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**200 FT ADJOINING OWNERS LIST**

BOROUGH OF MENDHAM PROPERTY OWNERS	PAMS PIN	ADDRESS	OWNER
	1418-2701-10	8 TEMPLE WICK ROAD	CP1 MENDHAM 195 NORTH ST., STE. 100, TETEBORO, NJ 07069
	1418-2701-4	3 COLD HILL ROAD	BOROUGH OF MENDHAM 2 WEST MAIN ST., MENDHAM NJ 07495
	1418-2701-5	3 UNMATCHED PARCEL	UNDEFINED
	1418-2701-5_C001A	5 COLD HILL ROAD S 1A	NAVIGATION COMMERCIAL, LLC 5 COLD HILL RD., UNIT S UNIT 1A, MENDHAM, NJ 07495
	1418-2701-5_C002A	5 COLD HILL ROAD S 2A	BOOTLIER, MARIE C. 8 CANTERBURY WAY, MORRISTOWN, NJ 07960
	1418-2701-5_C003A	5 COLD HILL ROAD S 3A	NAVIGATION COMMERCIAL, LLC 5 COLD HILL RD., UNIT S UNIT 3A, MENDHAM, NJ 07495
	1418-2701-5_C004B	5 COLD HILL ROAD S 4B	VAB REALTY, LLC 5 COLD HILL RD., UNIT S UNIT 4B, MENDHAM, NJ 07495
	1418-2701-5_C005B	5 COLD HILL ROAD S 5B	DURYEA REALTY, LLC 5 COLD HILL RD., UNIT S UNIT 5B, MENDHAM, NJ 07495
	1418-2701-5_C006B	5 COLD HILL ROAD S 6B	AME PARTNERSHIP PROPERTIES, LLC 5 COLD HILL RD., STE. 6, MENDHAM, NJ 07495
	1418-2701-5_C007B	5 COLD HILL ROAD S 7B	COLD HILL ASSOCIATES, LLC 5 COLD HILL RD., UNIT S UNIT 7B, MENDHAM, NJ 07495
	1418-2701-5_C008B	5 COLD HILL ROAD S 8B	COLD HILL ROAD, LLC 5 COLD HILL RD., UNIT S UNIT 8B, MENDHAM, NJ 07495
	1418-2701-5_C010C	5 COLD HILL ROAD S 9B	CORP OF RESIDING BISHOPTAX DI 50 E. NORTH TEMPLE ST., SALT LAKE CITY, UT 84150
	1418-2701-5_C011C	5 COLD HILL ROAD S 11C	APTO PARTNERS, LLC 5 COLD HILL RD., UNIT S UNIT 11, MENDHAM, NJ 07495
	1418-2701-5_C012C	5 COLD HILL ROAD S 12C	12 JOCKEY HOLLOW, LLC 5 COLD HILL RD., UNIT S UNIT 12C, MENDHAM, NJ 07495
	1418-2701-5_C013C	5 COLD HILL ROAD S 13C	HESTIA ENTERPRISES, LLC 147 SAND SPRINGS ROAD, MORRISTOWN, NJ 07949
	1418-2701-5_C014D	5 COLD HILL ROAD S 14D	ACTUALITY MANAGEMENT, LLC 15 INDIAN HOLLOW RD., MENDHAM, NJ 07495
	1418-2701-5_C015B	UNMATCHED PARCEL	UNDEFINED

UTILITY COMPANIES	ADDRESS	CONTACT
JCP&L	C/O FE SREVE, TAX DEPT., PO BOX 1911, MORRISTOWN, NJ 07962-1911	
VERIZON	C/O DUFF & PHELPS, PO BOX 2749, ADDISON, TX 75001	
ATT&T	900 ROUTE 202/206 NORTH, BEDMINSTER, NJ 07921	
PUBLIC SERVICE ELECTRIC & GAS CO.	80 PARK PLAZA, NEWARK, NJ 07102	
AMERICAN WATER SSGENERAL TAX DEPT.	PO BOX 5827, CHERRY HILL, NJ 08034	
MENDHAM BOROUGH SEWER UTILITY	35 IRONIA RD., MENDHAM, NJ 07945	
COMCAST	300 RHWAY AVE., UNION, NJ 07083	
CABLEVISION	ATTN: KATHY BAKER, 663 ROUTE 10M RANDOLPH, NJ 08769	

TOWNSHIP OF MENDHAM PROPERTY OWNERS	BLK & LOT	ADDRESS	OWNER
	BLK 145.02/LOT 1	5 DEVONSHIRE LANE	DUMANT, WAYNE HUNTLISA RENEE 9 DEVONSHIRE LANE, MENDHAM, NJ 07495
	BLK 145.02/LOT 2	9 DEVONSHIRE LANE	GECHES, MARTIN R. I.E.L.S, OTTOLINA 9 DEVONSHIRE LANE, MENDHAM, NJ 07495
	BLK 145.02/LOT 3	5 DEVONSHIRE LANE	SPRING, JOHN VALAUREN E 15 DEVONSHIRE LANE, MENDHAM, NJ 07495
	BLK 145.02/LOT 4	17 DEVONSHIRE LANE	INCARDONE, JUSTINUANE B 17 DEVONSHIRE LANE, MENDHAM, NJ 07495
	BLK 145.02/LOT 26	TEMPLE WICK ROAD	TOWNSHIP OF MENDHAM PO BOX 520, BROOKSIDE, NJ 07926

UTILITY COMPANIES	ADDRESS	CONTACT
PSEG	PO BOX 490, CRANFORD, NJ 07016	
JCP&L	C/O FIRST ENERGY, 76 SOUTH MAIN STREET, AKRON, OH 44308	
COMCAST	ONE COMCAST CENTER, PHILADELPHIA, PA, 19103	
VERIZON FOIS	PO BOX 4830, TRENTON, NJ 08650-4830	
SOUTHEAST MORRIS COUNTY MUIS	19 SADDLE ORD, CEDAR KNOLLS, NJ 07827	
MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY	370 RIHARD MINE ROAD, WHARTON, NJ 07885	
NJ AMERICAN WATER	1 WATER STREET, CAMDEN, NJ 08102	

**GENERAL NOTES:**

- OWNER: 12 JOCKEY HOLLOW, LLC 5 COLD HILL RD SOUTH, UNIT 12C, MENDHAM NJ 07495
- APPLICANT: BANASIAK & NEPTUNE ORTHODONTIC ASSOCIATES 65 SOUTH MAPLE AVENUE, BASING RIDGE, NJ 07920
- THE SUBJECT PROPERTY IS IDENTIFIED AS LOT 5.12, BLOCK 2701, BLOCK AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAPS AND IS LOCATED WITHIN THE PREMISES KNOWN AS JOCKEY HOLLOW PROFESSIONAL PARK.
- THIS PLAN IS BASED ON BOROUGH OF MENDHAM TAX MAPS AND AERIAL IMAGE BY BING MAPS.
- THE PROFESSIONAL PARK CONTAINS 29 CONDO UNITS CONSISTING OF 24 ONE STORY BUILDINGS AND 5 TWO STORY BUILDINGS AND 196 OFF-STREET PARKING SPACES.
- EACH UNIT HAS AN AREA OF 1,400 SF.

**OFF-STREET PARKING:**

- AS PER PLANNING BOARD RESOLUTION DATED NOVEMBER 14, 1983 GRANTING FINAL SITE PLAN APPROVAL OF THE SUBJECT PROFESSIONAL OFFICE PARK, MEDICAL OFFICES SHALL BE LIMITED TO A TOTAL OF 8,640 SF, AND SUCH UNITS SHALL FRONT ON COLD HILL ROAD.
- THE APPLICANT IS REQUESTING AMENDED SITE APPROVAL TO PERMIT AN ADDITIONAL MEDICAL UNIT AND TO PERMIT SUCH UNIT NOT TO FRONT ON COLD HILL ROAD, RESULTING IN 9,800 SF OF MEDICAL SPACE.
- IN ACCORDANCE WITH SECTION 195-45 OF THE BOROUGH CODE THE FOLLOWING NUMBER OF OFF-STREET PARKING SPACES ARE REQUIRED: EXISTING 185 SPACES, PROPOSED 199 SPACES FOR ENTIRE PROFESSIONAL PARK.
- THE SITE CURRENTLY CONTAINS 196 SPACES.
- THE EXISTING PARKING WAS EVALUATED TO DETERMINE THE ACTUAL PARKING USE. ON 6/22/24 AT 1:30 PM A TOTAL OF 8 CARS WERE OBSERVED, ON 6/25/24 AT 10:30 AM A TOTAL OF 46 CARS WERE OBSERVED, AND ON 6/26/24 AT 2:00 PM A TOTAL OF 46 CARS WERE OBSERVED.

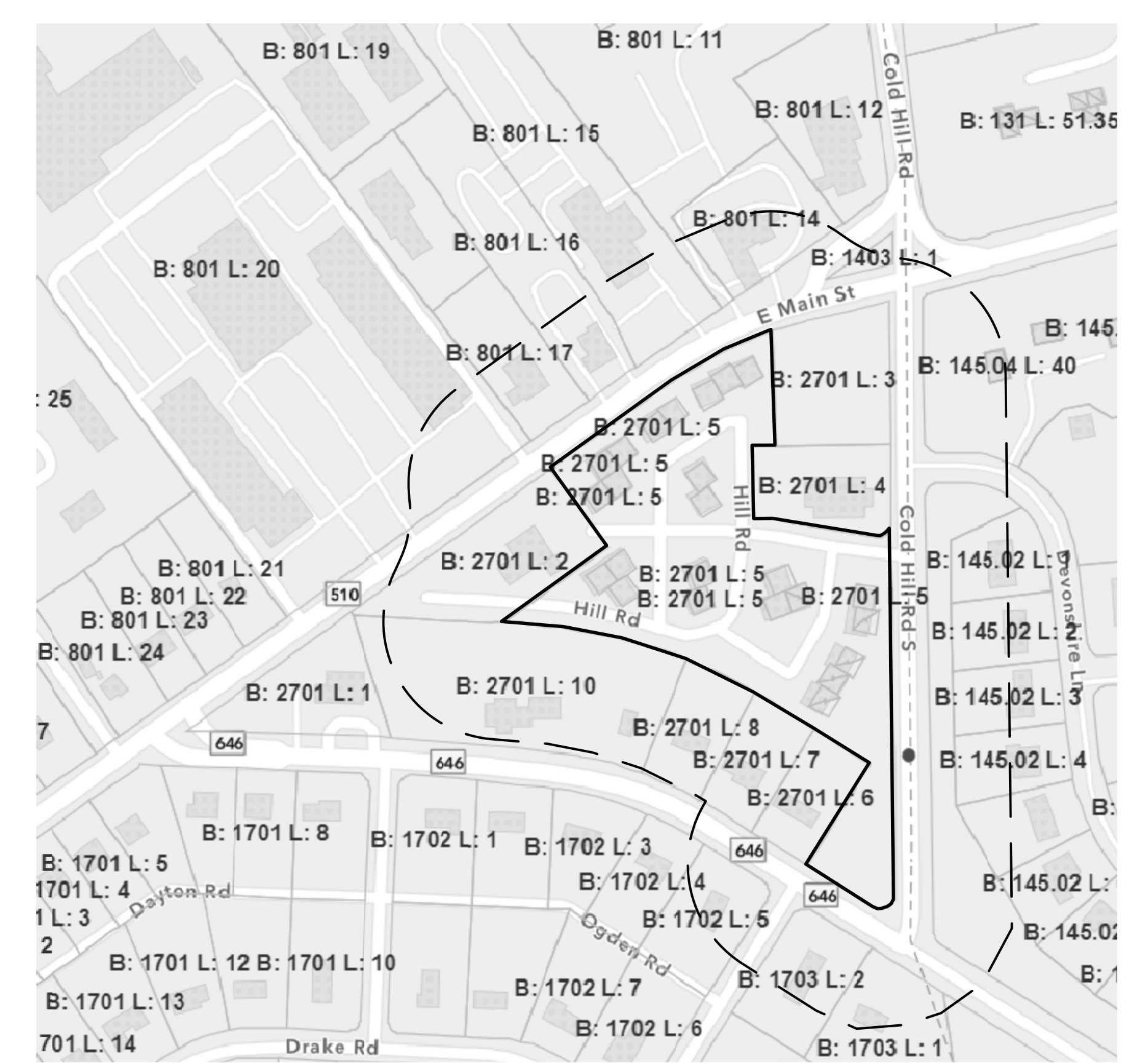
**CERTIFICATION OF APPROVAL**

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF MENDHAM

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**200' RADIUS MAP**  
1" = 200' +/-

**SCHEDULE OF AREA YARD AND BULK REQUIREMENTS**  
BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY  
LIMITED BUSINESS ZONE

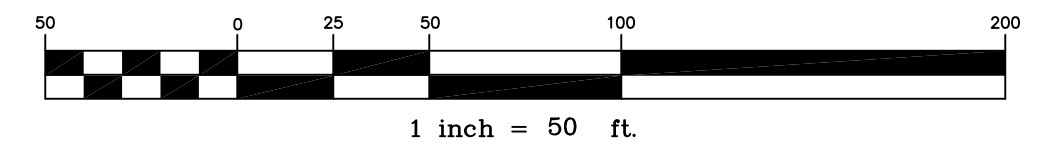
ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY
PERMITTED USE	BUSINESS, PROFESSIONAL & ADMINISTRATIVE OFFICE	BUSINESS, PROFESSIONAL & ADMINISTRATIVE OFFICE	YES	BUSINESS, PROFESSIONAL & ADMINISTRATIVE OFFICE	YES
MINIMUM LOT AREA	0.5 ACRES	5.89 ACRES	YES	5.89 ACRES	YES
MINIMUM LOT WIDTH	100 FEET	410 FEET	YES	410 FEET	YES
MINIMUM FRONT YARD	30 FEET	16 FEET	ENC	16 FEET	ENC
MINIMUM ONE SIDE YARD	15 FEET	10 FEET	ENC	10 FEET	ENC
MINIMUM REAR YARD	30 FEET	NA		NA	
MAXIMUM BUILDING HEIGHT	2 STY./35 FEET	2 STY./35 FEET	YES	2 STY./35 FEET	YES
MAXIMUM LOT COVERAGE	65%	53%	YES	53%	YES
FLOOR AREA RATIO	0.4	0.16	YES	0.16	YES
BUFFER TO RESIDENTIAL	30 FEET	30 FEET	YES	30 FEET	YES

NOTE: VALUES ARE APPROXIMATE

**OFF-STREET PARKING REQUIREMENTS**

BULK ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY
BUSINESS & PROFESSIONAL OFFICE	4 FOR FIRST 1,000 SF PLUS 1 FOR EACH ADDITIONAL 250 SF	(23 UNITS) 32,200 SF/250 = 128.8 SPACES		(22 UNITS) 30,800 SF/250 = 123.2 SPACES	
MEDICAL OFFICE	4 FOR EACH DOCTOR/DENTIST PLUS 1 FOR EACH EMPLOYEE OR 1 FOR EVERY 150 SF, WHICHEVER IS GREATER	(6 UNITS) 8,400 SF/150 = 56.0 SPACES		(7 UNITS) 9,800 + 1,014 = 10,814 SF = 72 SPACES	
TOTAL REQUIRED		185 SPACES		199 SPACES	
TOTAL EXISTING		196 SPACES	YES	196 SPACES	YES

**GRAPHIC SCALE**



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
1	8/29/24	ADD GENERAL & OFF-STREET PARKING NOTES		



**Harbor Consultants Inc.**  
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*Victor E. Vinegra*  
**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE No. 34460

AMENDED SITE PLAN		SITE LAYOUT PLAN	
BANASIAK & NEPTUNE ORTHODONTIC ASSOCIATES			
LOT 5.12, BLOCK 2701			
BOROUGH OF MENDHAM		MARRIS COUNTY NEW JERSEY	
SCALE:	DATE:	DESIGNED BY:	WORK FILE:
1" = 50'	07/15/24	AGG	CAD
PROJECT NO.:		PROJECT NO.:	
24GA27962100		2024111	