM MORRIS
COUNTY NEW JERSEY

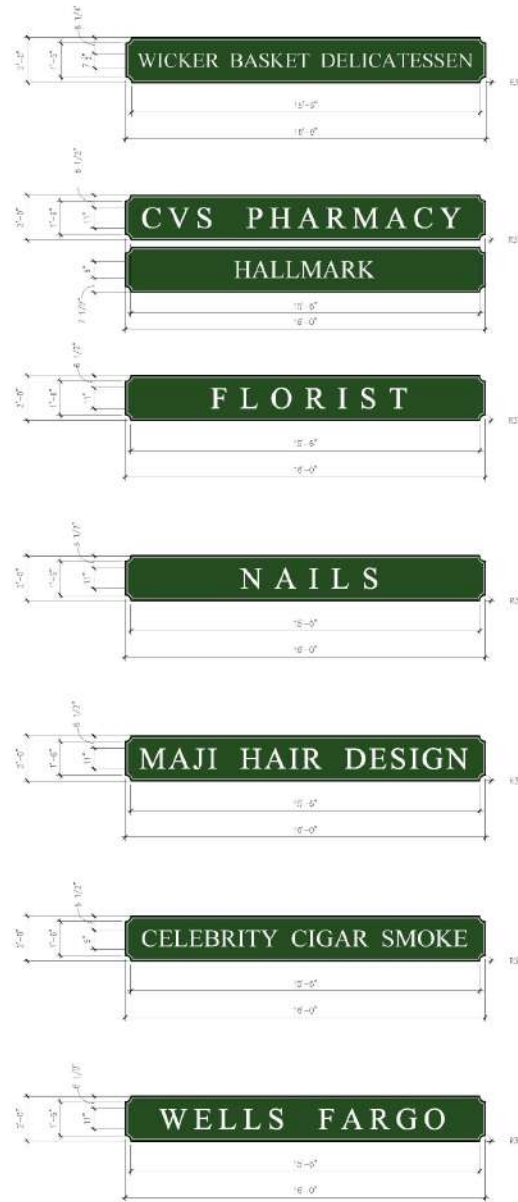
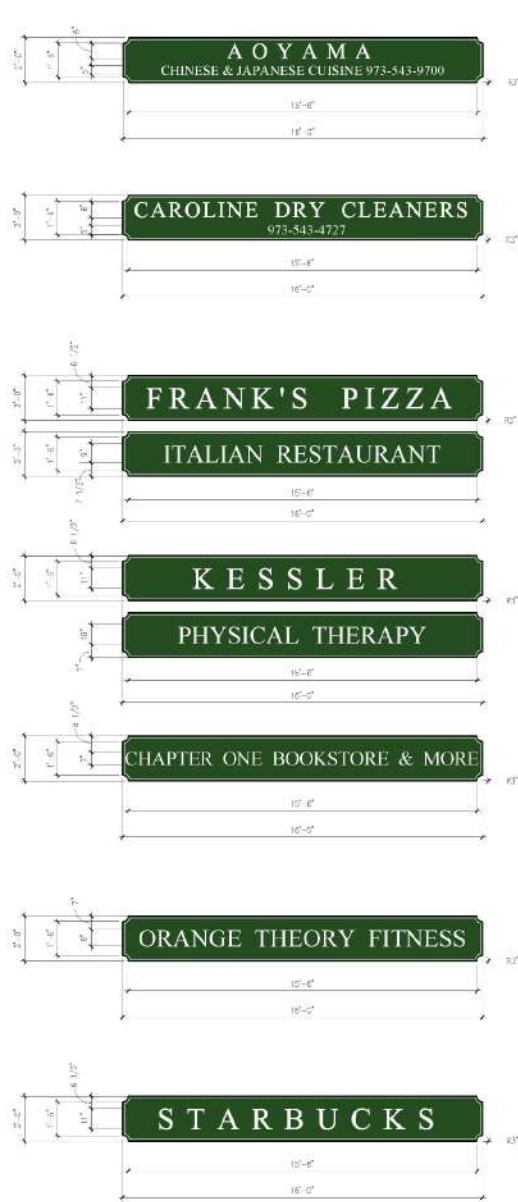
REFERENCE FOR:
V-FEE MENDAM
139 ROUTE 10 WEST
WHIPPANY, NEW JERSEY 07981

REV	DATE	FOR

COMMERCIAL / RETAIL / RESIDENTIAL SIGNAGE PACKAGE

S3 Project Number: 2201
Scale: AS NOTED
Date: 05/25/2024
Checked By: US

BUILDING MOUNTED SIGN



1 LETTERS OF SIGNAGE
SCALE: 3/8"=1'-0"

	Dan Marchello PPA, PP 610-214-4140 Michael Higgins AIA, LEED 610-214-2171	Amy O'Neil AIA 610-214-2171
	Michael Piro AIA 610-214-2171 610-214-2171	Vincent Marchello AIA 610-214-2171
1225 Willow Avenue Hoboken, NJ 07030 1422 Grand Street Suite 50 Hoboken, NJ 07030 201-795-1505 MHHSArchitecture.com		
PROJECT NAME: V-FEE MENDAM APARTMENTS 84-90 EAST MAIN STREET BOROUGH OF MENDAM, MORRIS COUNTY, NEW JERSEY		
PREPARED FOR: V-FEE MENDAM 130 ROUTE 10 WEST WHIPPANY, NEW JERSEY 07981		
Issues: # Date For:		
COMMERCIAL / RETAIL / RESIDENTIAL SIGNAGE PACKAGE		
S4	Project Number: 2201	Scale: AS NOTED
	Date: 09/25/2024	Checked By: BS
BUILDING MOUNTED SIGN		
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Thank You