



---

## Planner Report #1

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

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

**Subject:** V-Fee Mendham Apartments, LLC  
Amended Preliminary & Final Site Plan & Major Subdivision  
Block 801, Lot 20  
84-90 East Main Street  
Borough of Mendham, Morris County, New Jersey


**Date:** April 30, 2026

---

Dear Board Members:

1. The purpose of this report is to provide the Joint Land Use Board guidance in its review of the amended preliminary and final site plan and major subdivision submitted by V-Fee Mendham Apartments, LLC (hereinafter, "the Applicant"). The Applicant had previously obtained preliminary and final site plan approval, including bulk variance and design waiver relief, from the Board on January 29, 2025, and memorialized by resolution on March 18, 2025. The approval permits the construction of a 75-unit inclusionary multi-family residential development with associated site improvements, including a standalone structure for accessory parking and limited automotive sales/service uses.
2. The Applicant is now seeking amended preliminary and final site plan approval to replace the previously approved automotive sales/service use with six (6) pickleball courts and related amenities on the ground floor of the standalone building, a golf simulator, and tenant lounges on the second floor of the building. The application also includes a modification to the multi-family residential building to add a covered outdoor amenity space at the rear of the building.
3. Additionally, the Applicant proposes a major subdivision of Block 801, Lot 20 into two (2) lots.

### **Documents Reviewed**

- 33 sheets of a Preliminary and Final Amended Site Plan and Subdivision entitled, "V-Fee Mendham Apartments, LLC, Proposed Multi-Family Residential Development, Block 801, Lot 20, 84-90 East Main Street, Borough of Mendham, Morris County, New Jersey," prepared by Stonefield Engineering & Design, and dated January 16, 2026.
  - One (1) sheet of a Major Subdivision Plan prepared by Stonefield Engineering & Design, and dated March 19, 2026.
- 
- 



- Trip Generation and Parking Analysis Memorandum prepared by Stonefield Engineering & Design, and dated January 19, 2026.
- 25 sheets of Architectural Building Elevations and Floorplans entitled, "V-Fee Mendham Apartments, LLC, 84-90 East Main Street, Borough of Mendham, Morris County, NJ," prepared by MHS Architecture, dated October 24, 2022, and revised through January 9, 2026.
- Copy of application, checklist, and additional supporting documents.

## **Existing Conditions**

### ***The Site***

4. Lot Size: 13.27 Acres (577,865 square feet).
5. Frontage: East Main Street
6. Existing Development:
  - A. The site consists of four (4) one-story buildings, which contain a total of 133,666 square feet of retail space;
    - i. Kings Food Markets;
      - a. One-story masonry building (27,504 square feet);<sup>1</sup>
    - ii. Two (2) strip mall retail buildings;
      - a. Two (2) one-story frame buildings (24,440 square feet and 28,528 square feet);<sup>2</sup>
    - iii. Mendham Health and Racket Club (vacant);
      - a. One-story frame and metal building (53,914 square feet);<sup>3</sup>
      - b. In-ground pool and play area in the rear;
  - B. Parking lots;
  - C. Sidewalks;
  - D. Various signage; and
  - E. Ancillary site improvements.
7. The site is located entirely within the New Jersey Highlands Planning Area; therefore, Highlands exemptions are not required for this application.

---

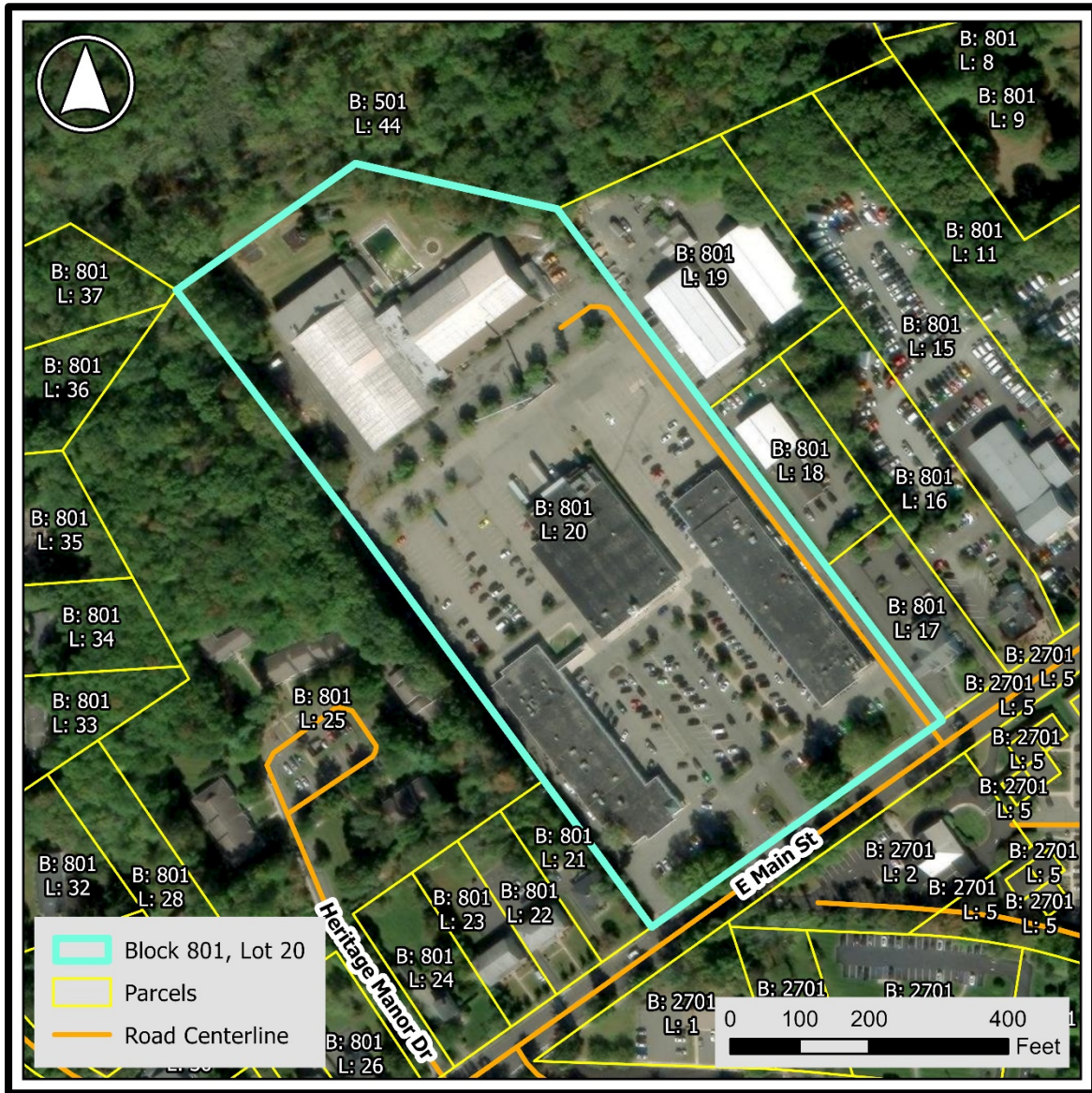
<sup>1</sup> This building is located in the center of the subject property facing East Main Street.

<sup>2</sup> The two (2) strip mall retail buildings consist of multiple tenants with the buildings facing towards the center of the site.

<sup>3</sup> This building is located in the north western section of the property behind the Kings Supermarket.



Figure 1. Aerial Map

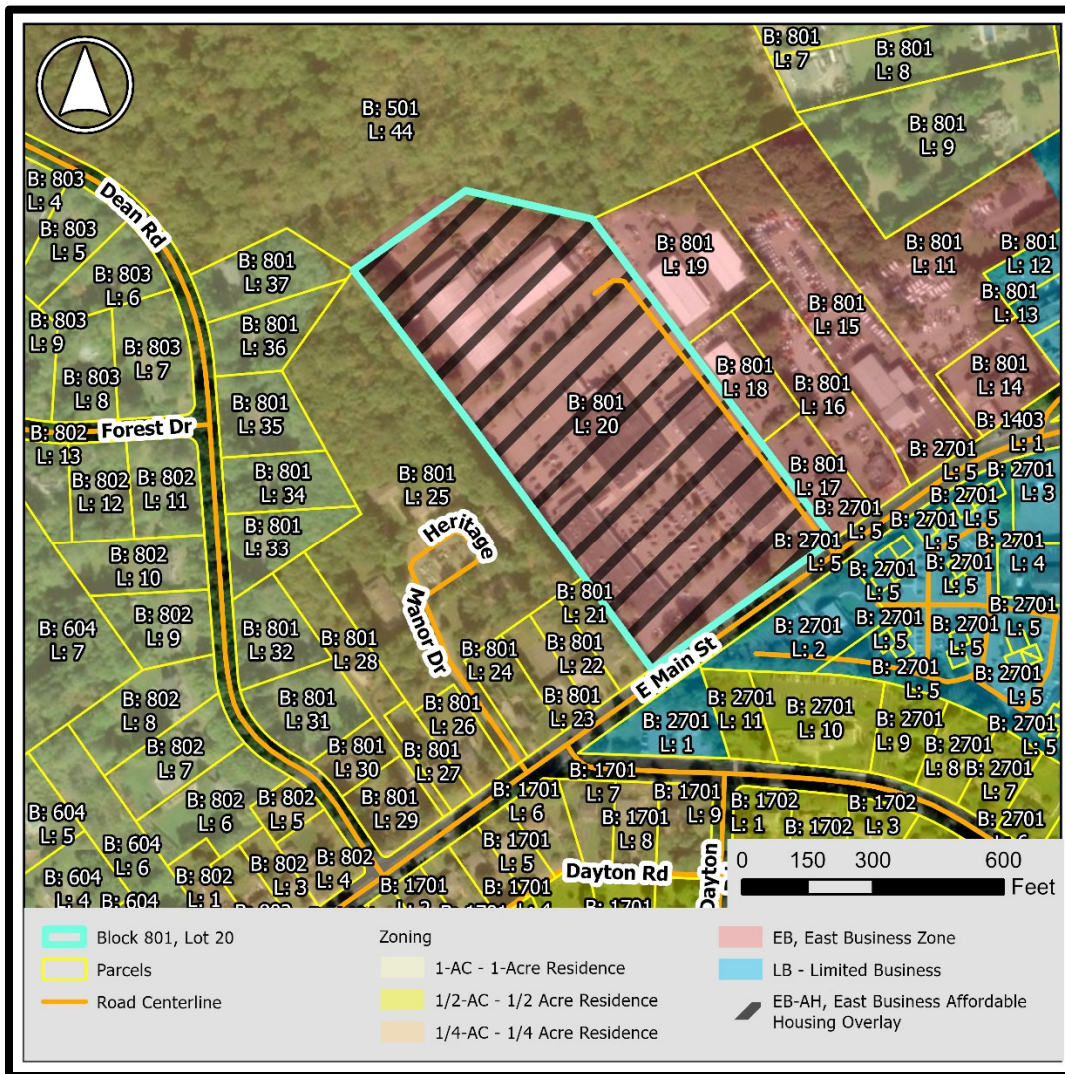




### Zoning

8. The property in question is located within the **EB-AH, East Business Affordable Housing Overlay Zone**, wherein the underlying zone is the **EB, East Business Zone**.
  - A. The purpose of the EB-AH Zone is to provide for retail sales and services to accommodate the general public and to provide a location that creates a realistic opportunity for the construction of low- and moderate-income housing in the Borough of Mendham on land that is available for development, thereby addressing the Borough's fair share housing obligation under the New Jersey Fair Housing Act and constitutional obligations to provide affordable housing. The EB-AH Zone also promotes compatible land uses of attractive buildings, to ensure the compatibility of the development within the zone with adjacent residential areas and to improve and provide for the efficient and safe flow of traffic.

Figure 2. Zoning Map

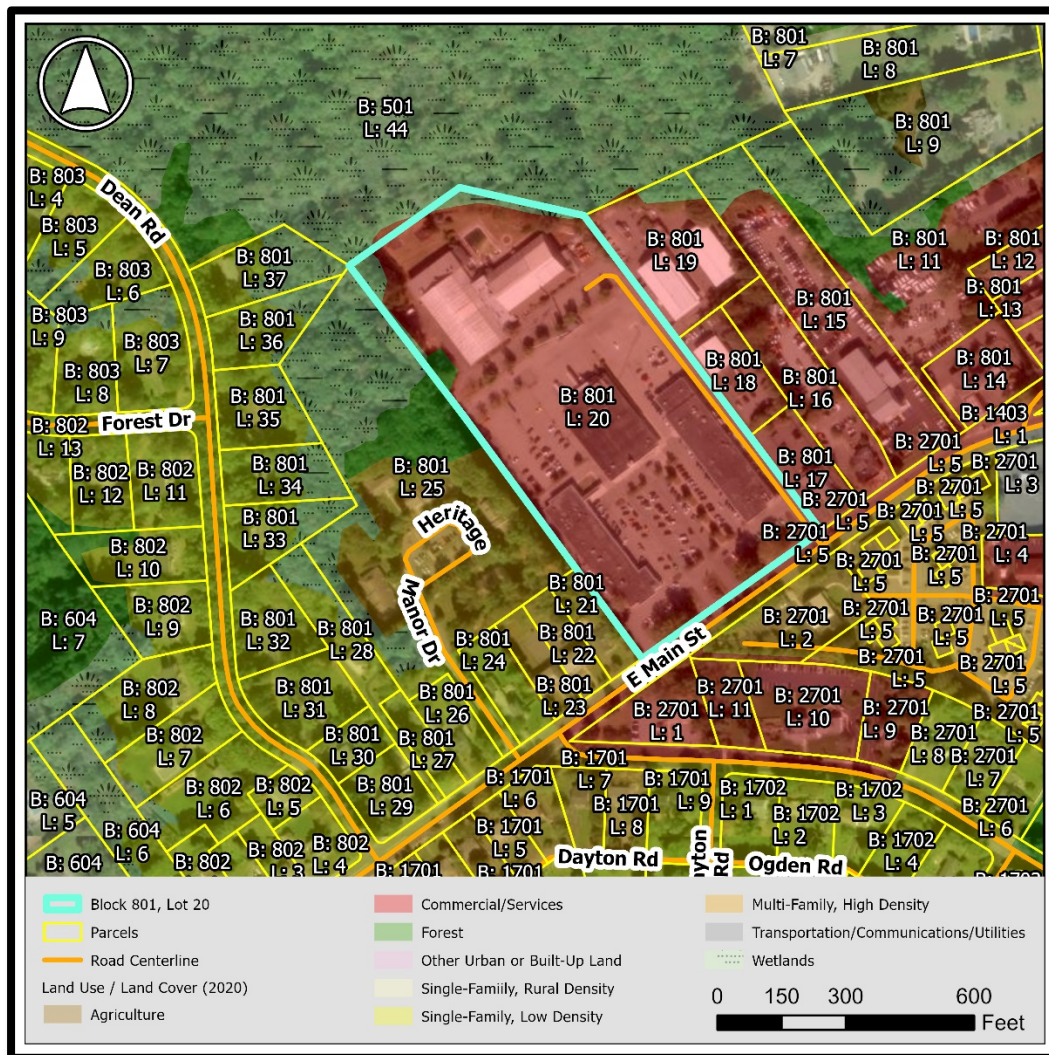




### Neighborhood Context

9. The subject property is located in the northeastern section of Mendham Borough and is within 800 feet of Mendham Township. The property is located at the western edge of a commercial and retail services section of the municipality, with a mix of office and retail that spans east to the border with Mendham Township. There are also commercial uses to the southeast of the property along East Main Street and on Tempe Wick Drive, although the uses transition into single-family homes going easterly along Tempe Wick Drive. There is a post office on the corner of East Main Street and Tempe Wick Drive. To the south and west of the site are primarily single-family homes, although the property directly to the southwest of the site is a 40-unit senior housing community managed by the Mendham Area Senior Housing Corporation. To the north and west of the site are wetlands and forest preserved as part of Mountain Valley Park.

Figure 3. Land Use / Land Cover Map (2020)





## **Proposed Project**

- 10.** The Applicant proposes an amended site plan and major subdivision that collectively modify both the use and layout of the previously approved development.
- A.** Under the amended site plan, the Applicant seeks to eliminate the previously approved automotive sales and service use within the standalone building. The Applicant is now proposing a recreational use, with six (6) pickleball courts and associated amenities. The second floor is proposed to be repurposed to include tenant-oriented accessory uses, including storage areas, a golf simulator, a game lounge, an annex lounge, and a cigar lounge **(Appendix B – Figures 4-5)**.
  - B.** In addition, the Applicant proposes to enclose the 2,345 square foot amenity area to the rear of the multi-family structure, noted as an “Amenity Deck,”<sup>4</sup> which is proposed to serve as an accessory recreational space for residents. **(Appendix C – Figures 15-18)**.
  - C.** In conjunction with the site plan amendments, the Applicant also seeks major subdivision approval to divide the existing 577,865 square-foot parcel<sup>5</sup> into two (2) lots.
    - i.** Proposed Lot A, comprising the northern portion of the property, will contain approximately 217,127 square feet.
    - ii.** Proposed Lot B, comprising the southern portion, will contain approximately 360,738 square feet.
    - iii.** As part of this subdivision, Lot A will not have frontage on an improved public street, thereby necessitating variance relief pursuant to N.J.S.A. 40:55D-36. Access to Lot A is proposed to be provided via two (2) ingress and egress easements traversing Lot B.

---

<sup>4</sup> The proposed amenity deck is also referred to as a “solarium.”

<sup>5</sup> The parcel to be subdivided is Block 801, Lot 20.



### Use & Bulk Requirements Table

11. The following table reviews the EB-AH Zone requirements of the previously approved Site Plan for Block 801, Lot 20, with those of the proposed subdivision.

**Table 1.** EB-AH, East Business - Affordable Housing Zone<sup>6</sup>

Item	Required	Existing Lot 20	Approved Lot 20	Proposed Lot A	Proposed Lot B
Min. Lot Area	3 Acres	13.27 Acres	NC	<b>4.99 Acres</b> <sup>7</sup>	<b>8.28 Acres</b> <sup>8</sup>
	130,680 SF	577,865 SF	NC	<b>217,127 SF</b> <sup>9</sup>	<b>360,738 SF</b> <sup>10</sup>
Min. Lot Width	200 FT	509.4 FT	NC	<b>520.1 FT</b>	<b>509.4 FT</b>
Max. Impervious Coverage	80%	78.7%	73.6%	<b>52.1%</b> <sup>11</sup>	<b>86.0%</b> <sup>12</sup> (V)
	462,292 SF	454,951 SF	423,314 SF	--	--
	173,701.6 SF	--	--	<b>113,161 SF</b>	--
	<b>288,590.4 SF</b>	--	--	--	<b>310,106 SF (V)</b>
Min. Recreational Area	5,000 SF	N/A	> 5,000 SF	<b>&gt; 5,000 SF</b>	N/A
Max. Number of Units	75 Units	N/A	75 Units	<b>75 Units</b>	N/A
<b>Principal Building – Multi-Family Residential (Proposed Lot A)</b>					
Min. Front Yard Setback	700 FT <sup>13</sup>	N/A	> 700 FT	<b>&gt; 700 FT</b>	N/A
Min Side Yard Setback	50 FT	N/A	92 FT (West)	<b>92 FT (West)</b>	N/A
			82.9 FT (East)	<b>83.1 FT (East)</b>	

<sup>6</sup> Retrieved from §215-74 and Chapter 215, Attachment 2.

<sup>7</sup> Per §215-74B(1), the tract may be subdivided with appropriate access and maintenance agreements.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Per §215-74B(4)(g), if subdivided, the impervious coverage may be calculated based upon the lot area of the entire tract.

<sup>12</sup> Ibid.

<sup>13</sup> The minimum front yard setback shall be 700 feet, to the property line at the Main Street right-of-way (NJ-124) per §215-74B(4)(b).



Item	Required	Existing Lot 20	Approved Lot 20	Proposed Lot A	Proposed Lot B
Min. Rear Yard Setback	50 FT	N/A	143.8 FT	<b>140 FT</b>	N/A
Max. Building Height	4 Stories Over Parking	N/A	4 Stories	<b>4 Stories</b>	N/A
	60 FT	N/A	59.6 FT	<b>60 FT</b>	
<b>Accessory Building – Standalone Building (Proposed Lot A)</b>					
Min. Front Yard Setback	50 FT	N/A	719.4 FT	<b>27 FT (V)</b>	N/A
Min. Side yard Setback	15 FT	N/A	> 15 FT (West)	<b>&gt; 15 FT (West)</b>	N/A
			50 FT (East)	<b>50 FT (East)</b>	N/A
Min. Rear Yard Setback	15 FT	N/A	> 15 FT	<b>&gt; 15 FT</b>	N/A
<b>Principal Building – Kings Market – Central Building (Proposed Lot B)</b>					
Min. Front Yard Setback	50 FT	> 50 FT	NC	N/A	<b>NC</b>
Min Side Yard Setback	50 FT	> 50 FT (West)	NC	N/A	<b>NC</b>
		> 50 FT (East)	NC		<b>NC</b>
Min. Rear Yard Setback	50 FT	580.6 FT	NC	N/A	<b>106.9 FT</b>
Max. Building Height	4 Stories Over Parking	1 Story	NC	N/A	<b>NC</b>
	60 FT	< 60 FT	NC		<b>NC</b>
<b>Principal Building – Left Strip-Retail Building (Proposed Lot B)</b>					
Min. Front Yard Setback	50 FT	102.7 FT	NC	N/A	<b>NC</b>
Min Side Yard Setback	50 FT	<b>32.3 FT (E) (West)</b>	<b>32.3 FT (E) (West)</b>	N/A	<b>32.3 FT (E) (West)</b>
		> 50 FT (East)	NC		<b>NC</b>
Min. Rear Yard Setback	50 FT	> 50 FT	NC	N/A	<b>NC</b>
Max. Building Height	4 Stories Over Parking	1 Story	NC	N/A	<b>NC</b>
	60 FT	< 60 FT	NC		<b>NC</b>



Item	Required	Existing Lot 20	Approved Lot 20	Proposed Lot A	Proposed Lot B
<b>Principal Building – Right Strip-Retail Building (Proposed Lot B)</b>					
Min. Front Yard Setback	50 FT	@ 115 FT	NC	N/A	NC
Min Side Yard Setback	50 FT	> 50 FT (West)	NC	N/A	NC
		<b>28 FT (E) (East)</b>	<b>28 FT (E) (East)</b>		<b>28 FT (E) (East)</b>
Min. Rear Yard Setback	50 FT	> 50 FT	NC	N/A	NC
Max. Building Height	4 Stories Over Parking	1 Story	NC	N/A	NC
	60 FT	< 60 FT	NC		NC
<b>(E) = Existing Non-Conforming      (V) = Variance Required      N/A = Not Applicable      @ = Approximate Estimate</b>					



## **Amended Site Plan Review**

### **12. Planning Variance:**

- A. According to N.J.S.A. 40:55D-35, no permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure. Proposed Lot A does not abut an improved street; however, the Applicant proposes access to Lot A through two (2) ingress/egress easements proposed through Lot B. **A variance pursuant to N.J.S.A. 40:55D-35 is required.**

### **13. Use:**

- A. According to §215-73C(11) Health Club Facilities and Recreational Uses are permitted in the EB-AH Zone. Additionally, according to §215-73E, permitted accessory uses and structures in the EB-AH Zone shall include, but shall not be limited to, the following: (1) Residential amenities such as fitness centers, lounges, and tenant storage; (2) Residential accessory uses such as leasing and management offices, maintenance buildings, and model units; and fences and walls. **The Applicant is proposing to utilize the standalone accessory building on proposed Lot A for six (6) pickleball courts with tenant amenities on the second floor. The second floor is proposed to include tenant-oriented accessory uses, including storage areas, a golf simulator, a game lounge, an annex lounge, and a cigar lounge.**
- B. **It's unclear from the application if the proposed pickleball courts are exclusively accessory to the multi-family use or if they will be open to the public. The Applicant should clarify the proposal. The use is permitted in either case; however, site plan considerations would vary depending on whether the use is an accessory or principal use.**

### **14. Principal Building – Side Yard Setback:**

- A. According to § 215-74B(4)(c), the minimum side yard setback required is 50 feet.
- i. **There is an existing non-conforming side yard setback of 32.3 feet for the westernmost strip-retail building, and the same is proposed for Lot B.**
  - ii. **There is an existing non-conforming side yard setback of 28 feet for the easternmost strip-retail building, and the same is proposed for Lot B.**

### **15. Maximum Impervious Coverage:**

- A. According to § 215-74B(4)(g), the maximum permitted impervious coverage shall not exceed 80% for the tract. If subdivided, the impervious coverage may be calculated based on the lot area of the entire tract. **For Lot B, the Applicant is proposing an impervious coverage of 86%, which exceeds the maximum coverage permitted. A variance pursuant to N.J.S.A. 40:55D-70c is required.**



**16. Recreational Building – Front Yard Setback:**

- A. According to Chapter 215, Attachment 2, the minimum front yard setback required is 50 feet. **For proposed Lot A, the standalone recreational building has a front yard setback of 27 feet. A variance pursuant to N.J.S.A. 40:55D-70c is required.**

**17. Parking:**

- A. According to § 215-74F(1), the following table denotes the minimum off-street parking requirement for the EB-AH Zone.

*Table 2. Proposed Off-Street Parking Spaces*

Land Use	Parking Requirement	Parking Calculation	Required Spaces	Proposed Spaces
<b>Retail</b>	3.5 Spaces / 1,000 SF of Floor Area	Footnote 14	282	--
<b>Previously Approved</b>				<b>346<sup>15</sup></b>
<b>Proposed Retail Parking Spaces</b>				<b>322<sup>16</sup></b>
<b>Recreational &amp; Fitness Center</b>	1 Space / 1,500 SF of Floor Area	Footnote 17	11	--
<b>Previously Approved</b>				<b>N/A</b>
<b>Proposed Recreational Parking Spaces</b>				<b>24</b>
<b>Residential<sup>18</sup></b>				
1-BR Garden Apt	1.8 Spaces / Unit	Footnote 19	60	--
2-BR Garden Apt	2.0 Spaces /Unit	Footnote 20	78	--
3-BR Garden Apt	2.1 Spaces / Unit	Footnote 21	7	--
Total			145	--
Total After EV Space Reduction <sup>22</sup>			133 <sup>23</sup>	
<b>Previously Approved</b>				<b>133<sup>24</sup></b>
<b>Proposed Residential Parking Spaces</b>				<b>155<sup>25</sup></b>

<sup>14</sup> Calculation: (80,472 SF) x (3.5 Spaces / 1,000 SF) = 281.7 Spaces = 282 Spaces.

<sup>15</sup> Of the 346 previously approved off-street parking spaces, 15 spaces are dedicated to shared parking.

<sup>16</sup> Of the 322 previously approved off-street parking spaces, 15 spaces are dedicated to shared parking.

<sup>17</sup> Calculation: (16,160 SF) x (1 space / 1,500 SF) = 10.8 Spaces = 11 Spaces.

<sup>18</sup> Per §215-74F(1)(c), residential dwellings shall use Residential Improvement Site Standards ("RSIS").

<sup>19</sup> Calculation: (1.8 Spaces x 33 Units) = 59.4 Spaces = 60 Spaces.

<sup>20</sup> Calculation: (2.0 Spaces x 39 Units) = 78 Spaces.

<sup>21</sup> Calculation: (2.1 Spaces x 3 Units) = 6.3 Spaces = 7 Spaces.

<sup>22</sup> See Item #18(B)(iv) under "EV Requirements" below for the regulations regarding the required EV space reduction and its associated calculation.

<sup>23</sup> Note only two (2) parking spaces are counted from the auto sales and services that will be designated to employees. The remaining 38 spaces are assumed to be for auto and services, and as such, have not been considered.

<sup>24</sup> Of the 116 previously approved off-street parking spaces, 15 spaces are dedicated to shared parking.

<sup>25</sup> Inclusive of 15 shared spaces and 24 spaces designated for pickleball located on proposed Lot B.



- i. For existing Lot 20, 346 retail parking spaces and 133 residential parking spaces, resulting in 479 spaces altogether, were previously approved for Block 801, Lot 20.
- ii. According to the Applicant's amended site plan, 155 residential parking spaces are proposed for Lot A, wherein 131 spaces are required.
- iii. No changes to the previously approved residential parking spaces are proposed for Lot A.
- iv. The Applicant is now proposing 322 retail parking spaces for Lot B, wherein 282 spaces are required.

**B. EV Requirements<sup>26</sup>**

- i. The minimum number of required make-ready EV spaces for retail uses providing 50 or fewer parking spaces requires at least one (1) make-ready space. One (1) make-ready space was previously approved, and the Applicant is proposing the same.
  - ii. At least 15% of the required off-street parking spaces for residential dwellings with five (5) or more units shall be set aside for EV parking. A minimum number of spaces required for the residential component is 20 make-ready spaces. 20 make-ready spaces were previously approved, and the Applicant is proposing the same.
  - iii. At least 5% of the total make-ready parking spaces must be ADA accessible. Of the 20 make-ready spaces provided, at least one (1) accessible make-ready space is required. One (1) accessible make-ready space was previously approved, and the Applicant is proposing the same.
  - iv. In all developments and uses, EV and make-ready parking spaces count toward minimum parking mandates, giving a two-for-one credit for the EV parking, up to 10% of the total required parking. Of the 145 residential parking spaces required, a 14-space reduction is permitted, resulting in 131 spaces.
- C.** According to § 215-74F(2)(a), parking stalls within the EB-AH Zone located more than 750 feet from the front yard property line (Main Street right-of-way) may measure nine (9) feet in width and 20 feet in depth. The Applicant is proposing a parking space dimension of nine (9) feet in width and 18 feet in depth for Lot A.<sup>27</sup>
- i. According to § 195-45C(2)(b), parking stalls for all other uses shall have a minimum area of 200 square feet, exclusive of aisles, which shall measure 10 feet in width and 20 feet in length. The Applicant is proposing a parking space dimension of nine (9) feet in width and 18 feet in depth for Lot A.<sup>28</sup>

---

<sup>26</sup> Per N.J.A.C. 40:55D-66.20.

<sup>27</sup> Variance relief was granted January 29, 2025 by the Borough of Mendham Land Use Board.

<sup>28</sup> Site plan design waiver relief was granted January 29, 2025 by the Borough of Mendham Land Use Board.



## 18. Signage:

- A. **Freestanding Signs:** The Applicant received variance approval from the Board to construct two (2) freestanding signs. The Mendham Village freestanding sign is proposed to be 24.15 square feet, where a maximum of 25 square feet is permitted. The height proposed is 15 feet, where a maximum of 10 feet is permitted. The Board previously granted a variance for the sign height. The second residential freestanding sign is 13 square feet in area and five (5) feet in height. This signage is consistent with the freestanding signage previously approved.
- B. **Wall Signs:** The Applicant is proposing to replace wall signs throughout the shopping center with a unified theme of green signs approximately 16 feet in length with an 11-inch letter height. The total height of the sign is 2 feet. The signs are proposed to have gooseneck downward-facing lights over the signage. This signage is consistent with the previously approved wall signage.
  - i. **The Applicant should testify to any signage proposed for the recreational facility.**
- C. **Wayfinding/Directional Signs:** The Applicant is proposing three (3) directional signs at three (3) square feet each, where a maximum of four (4) square feet is permitted. These signs are consistent with the previously approved directional signage.
  - i. **The Board's prior resolution required additional directional signage, including for Mendham Plywood. The Applicant shall provide testimony regarding the need for and location of additional directional signage.**

## Planning Variances

19. Planning variances can be granted by the Board, pursuant to N.J.S.A. 40:55D-36.

- A. Where the enforcement of section 26 of P.L.1975, c.291 (C.40:55D-35) would entail practical difficulty or unnecessary hardship, or where the circumstances of the case do not require the building or structure to be related to a street, the board of adjustment may upon application or appeal, vary the application of section 26 of P.L.1975, c.291 (C.40:55D-35), and direct the issuance of a permit to conditions that will provide adequate access for firefighting equipment, ambulances, and other emergency vehicles necessary for the protection of health and safety, and that will protect any future street layout shown on the official map or on a general circulation plan element of the municipal master plan pursuant to paragraph (4) of subsection b. of section 19 of P.L.1975, c.291 (C.40:55D-28).



### **Criteria for Granting “C” Variances:**

20. Variances can be granted by the Board, pursuant to N.J.S.A. 40:55D-70c where two provisions exist:
- A. The first provision for granting a “c” variance is under N.J.S.A. 40:55d-70(c)(1) where the Board must find whether there has been a showing of **peculiar exception practical difficulties or exception undue hardship arising out of the exceptional narrowness, shallowness, or shape of a piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting this specific piece of property or the structures uniquely affecting this specific piece of property or the structures lawfully existing thereon.** The two-part negative criteria must also be addressed.
  - B. The second provision for granting a “c” variance is under N.J.S.A. 40:55D-70(c)(2) where the Board must find that the application related to a unique situation on a specific piece of property, that the purposes of the MLUL (**Appendix A**) would be advanced by the requested deviation, that the variance can be granted without substantial detriment to the public good, that the benefits of granting the variance outweigh any detriments and the variance will not substantially impair the zone plan or ordinance. Under (c)(2), **the Applicant should show that the proposal is a better zoning alternative to that which is permitted by the ordinance and provides benefits to the community as a whole, not just the Applicant.** The two-part negative criteria must also be addressed.

Very truly yours,

A handwritten signature in black ink that reads '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, PP, Board Engineer  
Derek W. Orth, Esq., Applicant's Attorney



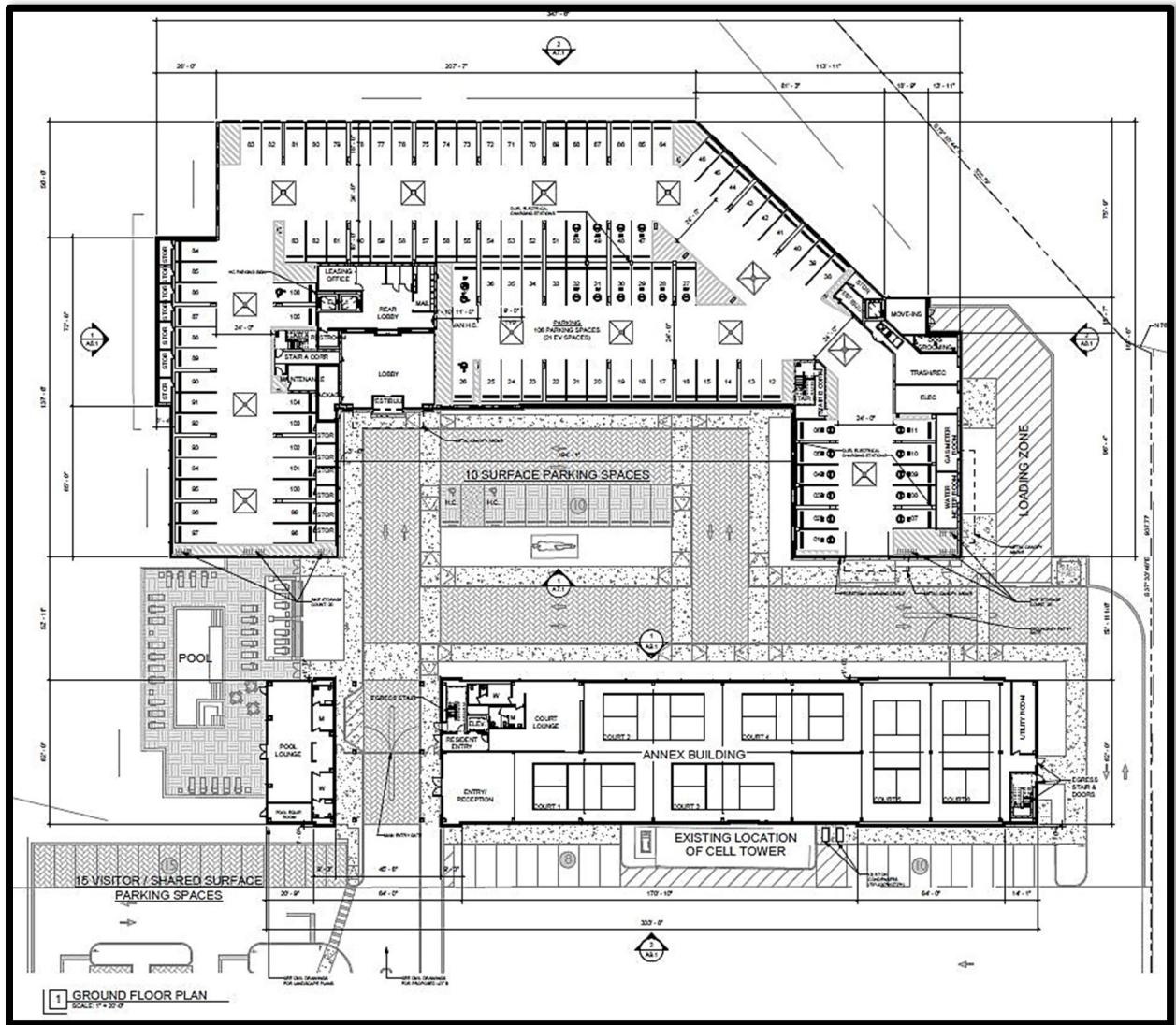
**Appendix A.**  
**Purposes of the Municipal Land Use Law (N.J.S.A. 40:55D-2)**

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishments of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites; and
- q. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.



### Appendix B. Amended Architectural Floorplans<sup>29</sup>

Figure 4. Amended Ground Floorplan



<sup>29</sup> Retrieved from the Architectural Building Elevations and Floorplans entitled, "V-Fee Mendham Apartments, LLC, 84-90 East Main Street, Borough of Mendham, Morris County, NJ," prepared by MHS Architecture, dated October 24, 2022, and revised through January 9, 2026.



Figure 5. Amended Second Floor

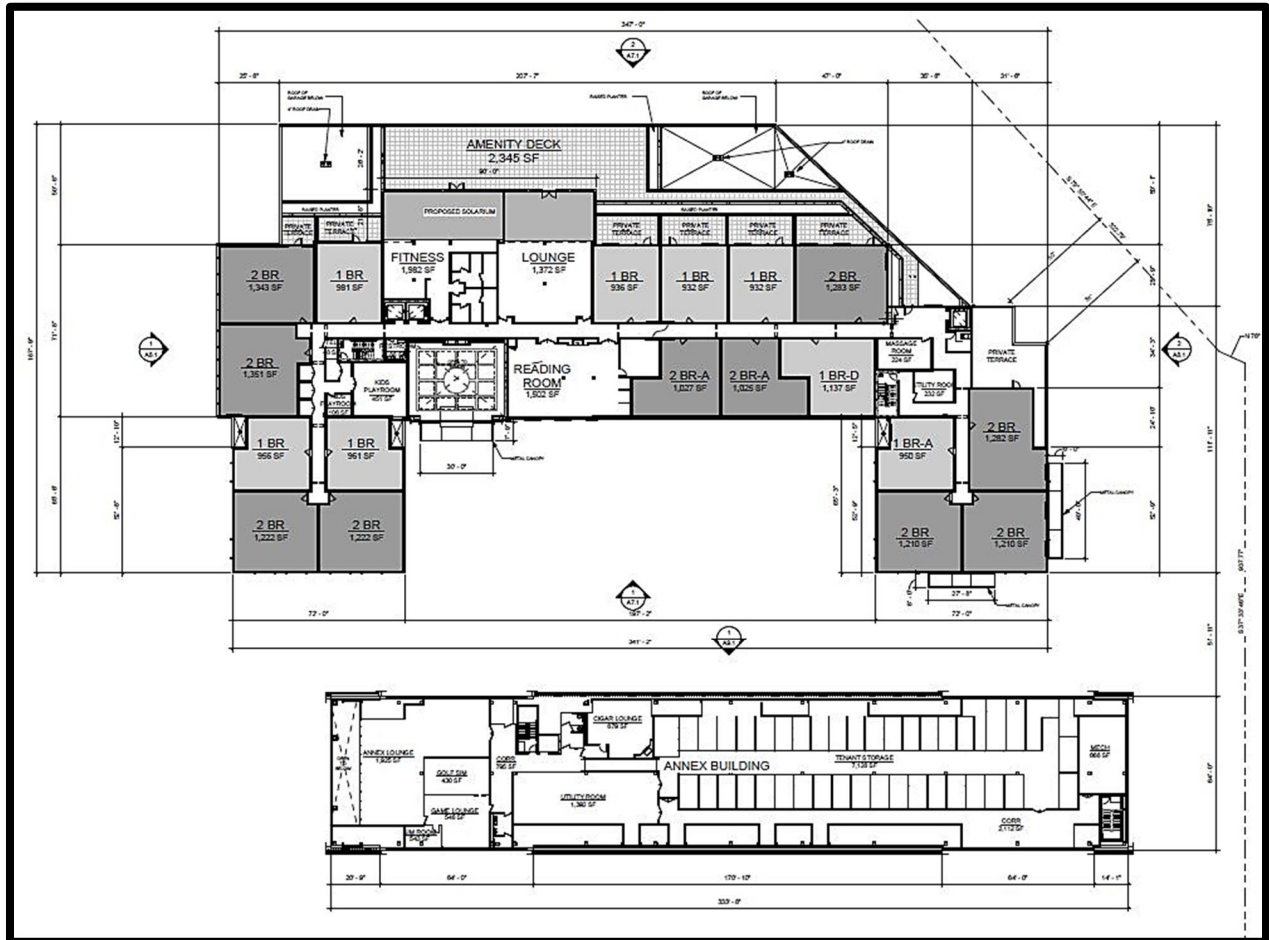




Figure 6. Amended Third Floor

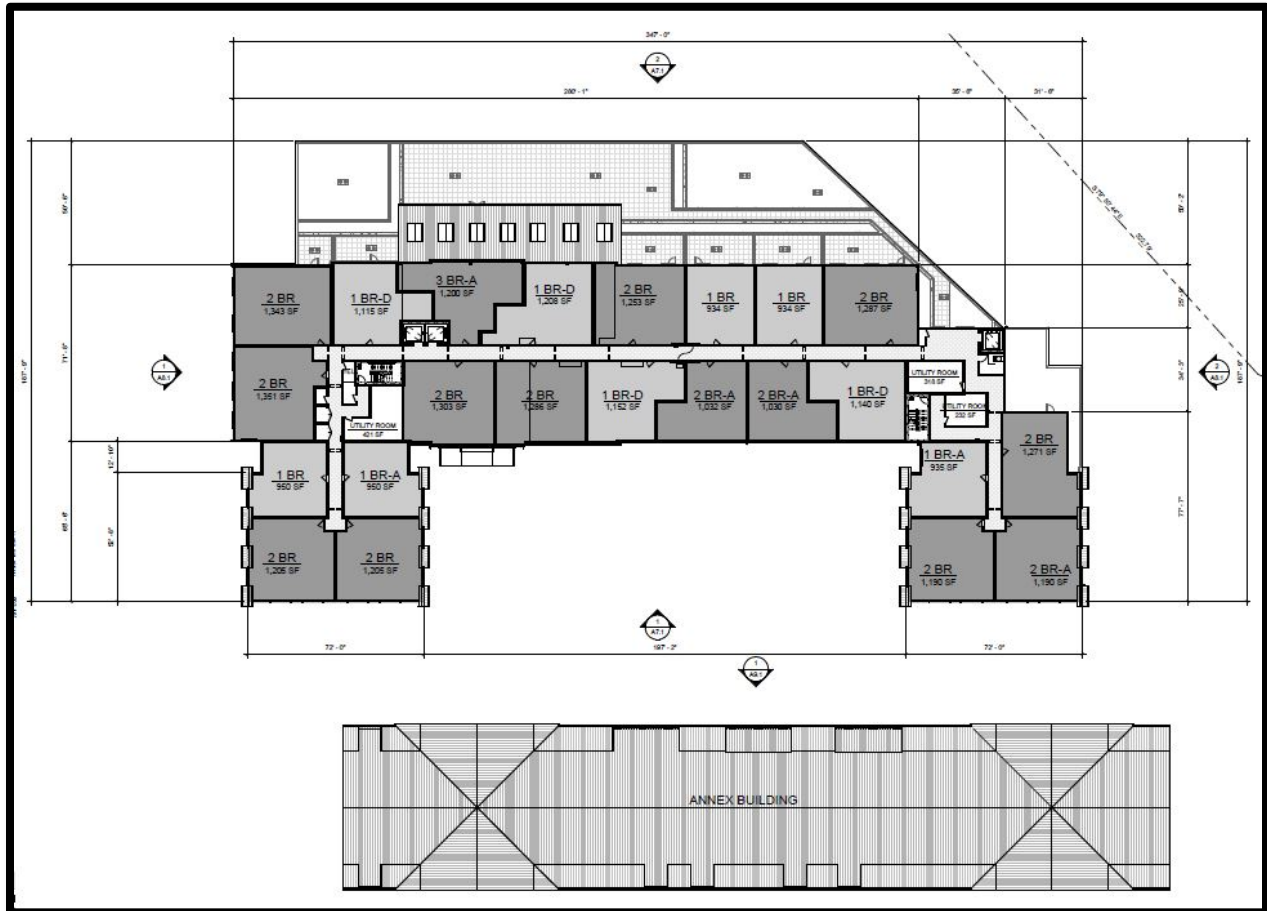




Figure 7. Amended Fourth Floor

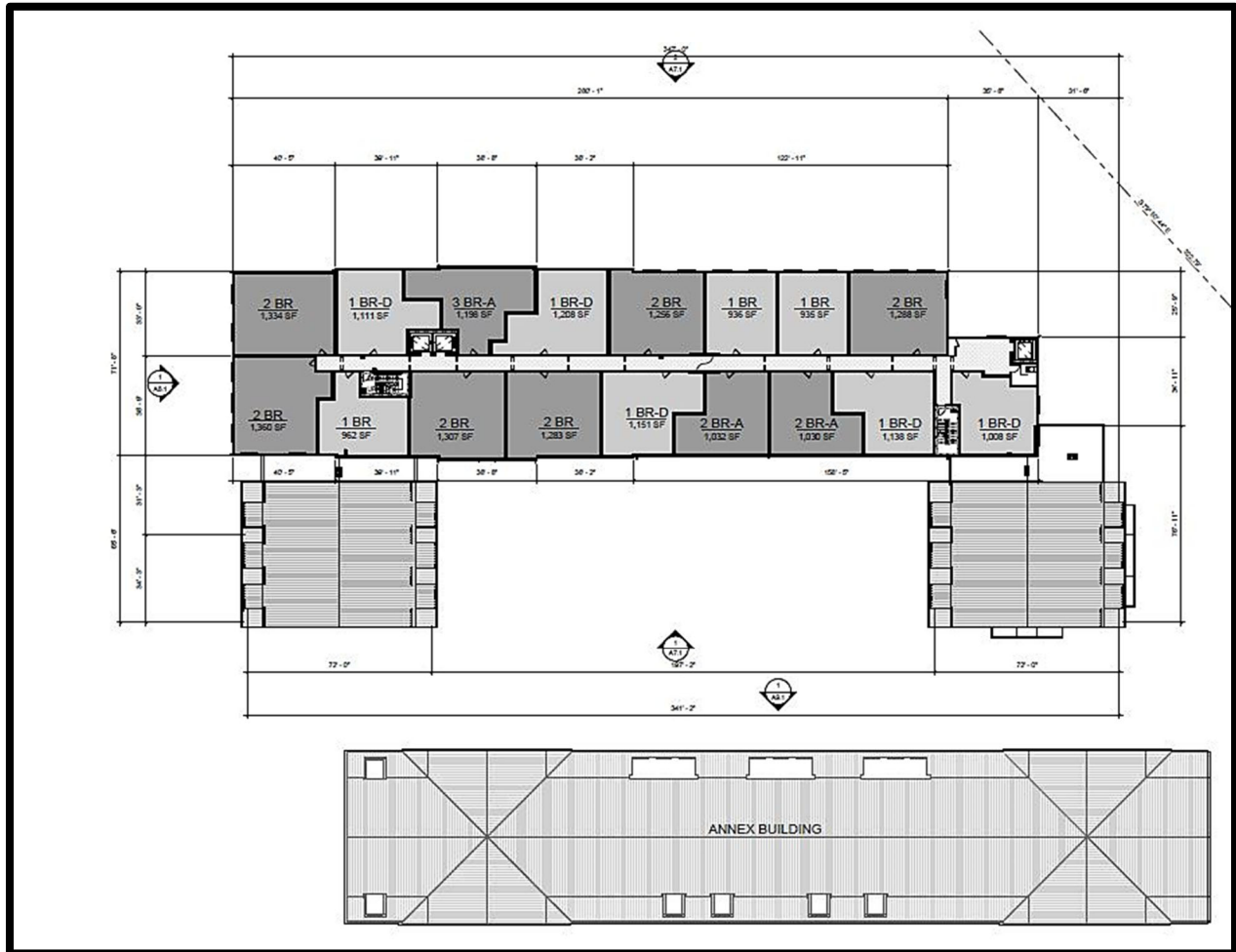
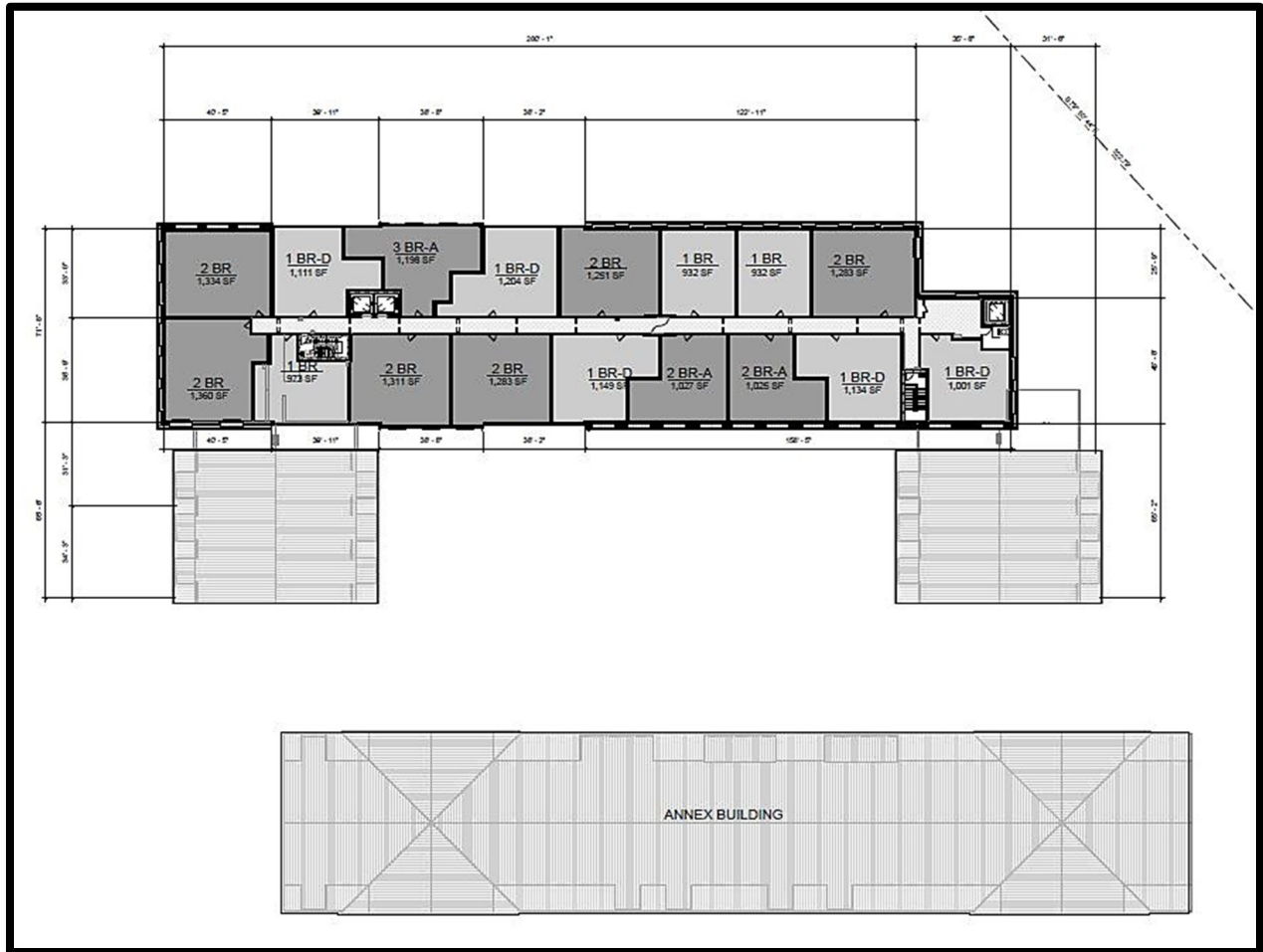




Figure 8. Amended Fifth Floor





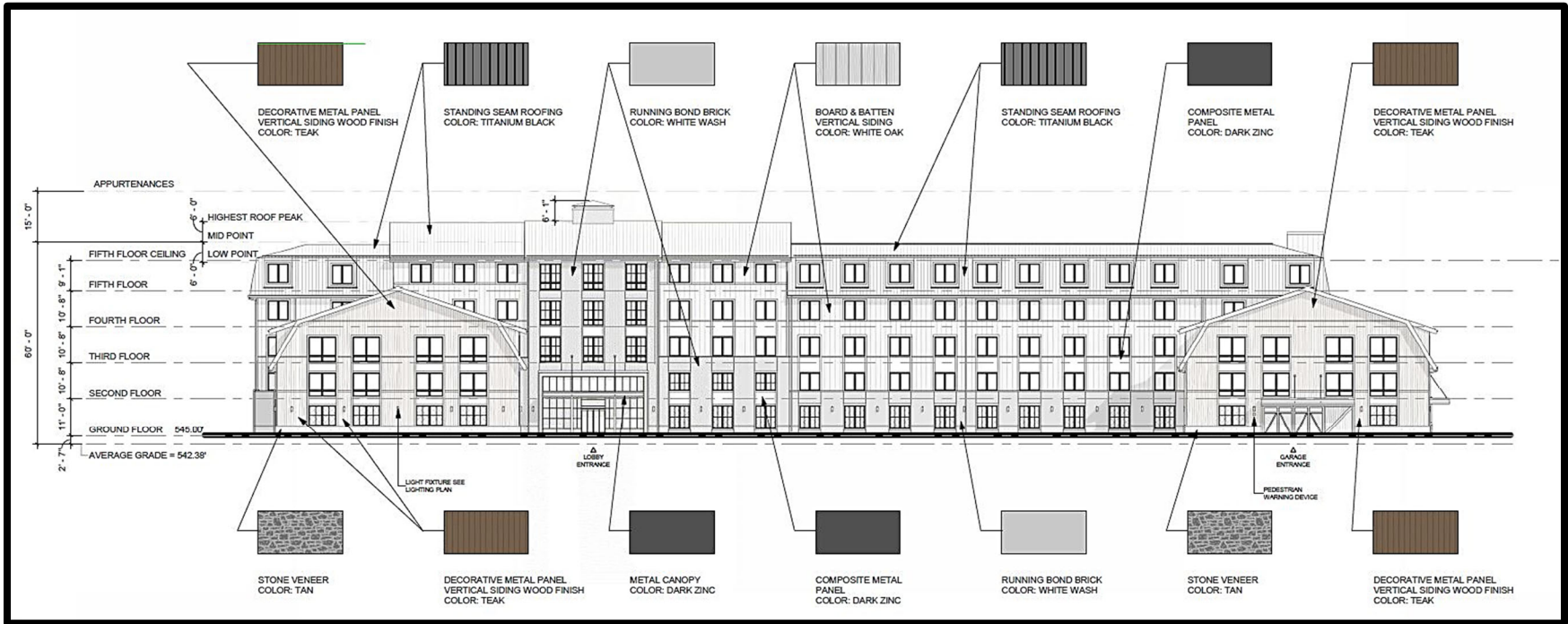
**Appendix C.**  
**Amended Architectural Building Elevations<sup>30</sup>**

**Figure 9.** Amended Building Rendering





Figure 10. Amended South Elevation - Residential Building



<sup>30</sup> Retrieved from the Architectural Building Elevations and Floorplans entitled, "V-Fee Mendham Apartments, LLC, 84-90 East Main Street, Borough of Mendham, Morris County, NJ," prepared by MHS Architecture, dated October 24, 2022, and revised through January 9, 2026.



Figure 11. Amended North Elevation - Residential Building

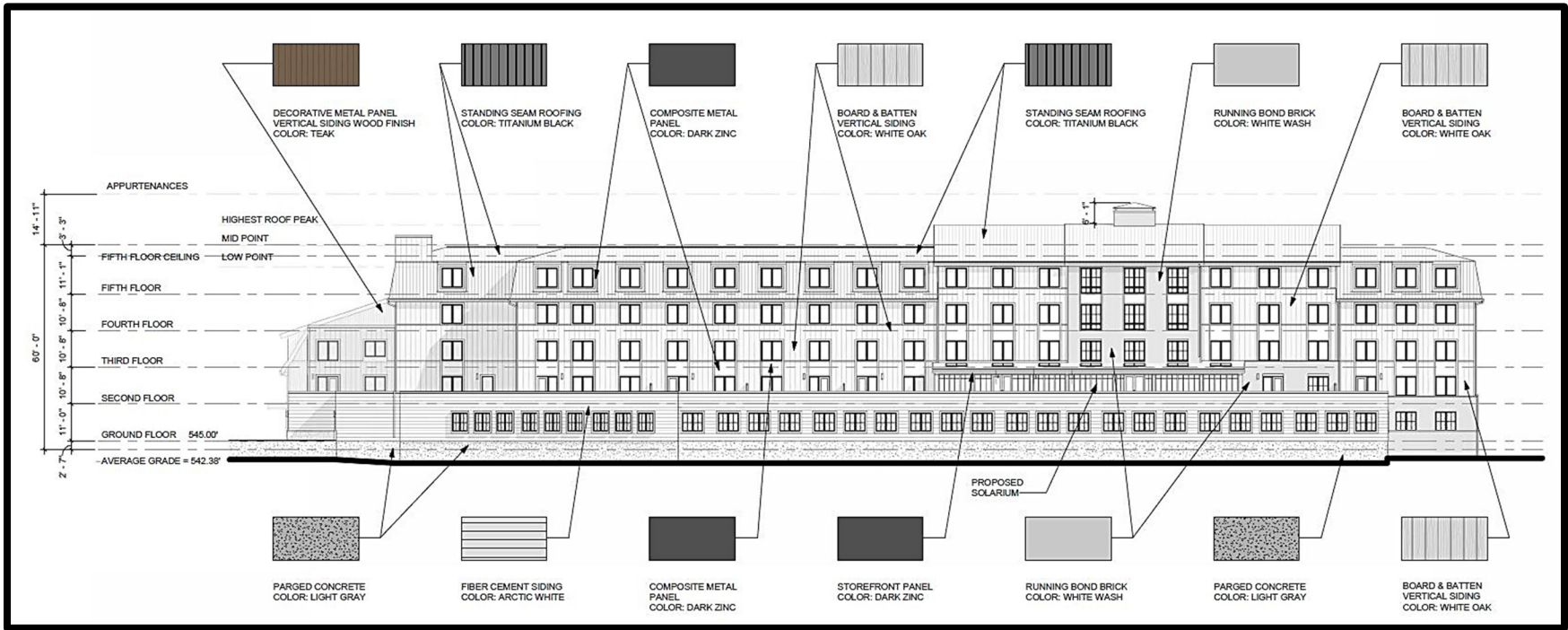




Figure 12. Amended South Elevation – Accessory Standalone Building

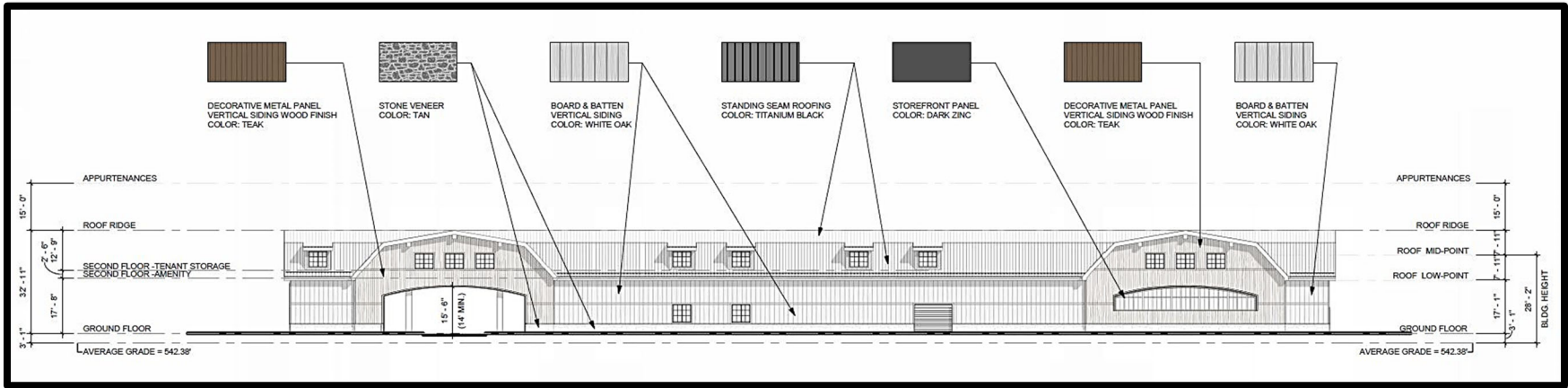


Figure 13. Amended North Elevation - Residential Building

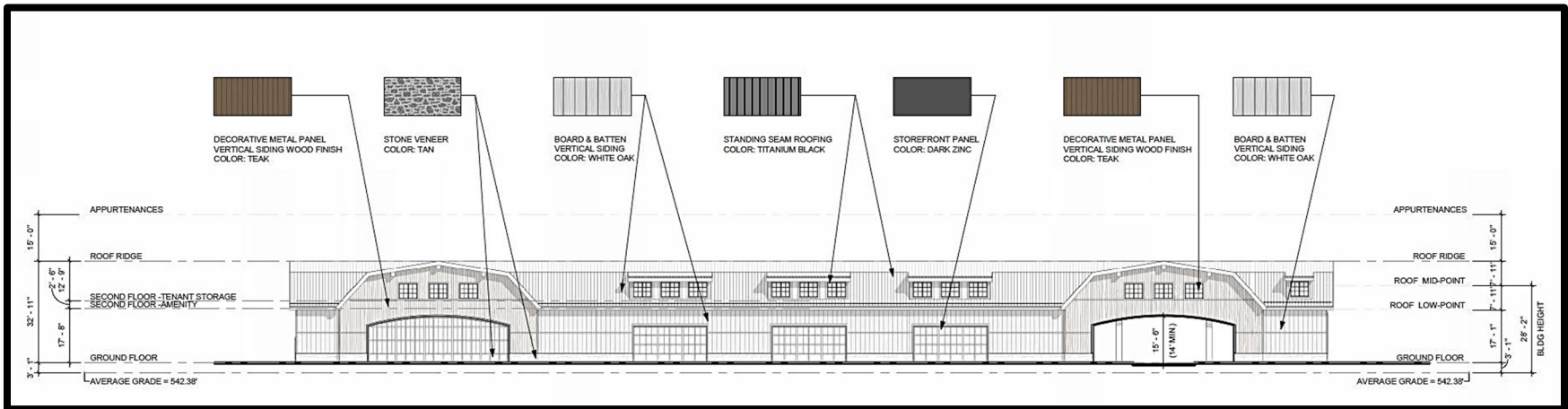




Figure 14. Amended West Elevation – Residential & Accessory Standalone Building

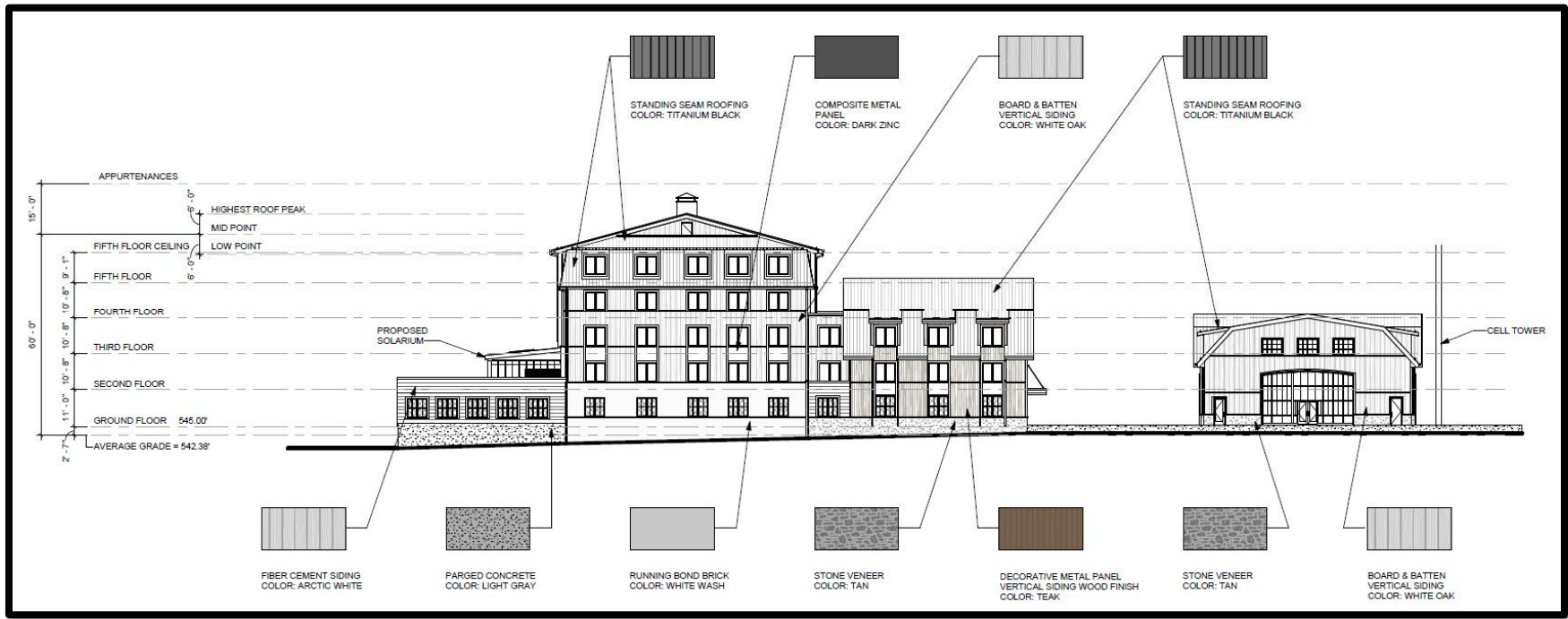
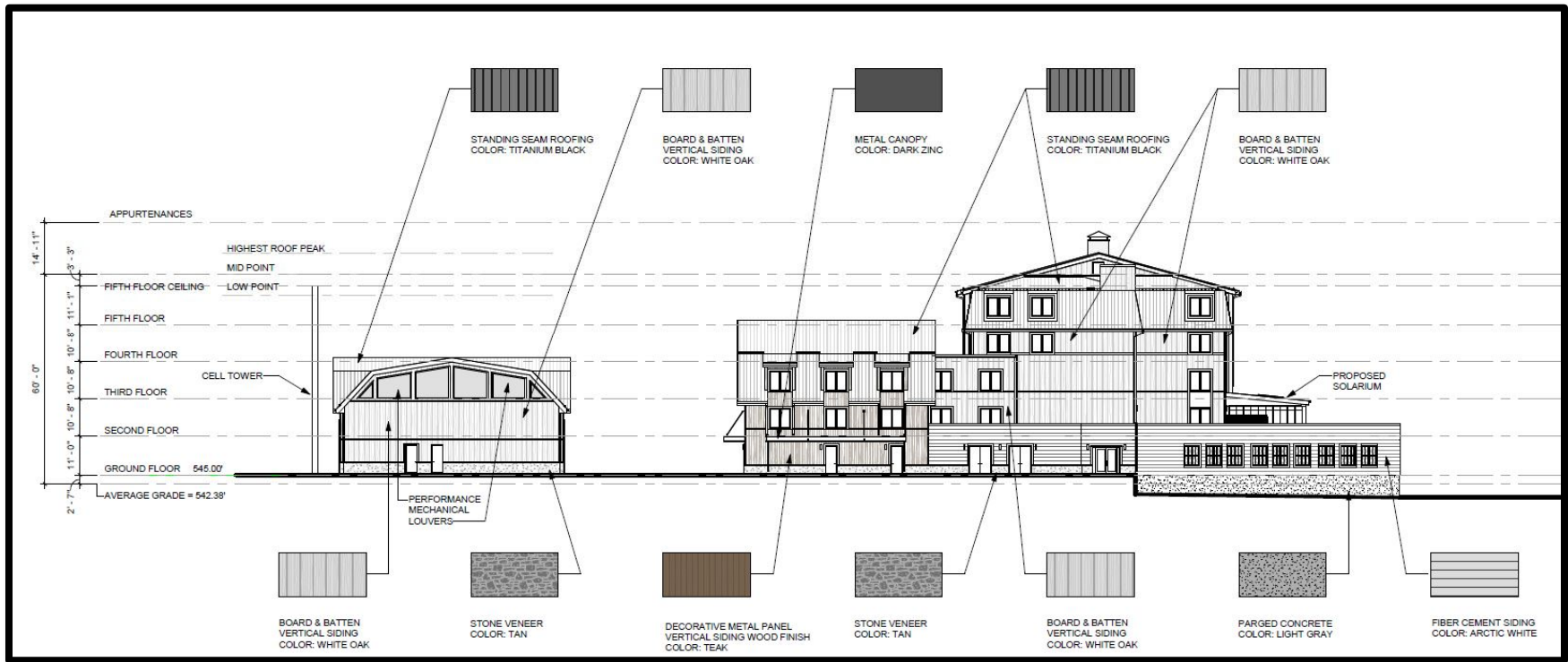




Figure 15. Amended East Elevation – Residential & Accessory Standalone Building





**Figure 16.** Amended Amenity Deck/Solarium Elevation Rendering



**Figure 17.** Amended Amenity Deck/Solarium Elevation Rendering





Figure 18. Amended Building Cross Section

