

**BOROUGH OF MENDHAM**  
6 West Main Street  
Mendham, NJ 07945  
Incorporated May 13, 1908

Office of the  
Tax Collector

Phone 973-543-7152 Ext. 17  
Fax 973-543-2290  
email -  
borotax@mendhamnj.org

**CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES**

To  Board of Adjustment  Planning Board

Applicant Cassia L. Raymond

Property Location 23 Aberdeen Drive Block 1207 Lot 13

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing must be timely paid and proof must be filed with the Board.

(This section is to be completed by the Tax Collector)

Please be advised that the current status of tax and utility fees are:

Tax status is paid current / due but not delinquent / delinquent

Last Tax payment was made on 5.7 for 2nd Quarter 2021

Next Tax payment is due 8.1.21

Tax is delinquent if not paid by 8.10.21

Sewer status is due but not delinquent / paid current / delinquent

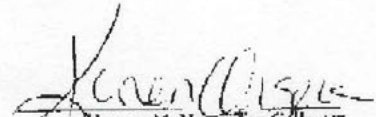
Last Sewer payment was made on 3.30 for 1st Quarter 2021

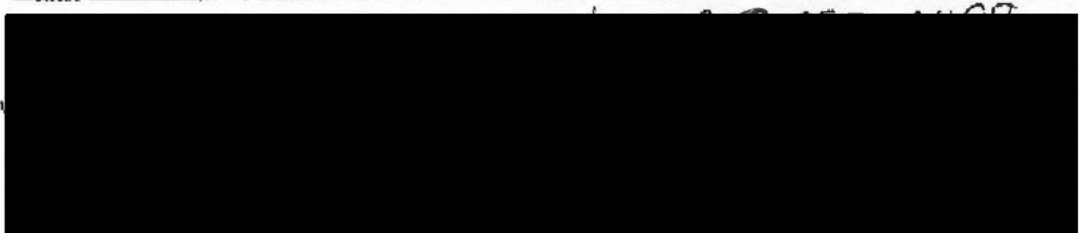
Next Sewer Payment is due 6.1.21

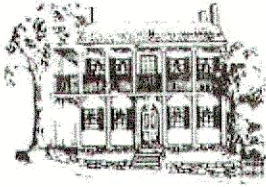
Sewer becomes delinquent if not paid by 6.30.21

Not served by Municipal Sewer.

Dated: 5.26.21

  
Thomas M. Hesp, Tax Collector  
Karen Orgera, Deputy Tax Collector





Borough of Mendham  
Joint Land Use Board  
2 West Main St., Mendham, NJ 07945  
973-543-7153 x. 20 email: [planning@mendhamnj.org](mailto:planning@mendhamnj.org)  
[www.mendhamnj.org](http://www.mendhamnj.org)

### LAND USE DEVELOPMENT APPLICATION

#### FOR OFFICE USE ONLY

Date Submitted	Application No.	Type BOA PB	App Fee Check #	Escrow Fee Check #
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#### 1. APPLICANT/DEVELOPER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Interest in Property: \_\_\_\_\_

#### 2. OWNER

Name: PAULA RAIMONDO  
Address: 44 FLORIE FARM RD  
MENDHAM NJ 07945  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: RICKI@RIBRETT@VERIZON.NET  
*Complete this section if applicant is not owner.*

#### 3. TYPE OF APPLICATION (check all that apply)

"a" Variance (Appeal)  
 "b" Variance (Interpretation)  
 "c" Variance (Bulk)  
 "d" Variance (Use)  
 Build on Lot Not Fronting on Street  
 Certificate of Nonconformity  
 Subdivision, Minor  
 Subdivision, Major Preliminary  
 Subdivision, Major Final

Site Plan, Minor  
 Site Plan, Waiver  
 Site Plan, Major Preliminary (Nonres or Res)  
 Site Plan, Major Final (Nonres or Res)  
 Subdiv. or Site Plan, Informal Review  
 Subdiv. or Site Plan, Extension of Approval  
 Subdiv. or Site Plan, Amend. of Approved Plan  
 Other: \_\_\_\_\_

#### 4. APPLICANT'S ATTORNEY

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

#### 5. APPLICANT'S ENGINEER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

6. APPLICANT'S OTHER PROFESSIONALS (Architect, Planner, Surveyor, etc.)

Name: WILLIAM BYRNE  
 Address: 10 MAIN STREET  
CHESTER  
 City: \_\_\_\_\_ State: NJ Zip: 07930  
 Phone: (908) 879-0996 Fax: (\_\_\_\_) \_\_\_\_\_  
 Email: WILLIAMBYRNEAIA@AOL.COM

Name: DAVID DENSON  
 Address: 28 CENTER ST.  
CLINTON  
 City: \_\_\_\_\_ State: NJ Zip: \_\_\_\_\_  
 Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
 Email: \_\_\_\_\_

7. LOCATION OF PROPERTY

Street Address: 23 ABERDEEN DRIVE Block(s): 1202  
 Zone: 1/4 ACRE RESIDENTIAL Lot(s): 13  
 Type of Road Frontage: LOCAL ROAD (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: TOWNHOUSE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed Land Use: TOWNHOUSE  
 \_\_\_\_\_  
 \_\_\_\_\_

9. PROPERTY DETAILS

# of Existing Lots: 1 # of Proposed Lots: 1  
 Existing Form of Ownership:  Fee Simple  Rental  Condominium  Cooperative  
 Existing Deed Restrictions or Easements:  No  Yes (attach copies)  
 Proposed Deed Restrictions or Easements:  No  Yes (attach copies)

10. UTILITIES (check all that apply)

Existing:  Public Water  Private Well  Public Sewer  Private Septic System  
 Natural Gas  Electric  Propane  
 Proposed:  Public Water  Private Well  Public Sewer  Private Septic System  
 Natural Gas  Electric  Propane

**11. ZONING SCHEDULE (complete all that apply)**

	Required	Existing	Proposed		Required	Existing	Proposed
<b>Minimum Lot Requirements</b>				<b>Maximum Building &amp; Structure Height</b>			
Area	10890	3332	3332	Principle			
Width	80	22.67	22.67	Accessory			
Depth				<b>Maximum Lot &amp; Building Coverages</b>			
<b>Principal Buildings &amp; Structures</b>				Lot			
1 Side Yard	10	0	0	Building			
2 Side Yards	10	0	0				
Front Yard	30	20	20				
Rear Yard	25	58	44				
<b>Accessory Building &amp; Structures</b>							
Side Yard							
Rear Yard							

**12. PARKING & LOADING REQUIREMENTS**

# of Parking Space Required: \_\_\_\_\_ # of Parking Spaces Provided: \_\_\_\_\_  
 # of Loading Space Required: \_\_\_\_\_ # of Loading Spaces Provided: \_\_\_\_\_

**13. OTHER APPROVALS REQUIRED**

- N.J. Dept. of Environmental Protection  No  Yes
- N.J. Dept. of Transportation  No  Yes
- Morris County Planning Board Burlington  No  Yes
- Morris County Soil Conservation District  No  Yes
- Borough of Mendham Historic Commission  No  Yes
- State of New Jersey Sewer Extension  No  Yes
- State of New Jersey Flood Hazard Area  No  Yes
- Development State of New Jersey Wetlands  No  Yes
- Other: \_\_\_\_\_  No  Yes
- Other: \_\_\_\_\_  No  Yes

**14. APPLICATION SUBMISSION MATERIALS (use additional sheets if necessary)**

List all plans, reports, photos, etc. SITE PLAN - BYRNE DESIGN  
ARCHITECTURAL PLAN - DAVID DENSON

**15. PREVIOUS OR PENDING APPLICATIONS (use additional sheets if necessary)**

List all previous or pending applications for this parcel. If current application is for the Amendment of a previously approved Subdivision or Site Plan, furnish a copy of the previously approved plan and describe the proposed amendments.

16. RELIEF REQUESTED (use additional sheets if necessary)

List arguments for Variances, Waivers of Development Standards and/or Submission Requirements.

LOT COVERAGE VARIANCE IS MITIGATED BY THE FACT THAT THE ADDITION WILL BE A DECK WITH SPACED FLOORING. THIS ALLOWS WATER TO DRAIN THROUGH THE SURFACE AND INTO THE SOILS.

17. EXPERT WITNESSES FOR APPLICANT

Name: WILLIAM BYRNE Type of Testimony: ARCHITECT

Name: Type of Testimony:

Name: Type of Testimony:

Name: Type of Testimony:

18. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant or a General Partner of the Partnership applicant and am authorized to sign the application for the Corporation or Partnership.

SWORN & SUBSCRIBED before me this day of , 20

Paula Raimondo SIGNATURE (applicant) DATE

NOTARY

PAULA RAIMONDO PRINT NAME

19. CONSENT OF OWNER

NOTE: If the property is owned by a corporation or an LLC this "consent of owner" must be signed by a corporate officer or managing member and a resolution must be attached authorizing that corporate officer/managing member to sign on behalf of the entity.

I certify that I am the Owner of the property which is the subject of this application. I hereby consent to the filing of this application and to the approval of the plans submitted therewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the board and its professional staff.

I am aware that the Borough of Mendham will incur costs for professional review fees in the course of hearing and deciding this application. I am aware that the applicant has signed an escrow agreement that requires said applicant to be responsible to pay the Borough of Mendham for the costs incurred. By consenting to the filing of this application I agree that, in the event the applicant fails to pay all of those costs, I will be responsible to pay, and I will pay, any balance of those costs owed by the applicant to the Borough of Mendham. I further understand that if I fail to pay the amount owed the Borough of Mendham may seek and win a judgment against me for the amount owed plus counsel fees and costs and that that judgment may become a lien against my property.

SWORN & SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Paula Raimondo 4/1/2021  
SIGNATURE (owner) DATE

NOTARY

PAULA RAIMONDO  
PRINT NAME

20. DISCLOSURE STATEMENT

If applicant is a corporation, partnership or LLC please answer the following questions pursuant to N.J.S.A. 40:55D-48.1 & 48.2:

- Is this application to subdivide a parcel of land into six (6) or more lots?  No  Yes
- Is this application for a variance to construct a multiple dwelling unit of 25 or more units?  No  Yes
- Is this application for approval of a site (or sites) for non-residential purposes?  No  Yes

If you responded YES to any of the above questions, Ownership Disclosure Statement must be completed.

Paula Raimondo 4/1/2021  
SIGNATURE (applicant) DATE

21. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application which is dated \_\_\_\_\_ shows and discloses the premises in its entirety, described as Block 1202 Lot 13; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Paula Raimondo 4/1/2021  
SIGNATURE (applicant/owner) DATE

NOTARY

PAULA RAIMONDO  
PRINT NAME



*The Phoenix House*      *circa 1820*

***The Borough of Mendham***  
*2 West Main Street, Mendham, New Jersey 07945*  
*Incorporated May 15, 1906*

*Telephone: (973) 543-7152 ext. 20*  
*Fax: (973) 543-7202*  
*www.mendhamnj.org*

*Office of the Assessor*

March 30, 2021

Paula Raimondo  
44 Florie Farm Rd  
Mendham, NJ 07945

Re: Block: 1202 - Lot: 13 – 23 Aberdeen Dr.

Having examined the tax map and tax list of the Borough of Mendham, I certify that, to the best of my knowledge, the Mendham Borough properties indicated on the attached list are located within 200 feet of the above referenced property.

Also, please provide notice of the public hearing of an application for development to the following public utilities and CATV companies that own land or possess an easement within the municipality.

JCP&L, c/o FE Serv. Tax Dept.  
P.O. Box 1911  
Morristown, NJ 07962-1911

American Water SSC/General Tax Dept.  
PO Box 5627  
Cherry Hill, NJ 08034

Verizon, c/o Duff & Phelps  
PO Box 2749  
Addison, TX 75001

Mendham Borough Sewer Utility  
35 Ironia Rd.  
Mendham, NJ 07945

AT&T  
900 Route 202/206 North  
Bedminster, NJ 07921

Comcast  
300 Rahway Ave.  
Union, NJ 07083

Public Service Electric & Gas Co.  
80 Park Plaza  
Newark, NJ 07102

Cablevision, Attn: Kathy Baker  
683 Route 10  
Randolph, NJ 07869

Morris County Planning Board  
PO Box 900  
Morristown, NJ 07963-0900

Very truly yours,

*Lisa Smith*

Lisa Smith  
Assessor Assistant

**PARCELS WITHIN RANGE OF TARGETED PROPERTIES:**

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1003_162	0.0810	68 ABERDEEN DR NORTH	CAFERO, WILLIAM L & LORRAINE	68 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_162	0.0810	68 ABERDEEN DR NORTH	CAFERO, WILLIAM L & LORRAINE	68 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_163	0.0620	66 ABERDEEN DR NORTH	66 ABERDEEN LLC	PO BOX 258 MOUNT TABOR, NJ 07878
1418_1003_163	0.0620	66 ABERDEEN DR NORTH	66 ABERDEEN LLC	PO BOX 258 MOUNT TABOR, NJ 07878
1418_1003_164	0.0930	64 ABERDEEN DR NORTH	SPURR, JACQUELINE L	64 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_164	0.0930	64 ABERDEEN DR NORTH	SPURR, JACQUELINE L	64 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_165	0.0930	62 ABERDEEN DR NORTH	JURIST-BAUS, CHRISTOPHER & TIFFANY	62 ABERDEEN DR UNIT 1003 MENDHAM, NJ 07945
1418_1003_165	0.0930	62 ABERDEEN DR NORTH	JURIST-BAUS, CHRISTOPHER & TIFFANY	62 ABERDEEN DR UNIT 1003 MENDHAM, NJ 07945
1418_1003_166	0.0540	60 ABERDEEN DR NORTH	KAPPEL, JEANNE	60 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_166	0.0540	60 ABERDEEN DR NORTH	KAPPEL, JEANNE	60 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_174	0.1460	44 ABERDEEN DR NORTH	COMPETIELLO, ANNA	44 ABERDEEN DR MENDHAM, NJ 07945
1418_1003_175	0.0870	42 ABERDEEN DR NORTH	SALEM, JONATHAN/LUIZA	42 NORTH ABERDEEN DR MENDHAM, NJ 07945
1418_1003_175	0.0870	42 ABERDEEN DR NORTH	SALEM, JONATHAN/LUIZA	42 NORTH ABERDEEN DR MENDHAM, NJ 07945
1418_1003_176	0.0910	40 ABERDEEN DR NORTH	SCHWARTZ, MICHAEL & DE ROXTRO, J	40 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_176	0.0910	40 ABERDEEN DR NORTH	SCHWARTZ, MICHAEL & DE ROXTRO, J	40 ABERDEEN DR NORTH MENDHAM, NJ 07945
1418_1003_177	0.1450	38 ABERDEEN DR NORTH	SKIDMORE, CATHERINE	38 NORTH ABERDEEN DR MENDHAM, NJ 07945
1418_1003_177	0.1450	38 ABERDEEN DR NORTH	SKIDMORE, CATHERINE	38 NORTH ABERDEEN DR MENDHAM, NJ 07945
1418_1003_70	undefined		unmatched parcel	undefined undefined
1418_1004_1	undefined		unmatched parcel	undefined undefined
1418_1004_1	undefined		unmatched parcel	undefined undefined
1418_1102_159	0.1420	12 ABERDEEN DR SOUTH	COLLINS, SCOTT & SHEREE	12 ABERDEEN DR MENDHAM, NJ 07945
1418_1102_160	0.0700	14 ABERDEEN DR SOUTH	LODERSTEDT, ROBERT T	14 ABERDEEN DR MENDHAM, NJ 07945



PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1102_160	0.0700	14 ABERDEEN DR SOUTH	LODERSTEDT, ROBERT T	14 ABERDEEN DR MENDHAM, NJ 07945
1418_1102_161	0.0540	16 ABERDEEN DR SOUTH	STEPHENSON, LYNNE S	16 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_161	0.0540	16 ABERDEEN DR SOUTH	STEPHENSON, LYNNE S	16 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_162	0.0900	18 ABERDEEN DR SOUTH	SAVRIN, ELISSA L	18 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_162	0.0900	18 ABERDEEN DR SOUTH	SAVRIN, ELISSA L	18 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_163	0.0900	20 ABERDEEN DR SOUTH	O CALLAGHAN, JOHN F/JACQUELINE C	20 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_163	0.0900	20 ABERDEEN DR SOUTH	O CALLAGHAN, JOHN F/JACQUELINE C	20 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_164	0.0660	22 ABERDEEN DR SOUTH	KRAUSER, KATHLEEN M	22 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_164	0.0660	22 ABERDEEN DR SOUTH	KRAUSER, KATHLEEN M	22 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_165	0.0750	24 ABERDEEN DR SOUTH	ROMANO, ELENA H/PAUL A	24 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_165	0.0750	24 ABERDEEN DR SOUTH	ROMANO, ELENA H/PAUL A	24 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_166	0.0620	26 ABERDEEN DR SOUTH	DAGGETT, CAMERON	26 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_166	0.0620	26 ABERDEEN DR SOUTH	DAGGETT, CAMERON	26 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_167	0.0570	28 ABERDEEN DR SOUTH	LUCAS, BRIAN/MELINDA	4 BURNETT RD MENDHAM, NJ 07945
1418_1102_167	0.0570	28 ABERDEEN DR SOUTH	LUCAS, BRIAN/MELINDA	4 BURNETT RD MENDHAM, NJ 07945
1418_1102_168	0.0960	30 ABERDEEN DR SOUTH	MCDEVITT, GERALD SCOTT & JOANN P	30 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_168	0.0960	30 ABERDEEN DR SOUTH	MCDEVITT, GERALD SCOTT & JOANN P	30 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_169	0.0960	32 ABERDEEN DR SOUTH	NISIVOCCIA, AMELIA P	32 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_169	0.0960	32 ABERDEEN DR SOUTH	NISIVOCCIA, AMELIA P	32 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_170	0.0650	34 ABERDEEN DR SOUTH	COLEMAN, DONALD T/MARY ANN E	34 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_170	0.0650	34 ABERDEEN DR SOUTH	COLEMAN, DONALD T/MARY ANN E	34 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_171	0.0880	36 ABERDEEN DR SOUTH	BENZ, PETER T/PETER A	36 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1102_171	0.0880	36 ABERDEEN DR SOUTH	BENZ, PETER T/PETER A	36 ABERDEEN DR SOUTH MENDHAM, NJ 07945

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1102_70	undefined		unmatched parcel	undefined undefined
1418_1202_1	undefined		unmatched parcel	undefined undefined
1418_1202_10	0.0600	17 ABERDEEN DR SOUTH	MCANDREW, ROBERT P JR/JUEDITH	3 GARRISON LN MENDHAM, NJ 07945
1418_1202_10	0.0600	17 ABERDEEN DR SOUTH	MCANDREW, ROBERT P JR/JUEDITH	3 GARRISON LN MENDHAM, NJ 07945
1418_1202_11	0.0580	19 ABERDEEN DR SOUTH	JULIAN, THERESA M.	868 BAYWAY BLVD. APT 207 CLEARWATER BEACH, FL 33767
1418_1202_11	0.0580	19 ABERDEEN DR SOUTH	JULIAN, THERESA M.	868 BAYWAY BLVD. APT 207 CLEARWATER BEACH, FL 33767
1418_1202_12	0.0780	21 ABERDEEN DR SOUTH	QUICK, MICHAEL/CHERYL	21 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_12	0.0780	21 ABERDEEN DR SOUTH	QUICK, MICHAEL/CHERYL	21 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_13	0.0780	23 ABERDEEN DR SOUTH	RAIMONDO, PAULA LYNNE	44 FLORIE FARM RD MENDHAM, NJ 07945
1418_1202_13	0.0780	23 ABERDEEN DR SOUTH	RAIMONDO, PAULA LYNNE	44 FLORIE FARM RD MENDHAM, NJ 07945
1418_1202_14	0.0510	25 ABERDEEN DR SOUTH	SKUBA, ROBERT A	25 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_14	0.0510	25 ABERDEEN DR SOUTH	SKUBA, ROBERT A	25 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_15	0.0580	27 ABERDEEN DR SOUTH	YORK, WENDY A	27 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_15	0.0580	27 ABERDEEN DR SOUTH	YORK, WENDY A	27 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_2	0.0630	1 ABERDEEN DR SOUTH	WALL, JUDITH A	1 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_2	0.0630	1 ABERDEEN DR SOUTH	WALL, JUDITH A	1 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_3	0.0580	3 ABERDEEN DR SOUTH	KOBEL, LAUREN M	3 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_3	0.0580	3 ABERDEEN DR SOUTH	KOBEL, LAUREN M	3 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_4	0.0800	5 ABERDEEN DR SOUTH	SHAW, JOYA	5 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_4	0.0800	5 ABERDEEN DR SOUTH	SHAW, JOYA	5 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_5	0.0780	7 ABERDEEN DR SOUTH	MANDAS, MARIE ELENA	7 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_5	0.0780	7 ABERDEEN DR SOUTH	MANDAS, MARIE ELENA	7 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_6	0.0560	9 ABERDEEN DR SOUTH	DOLECKA, RENATA	9 ABERDEEN DR SOUTH MENDHAM, NJ 07945

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1202_6	0.0560	9 ABERDEEN DR SOUTH	DOLECKA, RENATA	9 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_7	0.0630	11 ABERDEEN DR SOUTH	MICHAS, MARY M	11 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_7	0.0630	11 ABERDEEN DR SOUTH	MICHAS, MARY M	11 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_8	0.1480	13 ABERDEEN DR SOUTH	13 SOUTH ABERDEEN DRIVE LLC	1 TREVINO CT FLORHAM PARK, NJ 07932
1418_1202_8	0.1480	13 ABERDEEN DR SOUTH	13 SOUTH ABERDEEN DRIVE LLC	1 TREVINO CT FLORHAM PARK, NJ 07932
1418_1202_9	0.1610	15 ABERDEEN DR SOUTH	BENJAMIN, IVAN/JANE	15 ABERDEEN DR SOUTH MENDHAM, NJ 07945
1418_1202_9	0.1610	15 ABERDEEN DR SOUTH	BENJAMIN, IVAN/JANE	15 ABERDEEN DR SOUTH MENDHAM, NJ 07945

**BOROUGH OF MENDHAM**  
**APPLICATION CHECKLIST**  
 SEE LAND DEVELOPMENT ORDINANCE CHAPTER 195

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70										
							PRELIM	FINAL	(a) & (b)					(c)	(d)		
1	•	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
2	•	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
3	•	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
4													Zoning Officer Denial Form providing statistics and rationale for request.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
5	•	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
6	•	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
7	•	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
8	•	•	•	•	•	•	•	•	•	•	•	•	The names and lot/block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prep. by the Borough Tax Assessor.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
9	•	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
10	•	•	•	•	•	•	•	•	•	•	•	•	Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
11	•	•	•	•	•	•	•	•	•	•	•	•	Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
12	•	•	•	•	•	•	•	•	•	•	•	•	Plans signed and sealed by a NJ Professional Engineer and certified by a licensed land surveyor as to existing features and boundaries, folded into eighths with title block revealed.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		
13	•	•	•	•	•	•	•	•	•	•	•	•	Architectural data including floor plans, elevations for at least two sides of all proposed buildings and depiction of proposed building materials and external finishes.	<input checked="" type="checkbox"/>	COMPLIES		
															N/A		
															WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES			
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70								
								(a) & (b)	(c)					(d)		
14	•	•	•	•	•	•	•	•	•	•	•	•	When approval by another municipality is required, such approval shall be certified on the plat, or evidence shall be submitted that an application has been made for approval.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
15			•										Copy of most recently approved site plan	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
16	•	•		•	•	•	•	•	•	•	•	•	Scale of not less than 1"=50' except 1" =100' on final subdivision plats. Site plans of one acre or less shall utilize a scale not less than 1" =20'.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
17	•	•		•	•	•	•	•	•	•	•	•	Key Map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1000 feet of the site.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
18	•	•		•	•	•	•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
19	•	•		•	•	•	•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
20	•	•		•	•	•	•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
21	•	•		•	•	•	•	•	•	•	•	•	Name, title and address of the owner or owners of record. If owner is a corporation, the name and address of the president and secretary shall be submitted.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
22	•	•		•	•	•	•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
23	•	•		•	•	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
24	•	•		•	•	•	•	•	•	•	•	•	Approval signature lines	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
25	•	•		•	•	•	•	•	•	•	•	•	Acreage to the nearest hundredth of an acre; distances in feet and decimals of a foot, bearings given to the nearest 10 seconds. Radii, arcs, central angles and chord bearings and distances of all curves.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
26	•	•		•	•	•	•	•	•	•	•	•	Existing tax map sheet No. and existing block and lot No. of the lots to be subdivided or developed as they appear on the Twp. Tax map. Distance, measured along ROW lines of abutting streets, to the nearest intrst. with other public streets.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		
27	•	•		•	•	•	•	•	•	•	•	•	Zoning districts affecting the tract and within 200 feet. District names and tabular schedule of requirements and proposed conditions as the Ordinance, including variance and waiver requests noted on the plat or plan.	<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		

ITEM NUMBER	MINOR			MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES			
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70									
								(a) & (b)	(c)	(d)							
39	•	•		•	•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
40	•	•		•	•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
41	•	•	•	•	•	•	•	•	•	•	•	•	•	Location and size of all proposed signage including design and lighting details. If no signage is proposed, a statement to that effect shall be added to the plan.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
42			•											Copy of Building Floor Plan designating the location and floor area (in square feet) a) to be occupied by the applicant for its proposed use, and b) currently occupied by any other use in the building.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
43		•		•	•	•	•	•	•	•	•	•	•	The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
44		•		•	•	•	•	•	•	•	•	•	•	The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
45	•	•		•	•	•	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
46	•	•		•	•	•	•	•	•	•	•	•	•	Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
47	•	•		•	•	•	•	•	•	•	•	•	•	The location of all existing and proposed waterlines, valves and hydrants and all sewer lines or alternative means of sewerage and and sewage disposal and treatment.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
48				•	•	•	•	•	•	•	•	•	•	All proposed streets with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalks and location and size of any utility lines conforming to Borough standards and specifications.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
49	•	•		•	•	•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
50		•		•	•	•	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
51				•	•	•	•	•	•	•	•	•	•	Lot Block and street numbers as approved by the Borough Engineer of the Borough of Mendham, including lot and block numbers and owners of the abutting properties.	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		
52	•	•		•	•	•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP	<input checked="" type="checkbox"/> COMPLIES N/A WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:55D-70	(a) & (b)	(c)	(d)				
28	•	•					•	•			<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
29	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
30	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
31	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
32	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
33	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
34	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
35	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
36	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
37	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	
38	•	•					•				<input checked="" type="checkbox"/>	COMPLIES N/A WAIVER	

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	Prelim	Final	40:55D-70							
				SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)				
53	•	•	•	•	•	•							For each lot not served by public sewage disposal, approval by the Borough Board of Health of percolation tests observed by the Borough Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system in compliance with all state and local regulations. When a new connection to or change in plumbing facilities feeding an existing connection to the Borough sanitary system is proposed, an adopted resolution of the Borough Council approving the application.
54	•	•		•	•	•	•						Certification by the applicant's surveyor and engineer as to the accuracy of the details of the plat. Certification of compliance with RSIS, or provide a list of exceptions proposed.
55						•	•						Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.
56						•	•						Written proof that all lands set aside or shown for easement, public use or streets are free and clear of all liens and encumbrances.
57						•	•						Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the proposed development.
													NOTE: Board may require and ask for additional information



BOROUGH OF MENDHAM  
JOINT LAND USE BOARD

PUBLIC NOTICE

PLEASE TAKE NOTICE that the undersigned has applied to the Joint Land Use Board of the Borough of Mendham for a variance to permit: THE CONSTRUCTION OF

A DECK EXTENSION TO AN EXISTING DECK. THE

NEW EXTENSION SHALL REQUIRE A VARIANCE FOR

LOT COVERAGE OF 54% WHERE 30% IS REQUIRED.

A VARIANCE FOR SIDE YARD SETBACK IS ALSO

REQUIRED WHERE 10' IS REQUIRED AN 0' IS PROPOSED.

AS WELL AS ANY OTHER VARIANCES THE BOARD REQUIRES.

on Block 1202 Lot 13 on the Borough of Mendham Tax Map  
and commonly known as 23 Aberdeen Drive

\_\_\_\_\_(street address).

A public hearing will be held on June 15<sup>th</sup>, 2021 at 7:30PM in  
the Garabrant Center, 4 Wilson, Street, Mendham, NJ.

All documents relating this application may be inspected by the public on Monday  
through Friday between 9AM and 4:30PM in the Land Use office in the Phoenix House.

Signature: \_\_\_\_\_

Date: JUNE 2 2021

NOTE: Notice must be published in the Daily Record or the Star Ledger at least ten (10) days prior to the date of the hearing. If the matter is an appeal from a decision of the Building Inspector or Zoning Officer based on the Zoning Ordinance, the notice should state that the undersigned has appealed to the Board from a decision of the Building Inspector or Zoning Officer and describe the decision being appealed.

BOROUGH OF MENDHAM  
JOINT LAND USE BOARD

NOTICE OF HEARING TO PROPERTY OWNERS AND OTHERS

TO WHOM IT MAY CONCERN:

In compliance with Section 124-28 of the Zoning Ordinance of the Borough of Mendham, NJ, notice is hereby served upon you to the effect that I/we, PAULA RIAMONDO, are hereby proposing

to (provide a detailed description of the application including variances requested):

THE CONSTRUCTION OF A DECK EXTENSION TO AN EXISTING DECK WHICH SHALL REQUIRE A VARIANCE FOR LOT COVERAGE OF 54% WHERE 30% MAXIMUM IS REQUIRED. A VARIANCE FOR SIDE YARD SETBACK IS ALSO REQUIRED WHERE 10' IS THE MINIMUM AND 0 FEET IS PROPOSED AS WELL AS ANY AND ALL OTHER VARIANCES THE BOARD DETERMINES NECESSARY.

Location: Block 1202 Lot 13 Qualifier \_\_\_\_\_  
Street Address 23 Aberdeen Drive

~~(The Zoning Officer of the Borough of Mendham, NJ refused this request by reasons of its being in violation of Section \_\_\_\_\_ of the Zoning Ordinance, from which decision I/we hereby appeal.)~~

I/We have applied to the Joint Land Use Board for a hardship ~~variance~~ variance.

~~(Together with subdivision site plan conditional use approval)~~

Any person or persons affected by this application  appeal  have an opportunity to be heard at the meeting to be held on June 15<sup>th</sup>, 2021 at 7:30PM in the Garabrant Center, 4 Wilson Street, Mendham, NJ.

All documents relating this application may be inspected by the public on Monday through Friday between 9AM and 4:30PM in the Land Use office in the Phoenix House.

Signature: [Signature] Date: JUNE 2 2021

NOTE: Please cross out inapplicable sections. This notice must be personally served or sent by certified or registered mail at least ten (10) days before the hearing. Proof of service must be provided to the Planning and Land Use Coordinator at least three (3) days prior to the hearing.

**SITE INSPECTION FORM**

RE: Lot 13 Block 1202

I, PAULA RAIMONDO, the undersigned property owner, do hereby authorize Mendham Borough Officials to inspect the property owned by me at 27 ABERDEEN DRIVE in connection with my application to the Zoning Board of Adjustment/Planning Board for this property.

Date: 4/1/2021

Phone #: 201-919-8651

Paula Raimondo  
Property Owner or Authorized Agent

## REQUEST FOR LIST OF PROPERTY OWNERS

To: Borough of Mendham  
 Attn: Tax Assessor  
 2 West Main St.  
 Mendham, NJ 07945

Subject property must be identified by Block, Lot and Street Address. If the property contains multiple lots, list each lot separately. If the property is on multiple blocks, use separate lines for each block.

Street Address	Block	Lot	Lot	Lot
23 ABERDEEN DRIVE	1202	13		

I do hereby request that the Tax Assessor compile and certify a list of Property Owners within 200 feet of the property described above. With this request, I hereby submit the required fee of \$10.00 .

Requestor's Name: PAULA RAIMONDO

Address: 44 FLORIE FARM RD Phone: \_\_\_\_\_

MENDHAM NJ 07945 E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Note**—Your request will be processed by the Tax Assessor within seven (7) calendar days of the filing of this form and payment of the required fees as required by N.J.S.A. 40:55D-12c. The seven (7) day time period will begin on the day that this form and the required fee are received by the Tax Assessor.

**Adjoining Municipalities**—If the subject property is within 200 feet of an adjacent municipality, notice of your application must be served on the Clerk of that municipality. In addition, you must request a 200' list from the municipality and notice of your application must be served on the persons and entities whose names appear on that list.

**OFFICE USE ONLY**

AMOUNT: \_\_\_\_\_ CASH \_\_\_\_\_ CHECK \_\_\_\_\_

DATE PAID: \_\_\_\_\_

# *The Borough of Mendham*

*6 West Main Street, Mendham, New Jersey 07945  
Incorporated May 15, 1906*



*The Phoenix House      circa 1820*

*Neil Schetelick, Zoning Officer  
Telephone: (973) 543-7152 ext. 23  
E-mail: nschetelick@mendhamnj.org*

February 8, 2021

P. Raimondo  
44 Florie Farm Rd.  
Mendham. NJ 07945

Re: Zoning Denial  
23 Aberdeen Rd. Mendham, NJ .  
Block 1202    Lot 13

Dear P. Raimondo,

You did not submit a Zoning Application for a deck at 23 Aberdeen Dr. However, I have reviewed the Construction Application and cannot approve it. Twenty-three Aberdeen is in the ¼ acre zone. The square footage of .078 acres is 3397 sq. ft. The allowed impervious coverage for that lot is 30% or 1019 sq. ft. You are already over the allowed coverage without the addition of the deck. If you want to proceed you will need a variance for increased coverage. If you wish to proceed you may contact Lisa Smith at (973) 543-7152 ext. 20 for the required paperwork to apply for a variance.

Impervious coverage.

(1)

The maximum permitted impervious coverage on a lot within the 1/4-, 1/2-, 1-, 3- and 5-Acre Residence Zones shall be calculated in accordance with the following schedule:

## Lot Coverage Schedule

### Range of Lot Sizes (square feet)

### Method of Calculation

0 to 21,779

(0 to 10,890 sq. ft x .30) + (greater than 10,890 sq. ft x .10)= permitted lot cov

21,780 to 43,559

(sq. ft. x .20) = permitted lot coverage

43,560 to 130,679

(43,560 sq. ft. x .20) + (greater than 43,560 sq. ft. x .05)= permitted lot coverage

130,680 and over

(sq. ft. x .10) = permitted lot coverage

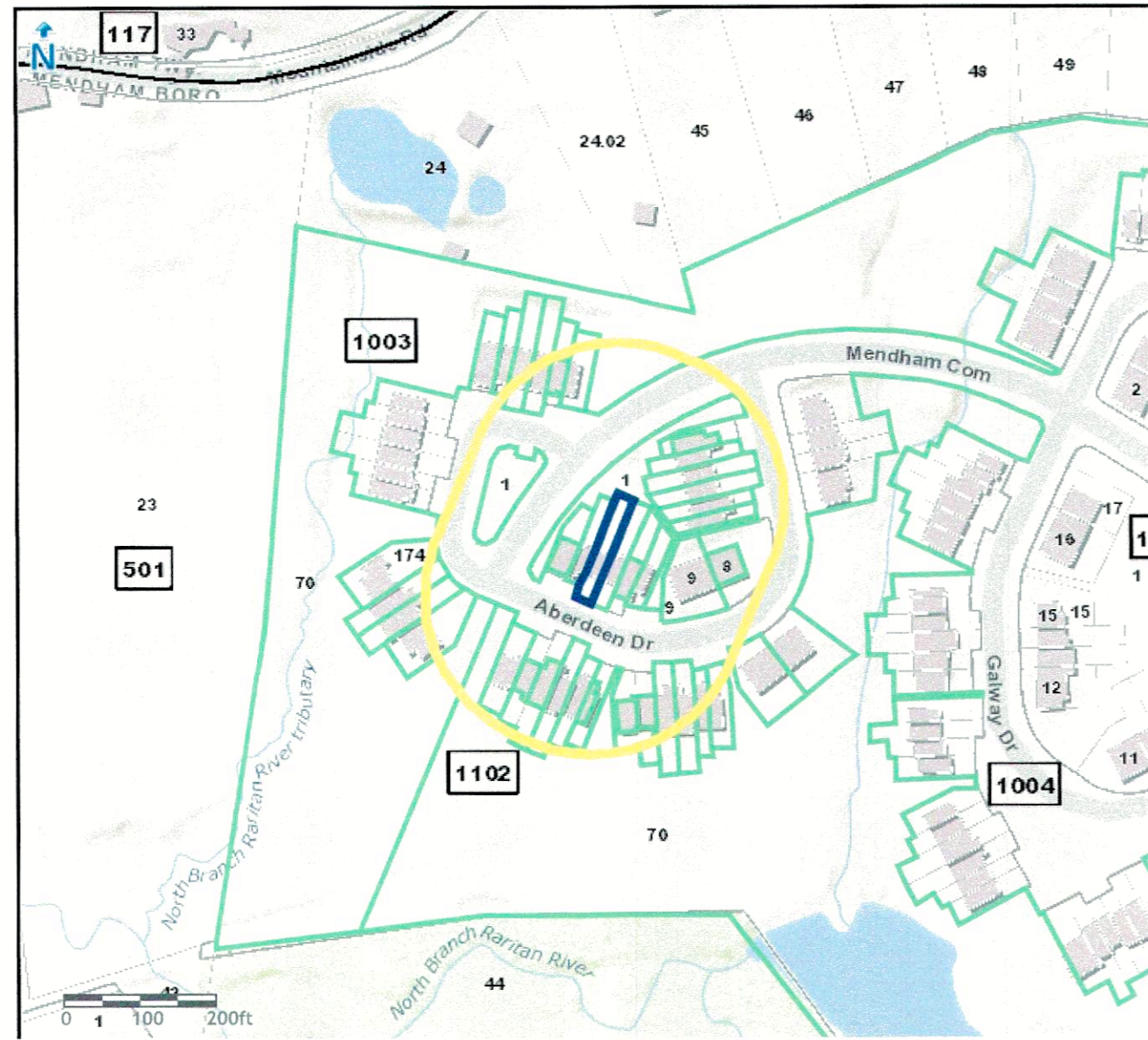
Under NJSA 40:55D-72 you have the right to appeal my decision to the Joint Land Use Board within 20 days of this notice.

If you have any questions or wish to discuss the matter further, please contact me at extension 23 at your convenience.

Very truly yours,



Neil Schetelick /Zoning Officer



Morris County Board of Taxation  
 COUNTY OF MORRIS, NEW JERSEY  
 P.O. Box 900, Morristown NJ, 07963-0900  
 \*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)  
 Datum: NAD83  
 Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access on this website is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, and availability of data rests on the user. The County of Morris makes no warranty, express or implied, as to the use of the maps and data available for access on this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of this website and data, including the fact that the maps and data are dynamic and the content may be updated, corrected, and revised. The user acknowledges and accepts all inherent limitations of this website and data. The County of Morris or its officers or employees assume no liability for the accuracy of the data disseminated on any map. It is noted that the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1202_13	0.0780	23 ABERDEEN DR SOUTH	RAIMONDO, PAULA LYNNE	44 FLORIE FARM RD MENDHAM, NJ 07945
1418_1202_13	0.0780	23 ABERDEEN DR SOUTH	RAIMONDO, PAULA LYNNE	44 FLORIE FARM RD MENDHAM, NJ 07945

LOT COVERAGE CALCULATION

LOT AREA 3332 SQ.FT

PERMITTED LOT COVG 3332 X .20 = 666.4 S.F.

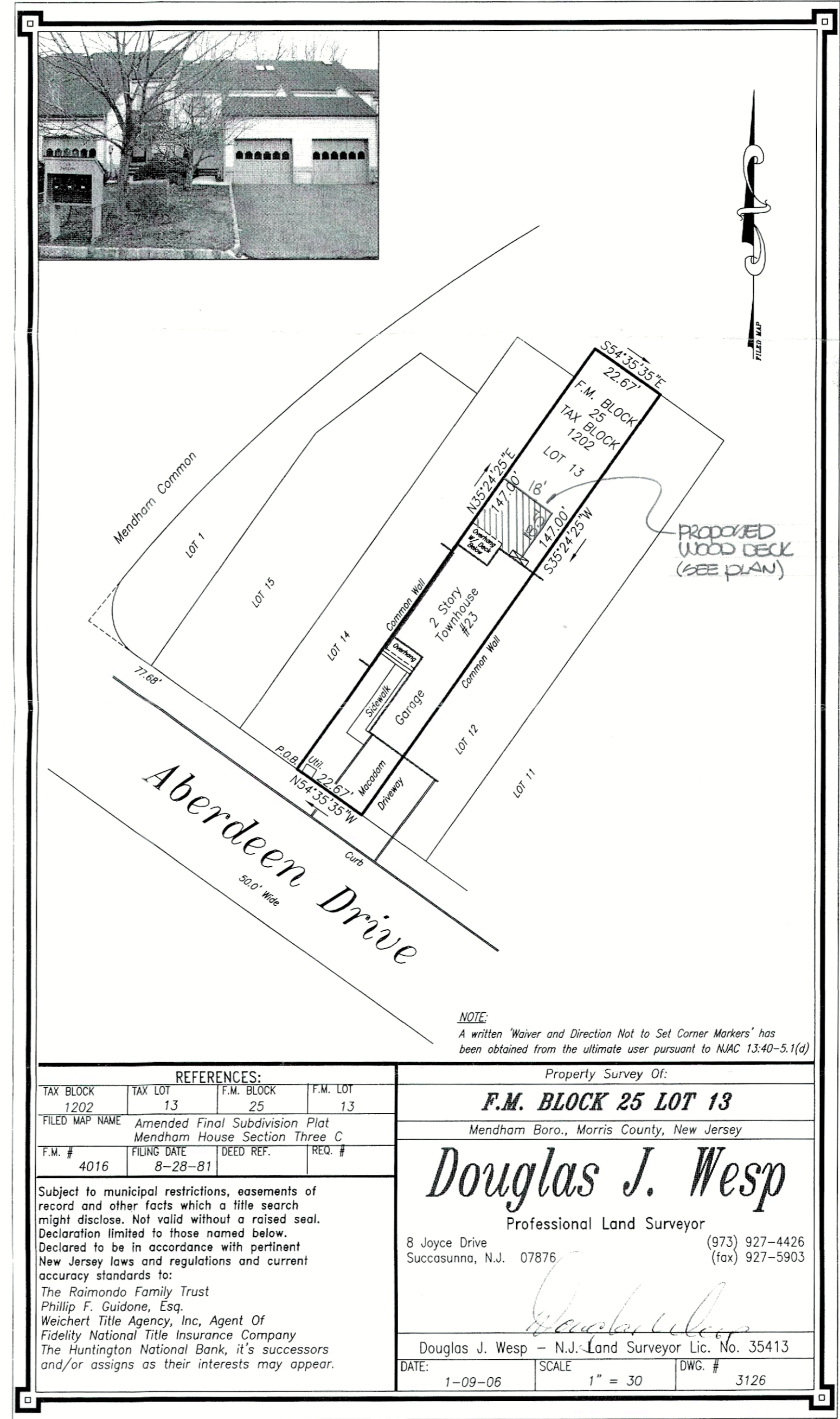
EXISTING LOT COVG.

TOURHOUSE/GARAGE	1023
REAR OVERLAP	66
FRONT OVERLAP	50
SIDEWALK	102
MACADAM DRIVEWAY	220
<b>TOTAL</b>	<b>1461 S.F.</b>

PROPOSED DECK 333

PROPOSED COVERAGE 1794 SQ.F

PERCENTAGE 54%



NOTE:  
 A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to NJAC 13-40-5.1(d)

REFERENCES:  
 TAX BLOCK 1202 TAX LOT 13 F.M. BLOCK 25 F.M. LOT 13  
 FILED MAP NAME Amended Final Subdivision Plat  
 Mendham House Section Three C  
 FILING DATE 8-28-81 DEED REF. # 4016

Property Survey Of:  
**F.M. BLOCK 25 LOT 13**  
 Mendham Boro., Morris County, New Jersey

**Douglas J. Wesp**  
 Professional Land Surveyor  
 8 Joyce Drive Succasunna, N.J. 07876 (973) 927-4426 (fax) 927-5903

Subject to municipal restrictions, easements of record and other facts which a title search might disclose. Not valid without a raised seal. Declaration limited to those named below. Declared to be in accordance with pertinent New Jersey laws and regulations and current accuracy standards for:  
 The Raimondo Family Trust  
 Phillip F. Guidone, Esq.  
 Weichert Title Agency, Inc, Agent Of Fidelity National Title Insurance Company  
 The Huntington National Bank, it's successors and/or assigns as their interests may appear.

Douglas J. Wesp - N.J. Land Surveyor Lic. No. 35413  
 DATE: 1-09-06 SCALE: 1" = 30' DWG. #: 3126

PROPERTY OWNER  
 PAULA RAIMONDO  
 44 FLORIE FARM RD  
 MENDHAM NJ 07945

SITE PLAN  
 SCALE = 1" = 30'-0"

APPROVED BY BOROUGH OF MENDHAM LAND USE BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

revision:

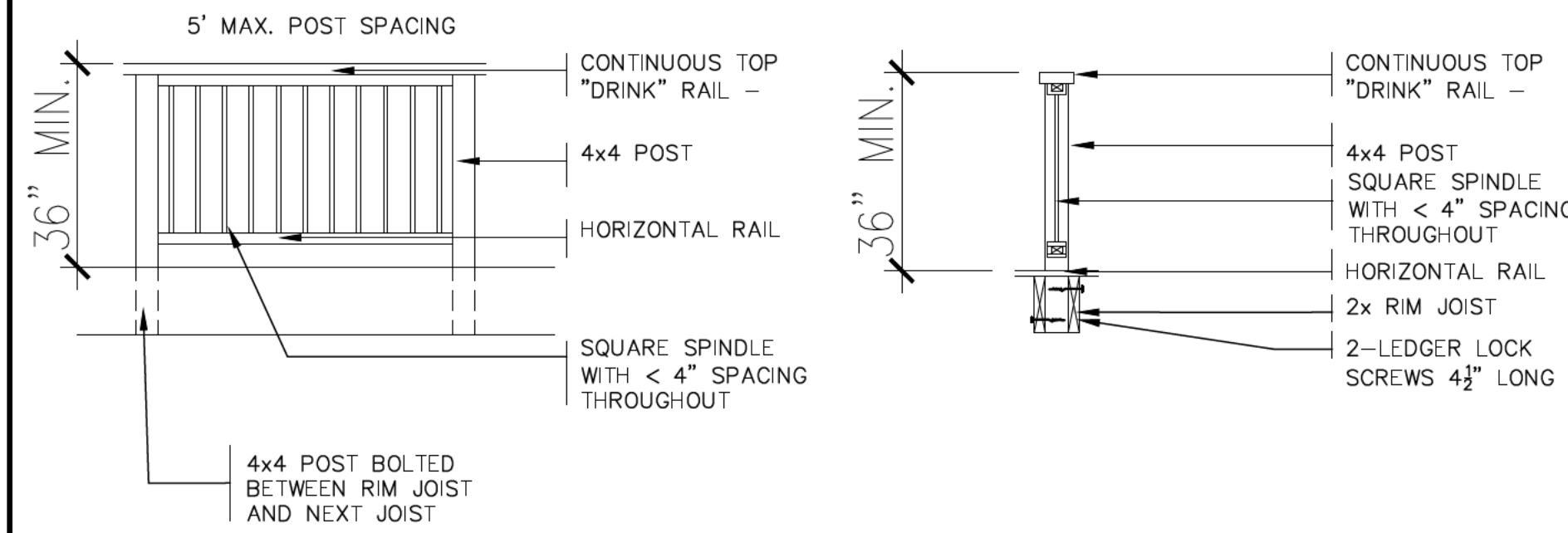
**Byrne Design Associates LLC.**  
 architecture / design / planning  
 10 MAIN STREET • CHESTER, NEW JERSEY 07930  
 PHONE (908) 879-0996  
 WILLIAMBYRNE@AOL.COM

PROJECT: PROPOSED DECK  
 23 ABERDEEN ROAD  
 MENDHAM, NJ

DATE: 3/31/21  
 JOB # 21022  
 SCALE NOTED  
 SHEET #

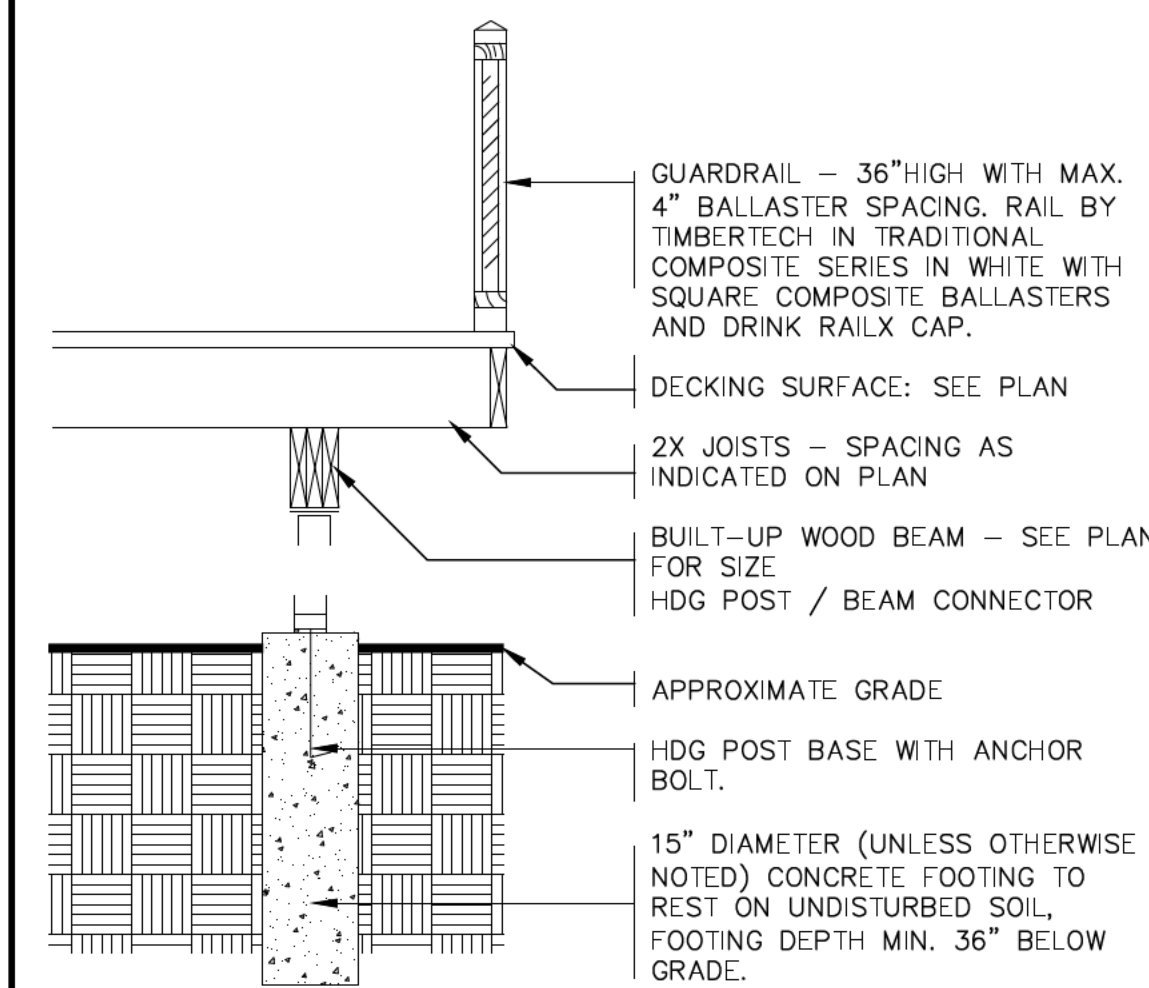
WILLIAM BYRNE, ARCHITECT  
 NEW JERSEY T.A. 14691  
 VIRGINIA I.C. 00983

5



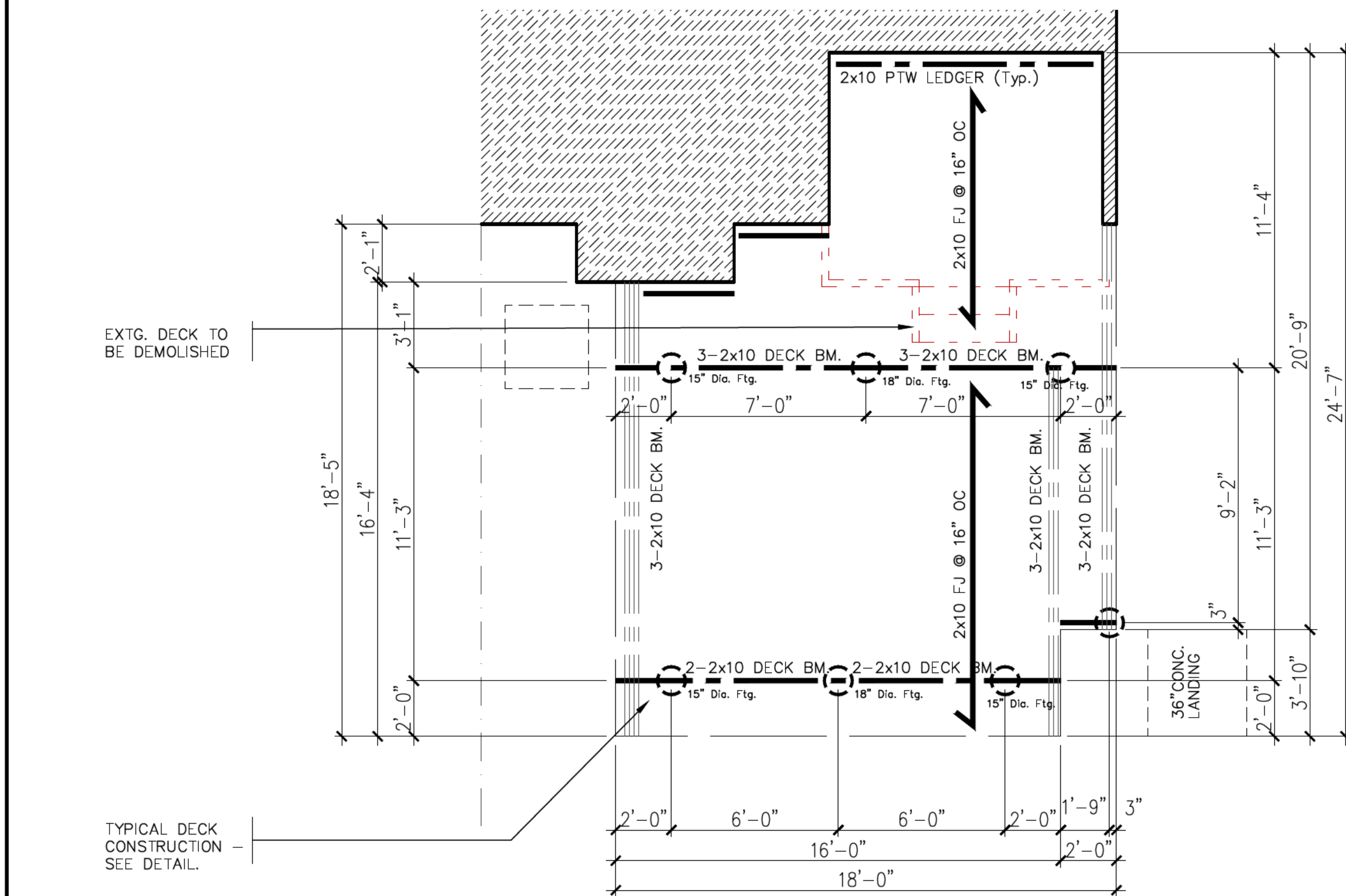
**GUARDRAIL DETAIL**

SCALE:NTS



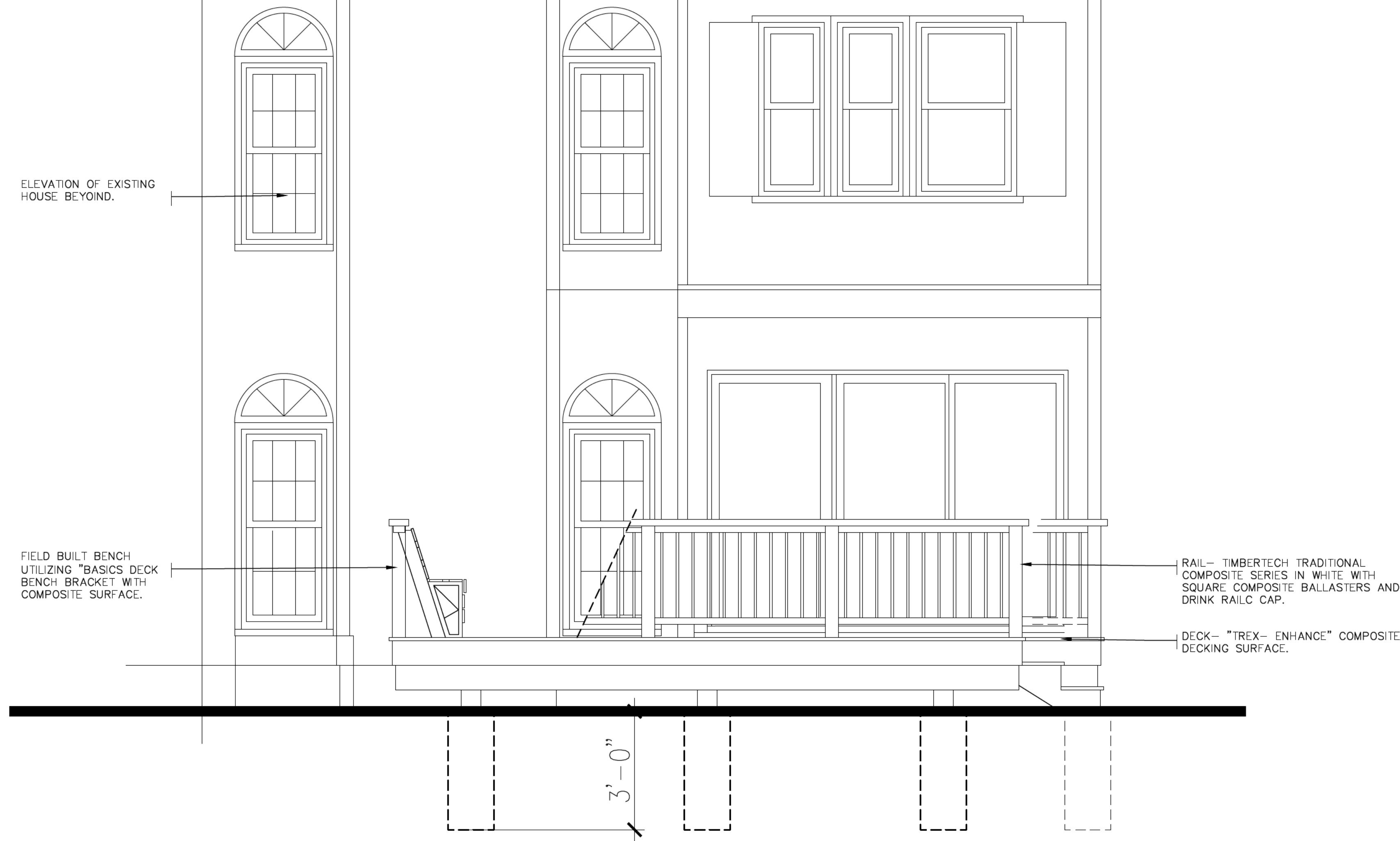
**DECK SECTION DETAIL**

SCALE:NTS



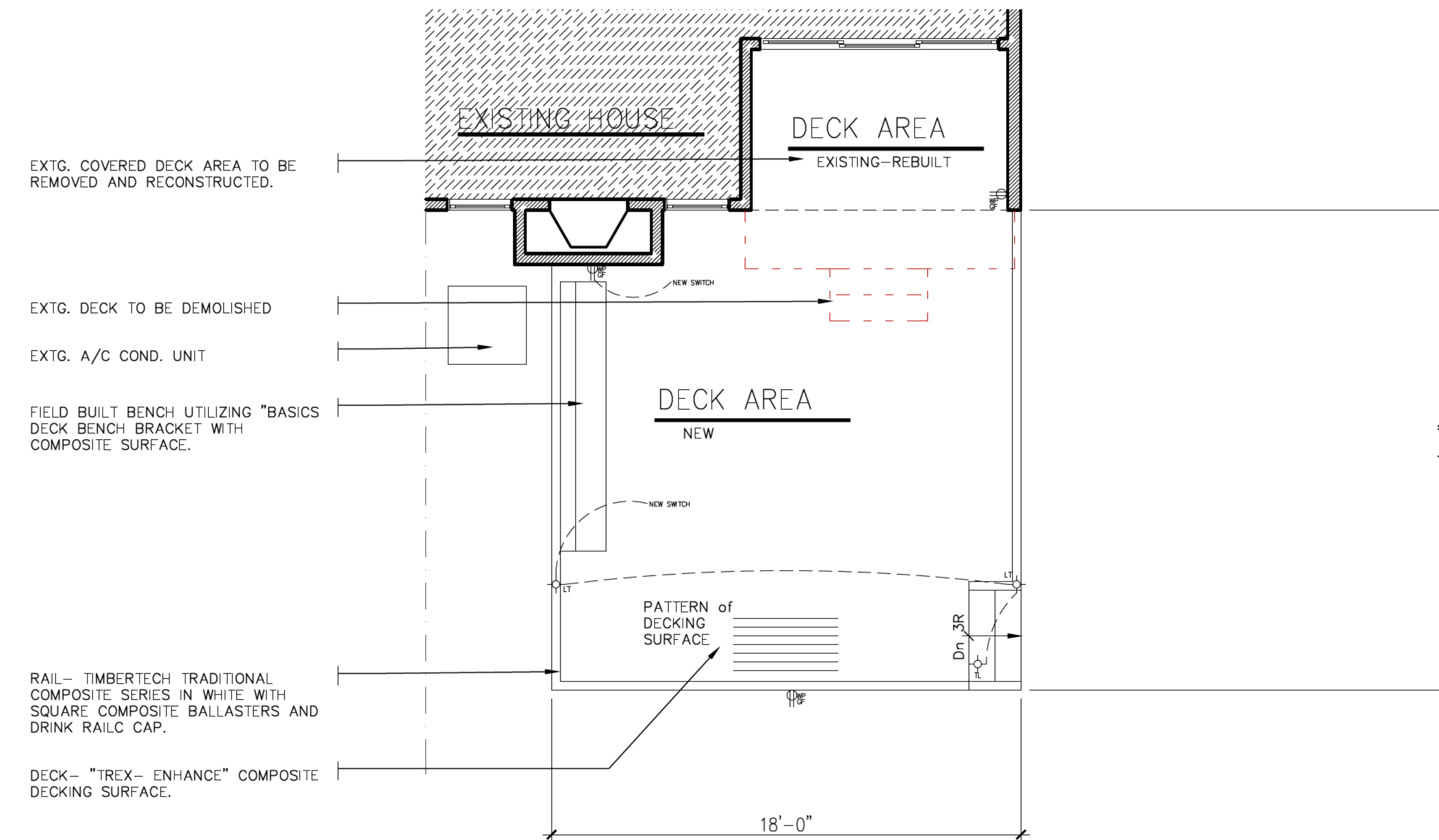
**DECK FOUNDATION PLAN**

SCALE:1'=1/4"



**DECK ELEVATION / SECTION DETAIL**

SCALE:1'=1/2"



**DECK FLOOR PLAN**

SCALE:1'=1/4"

- GENERAL NOTES AND SPECIFICATIONS:
- All codes having jurisdiction shall be strictly observed through the construction of the project. All applicable state, local building, zoning, and fire codes shall be adhered to.
  - Details and sections on the drawings are shown at specific locations and are intended to show general construction throughout. Modifications to be made by the contractor will be required to accommodate minor variations.
  - The contractor shall verify and protect all service lines from damage.
  - The Architect shall not be responsible for the safety and construction procedures and techniques.
  - The contractor shall obtain all necessary building permits.
  - The contractor shall bring errors and omissions which may occur in the Contract Documents to the attention of the Architect in writing and written instructions shall be obtained from the Architect prior to proceeding with the work. The contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the contractor failed to notify the Architect before construction and/or fabrication of the work.
  - The contractor shall verify all dimensions and job conditions at the job site.

- SITE WORK:
- The presumptive soil bearing capacity is 3000 psf on undisturbed, virgin soil. All concrete footings shall bear on undisturbed soil.
  - Do not backfill until concrete has sufficiently cured.
- CONCRETE:
- All concrete shall comply with the requirements of the ACI Building Code (ACI 318) Building Code Requirements for Reinforced Concrete.
  - All concrete shall be ready-mix and have a minimum compressive strength of 3000 psi at 28 days. Pre-mixed concrete (Ready Mix) is acceptable.
  - Anchorage is to be provided as required.
- CARPENTRY:
- All wood and wood construction shall comply with:
    - National Forest Products Assoc. - Design Spec. for Wood
    - American Wood Preservers Association
  - All exterior structural lumber shall be pressure treated (ACO) #1 Southern Yellow Pine unless otherwise noted.
  - The DESIGN LOADS for framing members are as follows:
    - Stair landings and platforms LL= 40 psf
    - Exterior Decks LL= 40psf

- NOTES:
- Handrails shall be located at all stair locations with four or more risers. The handrail itself shall be a 1 1/2" diameter, graspable surface, mounted 34" above the walking surface with not less than 1 1/2" clear space between the handrail and the adjacent wall or surface. The handrail height, measured vertically from the sloped plane adjoining the tread nosing shall not be less than 30" or greater than 38". The handrail shall be continuous for the length of the stair from the top riser to the lowest riser and shall be returned or shall terminate in a newel post or safety terminal.
  - Guardrails shall be provided at all locations where the open side of an elevated walking surface presents the possibility of an accidental fall. A guardrail must be provided at all elevation changes of 30 inches or more. The Guardrail height shall be 36". Guards at stair shall be min. 34" high as measured vertically along a line connecting the leading edges of the treads. Guards installed at the triangular space where riser, tread, & rail meet shall not allow passage of a 6" diameter sphere. Guards on the open side of stair shall not allow the passage of a 4" diameter sphere.
  - Balusters shall be provided within the guardrail system in such a manner that a sphere with a diameter of 4" cannot pass through any opening.
  - Stairs shall be constructed with the maximum riser height of 8 1/4" and the minimum tread depth of 10", with closed risers having a minimum 1" nosing.
  - Ledgers boards shall be 2x pressure treated wood, and secured to the existing rim joist with 3 5/8" Ledgerlok fasteners at 16" on center (staggered) and doubled on ends. Vinyl deck flashing (polyvinyl chloride) shall be installed and sealant applied to make the connection weather tight.
  - Install Teco Hangers as per manufacturers instructions at all flush joist conditions.

- ELECTRICAL:
- Contractor shall provide all labor, materials and equipment necessary to install wiring, related fixtures, electric heat elements, and controls. All work shall be in conformance with the National Electric Code.
  - Electrical system layouts are diagrammatic, location of outlets and equipment is approximate. Exact routing of wiring, locations of outlets and fixtures shall be governed by structural conditions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.
  - Any wiring located within planting areas shall be placed a minimum 18" below grade.
  - All electrical equipment, breakers, and time clock controls shall be properly labeled.
  - Materials and equipment shall be new and by listed UL manufacturers.
  - Provide GFI outlets as indicated and required.
  - All fixtures and equipment install outdoors and exposed to weather shall be weatherproof.
  - Provide light fixtures per owner's selection.

LIGHTING FIXTURE KEY:

SM	Surface mounted ceiling fixture
WS	Wall Sconce
CF	Ceiling Fan (with light)
TL	Tread Light

BUILDING DATA:

Use Group: R-5 IRC NJ 2018  
 Construction Class: SB Frame  
 New Deck Area : 302 SF

NOTE: ZONING INFORMATION & SURVEY BY OTHERS.

NO.	REVISION / SUBMISSION	DATE
	VARIANCE APPLICATION	3/2/21

**D. A. DENSON**  
**DESIGNS**  
 28 CENTER STREET  
 CLINTON, NEW JERSEY  
 (908) 730-7881

**RAIMONDO DECK**

#23 ABERDEEN DRIVE  
 MENDHAM  
 NEW JERSEY

**PLANS & SPECIFICATIONS**

NJ LIC. NO. 12150	DRAWN: LD	SHEET NO. A-10
	CHECKED: DD	1 OF 1
	DATE: 09/18/20	COMM. NO. 2116

DAVID A. DENSON