

Siegel & Bergman, LLC

Attorneys at Law

365 South Street, Suite 201

Morristown, NJ 07960

973-285-5007

www.sblawllc.com

fax 973-285-5008

Anita J. Siegel
ajs@sblawllc.com

Willard Bergman, Jr.
wb@sblawllc.com

Randi Siegel Weniger
ras@sblawllc.com
NJ, NY and CT

December 5, 2022

Ms. Lisa Smith
Land Use Coordinator
Borough of Mendham
2 West Main Street
Mendham, NJ 07945

Re: Paul Velez
Site Plan Application
7 Oak Forest Lane
Mendham, NJ 07945

Dear Ms. Smith:

We are attorneys for Paul Velez in connection with a site plan application to the Joint Land Use Board for permission to install an equipment shed beside the previously approved sport court facility. The installation requires a variance for an additional 80 sq. ft. of lot coverage. Pursuant to the submission requirements, enclosed are the following:

1. Seven (7) copies of the Land Use Development Application;
2. Seven (7) prints of the Plot Plan, prepared by Mathew R. Wilder, P.E., of Morgan Engineering and surveying, last revised 11/15/22;
3. Seven (7) copies of the Denial of Application of Alison Kopsco, AICP, Interim Zoning Officer;
4. Seven (7) copies of the Certification of Status of Municipal Tax and Sewer Fees;
5. Seven (7) copies of the list of property owners within 200 feet of the subject property and additional utilities and entities required to receive notice of public hearings for development;
6. Seven (7) copies of the Site Inspection Form; and
7. Applicant's checks in the amount of \$500.00 and \$1,000.00 for the application and escrow fees, respectively.

Please advise following a completeness determination.

Very truly yours,

Siegel & Bergman, LLC


By: 
Willard Bergman, Jr., Esq.

WB/emc
Encls. #45576
cc: Paul Velez (w/o encls.)

PAUL J VELEZ
MARISA M VELEZ
7 OAK FOREST LN
MENDHAM, NJ 07945-2800

2559
55-136/312
141

11/26/22
Date

Pay to the Order of Borough of Mendham \$ 1000^{00/100}
One thousand Dollars  Photo Safe Deposit*
Details on back



For escrow Paul Velez MP

⑆031201360⑆ 7860049324⑆ 2559


Harland Clarke

TD Bank, N.A.

PAUL J VELEZ
MARISA M VELEZ
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For application Paul Velez MP

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Borough of Mendham
 Joint Land Use Board
 2 West Main St., Mendham, NJ 07945
 973-543-7153 x. 20 email: planning@mendhamnj.org
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 **2. OWNER**

Name: <u>Paul Velez</u> Address: <u>7 Oak Forest Lane</u> _____ City: <u>Mendham</u> State: <u>NJ</u> Zip: <u>07945</u> Phone: <u>(201)274-3551</u> Fax: <u>()</u> Email: <u>pjvelez@hotmail.com</u> Interest in Property: <u>Owner</u>	Name: _____ Address: _____ _____ City: _____ State: _____ Zip: _____ Phone: <u>()</u> Fax: <u>()</u> Email: _____ Complete this section if applicant is not owner.
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3. TYPE OF APPLICATION (check all that apply)

<input type="checkbox"/> "a" Variance (Appeal) <input type="checkbox"/> "b" Variance (Interpretation) <input checked="" type="checkbox"/> "c" Variance (Bulk) <input type="checkbox"/> "d" Variance (Use) <input type="checkbox"/> Build on Lot Not Fronting on Street <input type="checkbox"/> Certificate of Nonconformity <input type="checkbox"/> Subdivision, Minor <input type="checkbox"/> Subdivision, Major Preliminary <input type="checkbox"/> Subdivision, Major Final	<input checked="" type="checkbox"/> Site Plan, Minor <input type="checkbox"/> Site Plan, Waiver <input type="checkbox"/> Site Plan, Major Preliminary (Nonres or Res) <input type="checkbox"/> Site Plan, Major Final (Nonres or Res) <input type="checkbox"/> Subdiv. or Site Plan, Informal Review <input type="checkbox"/> Subdiv. or Site Plan, Extension of Approval <input type="checkbox"/> Subdiv. or Site Plan, Amend. of Approved Plan <input type="checkbox"/> Other: _____
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4. APPLICANT'S ATTORNEY **5. APPLICANT'S ENGINEER**

Name: <u>Willard Bergman, Jr., Esq.</u> Address: <u>Siegel & Bergman, LLC</u> <u>365 South Street, Suite 201</u> City: <u>Morristown</u> State: <u>NJ</u> Zip: <u>07960</u> Phone: <u>(973-)285-5007</u> Fax: <u>(973-)285-5008</u> Email: <u>wb@sblawllc.com</u>	Name: <u>Mathew R. Wilder, P.E.</u> Address: <u>Morgan Engineering & Surveying</u> <u>P.O. Box 5232</u> City: <u>Toms River</u> State: <u>NJ</u> Zip: <u>08754</u> Phone: <u>(732)270-9690</u> Fax: <u>(732)270-9691</u> Email: <u>James Bassinger, EIT</u> <u>jamesd@morganengineeringllc.com</u>
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6. APPLICANT'S OTHER PROFESSIONALS (Architect, Planner, Surveyor, etc.)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (____) _____ Fax: (____) _____
Email: _____

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (____) _____ Fax: (____) _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 7 Oak Forest Lane Block(s): 2401
Zone: 5-AC Lot(s): 31.04
Type of Road Frontage: local road (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: See attached Rider.
Proposed Land Use: _____

9. PROPERTY DETAILS

of Existing Lots: one # of Proposed Lots: one
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
Minimum Lot Requirements			
Area			
Width			
Depth			
Principal Buildings & Structures			
1 Side Yard			
2 Side Yards			
Front Yard			
Rear Yard			
Accessory Building & Structures			
Side Yard			
Rear Yard			
		Required Existing Proposed	
Maximum Building & Structure Height			
Principle			
Accessory			
Maximum Lot & Building Coverages			
Lot			
Building		10%	13.19% 13.23%

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. Plot plan (one page), 7 Oak Forest Lane, Lot No. 31.04,
Block No. 2401, Borough of Mendham, County of Morris, New Jersey.

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.

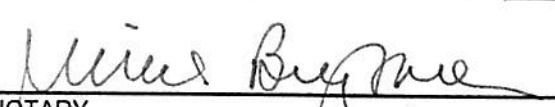
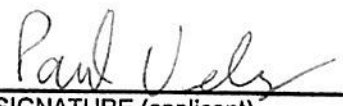
See attached Rider.

17. EXPERT WITNESSES FOR APPLICANT

Name: _____	Type of Testimony: _____
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 <u>5th</u> day of <u>December</u> , 20 <u>22</u>  NOTARY <u>Willard Bergman, Jr.</u> Attorney at Law of NJ	 <u>12/05/22</u> SIGNATURE (applicant) DATE <hr/> Paul Velez PRINT NAME
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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__

SIGNATURE (owner)

DATE

NOTARY

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.

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 11/15/22 (revision) shows and discloses the premises in its entirety, described as Block 2401 Lot 31.04; 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

5th day of December, 2022

Paul Velez
SIGNATURE (applicant/owner)

12/05/21
DATE

Willard Bergman, Jr.
NOTARY

Paul Velez
PRINT NAME

Willard Bergman, Jr.
Attorney at Law of NJ

Application Rider
Mendham Borough Joint Land Use Board ("Board")
Site Plan Application
Paul Velez ("Applicant")
7 Oak Forest Lane
Block 2401, Lot 31.04

Applicant Paul Velez ("Applicant") and his wife are the owners of their single-family home at 7 Oak Forest Lane (the "Property"). By Resolution of Memorialization dated September 20, 2022 the Board granted Applicant approval to construct a sport court on the Property. A copy of the Resolution of Memorialization is attached to this Rider. The approval included the granting of a variance for lot coverage permitting an increase in the existing lot coverage from 11.9% to 13.19%, whereas the permitted lot coverage is 10%. The Applicant requests a variance to permit an 8'x10' prefabricated shed to be placed on the Property within the fencing of the sport court for storage of equipment to be utilized in the use of the sport court by Applicant's family. The placement of the prefabricated shed on the Property will increase the lot coverage calculation by 80 sq. ft. from the previously approved 29,279 sq. ft. to 29,359 sq. ft., resulting in lot coverage increase of .04% from 13.19% to 13.23% requiring a "C" variance.

Testimony will demonstrate that an oversight in not including the proposed shed as part of the earlier application for a lot coverage variance was a result of Applicant's misunderstanding of information provided by the Borough Zoning Official.

BOROUGH OF MENDHAM JOINT LAND USE BOARD

RESOLUTION OF MEMORIALIZATION

Decided: July 19, 2022
Memorialized: September 20, 2022

IN THE MATTER OF PAUL VELEZ
"C" VARIANCE APPLICATION
BLOCK 2401, LOT 31.04
APPLICATION NO. JLUB #12-21

WHEREAS, Paul Velez (hereinafter the "Applicant") applied to the Borough of Mendham Joint Land Use Board (hereinafter the "Board") for the grant of a variance pursuant to N.J.S.A. 40:55D-70c (hereinafter the "Variance") by application dated 8/19/21; and

WHEREAS, the application was deemed complete by the Board, and a public hearing was held on 7/19/21; and

WHEREAS, the Board has determined that the Applicant has complied with all land use procedural requirements of Chapter 124 of the Ordinance of the Borough of Mendham, and has complied with the procedural requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., including without limitation, public notice pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, the Board makes the following findings and conclusions, based on the documents, testimony and other evidence comprising the hearing record:

1. The property which is the subject of the application consists of 5.096 acres located at 7 Oak Forest Lane in the 5-Acre Residential Zone. The property is developed with a two-story frame dwelling, a detached garage, in-ground swimming pool and associated accessory structures.

2. The improvements to the subject property for which the Variance relief is sought comprise a 49' x 79.5' (3,896 sq. ft.) sports court, surrounded by a fence not to exceed 63" in height. The existing batting cage will be removed. The improvements will increase the lot coverage from existing 11.9% (26,415 sq. ft.) to an estimated 13.19% (29,279

sq. ft.), where the permitted maximum is 10% (22,198 sq. ft.). To mitigate the additional lot coverage, an additional dry well will be installed to accept the runoff from the roof leaders of the detached garage.

3. The Applicant has submitted the following documents that depict and/or describe the improvements for which the Variance relief is required:

- Building Permit Plan w/Variations, dated 4/19/21, prepared by Mathew R. Wilder, PE, revised 11/21/21, 2/4/22; subject to further revision in accordance with the conditions of this Resolution
- Boundary and Partial Topographic Survey, dated 4/5/21, prepared by David J. Vonsteenburgh PLS
- Soil Erosion and Sediment Control Plan, dated 11/19/21, prepared by Mathew R. Wilder, PE

4. In support of the application, the Applicant has submitted the following documents, which are part of the hearing record:

- Land Development Application, dated 8/6/21, prepared by Paul Velez
- Checklist
- Certificate of Paid Taxes/Sewer fees completed
- Site Inspection Form, dated 8/8/21, prepared by Paul Velez
- Certified Property Owners List
- Tax map
- Zoning Officer's Denial Letter, partially complete and unsigned
- Cover Letter, dated 1/2/22, prepared by Bridget Braaten, of Morgan Engineering
- Freshwater Wetlands Assessment, dated 11/16/21, prepared by Peter Ritchings, from Environmental Management Group
- Correspondence from Willard Bergman, Jr., Esq., dated 4/22/22, 5/12/22, 5/18/22 and 5/25/22

5. The Board's planning and engineering professionals and/or consultants have submitted the following reports concerning their reviews of the application, which are part of the hearing record:

Paul Ferriero, PE, CME, dated 1/31/22
Jessica Caldwell, PP, AICP, dated 5/11/22

6. In the course of the public hearings, the Applicant was represented by Willard Bergman, Jr., Esq., and the Applicant presented the testimony of the following witnesses, which testimony is part of the hearing record:

Paul Velez, Applicant

7. The documentary evidence and the testimony of the Applicant and/or Applicant's witnesses adduced the following facts:

Applicant Paul Velez testified that the subject property already exceeded the allowable 10% lot coverage when he purchased it in 2015. He subsequently added a batting cage and 238 sq. ft. green house, the latter with Borough approvals. The proposed sports court will be for the personal use of the Velez family only, and will include no new lighting or loudspeakers. The court will accommodate basketball and tennis.

8. Based on the hearing record, the Board has made the following findings and conclusions relative to the Variance relief sought by the Applicant:

The Board finds that the proposed trench drain surrounding the sports court will adequately offset the increased impervious coverage, and that the new dry well for garage runoff will provide a public benefit by reducing runoff below current conditions and promoting groundwater recharge. The proposed sports court is consistent with the neighborhood character and will have no adverse impacts.

Therefore, the grant of the Variance is warranted pursuant to N.J.S.A. 40:55D-70c(2), because the benefits of the deviation will substantially outweigh the detriments.

The Board further finds that this relief can be granted without substantial detriment to the public good and that the granting of this relief will not substantially impair the intent and purpose of the zone plan and/or the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby approve the application and grant the Variance requested by the Applicant, as described hereinabove, pursuant to N.J.S.A. 40:55D-70c(2).

This approval is subject to the following conditions, which shall, unless otherwise stated, be satisfied prior to the issuance of a zoning permit for the improvements requiring Variance relief.

1. Applicant shall submit a revised plan depicting: (a) the elimination of all lighting associated with the sports court, (b) reduction of the fence height to not more than 63", (c) reduction of the court area to 49' x 79.5' or 3,896 sq. ft., (d) removal of the batting cage (1,032 sq. ft.), and (e) a dry well connected to the downspouts of the detached garage and sized to capture the stormwater runoff therefrom. The revised plan must be approved by the Board Engineer.

2. Applicant shall submit revised lot coverage calculations demonstrating a coverage of not more than 13.2%.

3. The sports court shall be for the exclusive use of Applicant, his family, and their personal invitees.

4. No additional lighting or loudspeakers will be installed in connection with the sports court.

5. The stormwater calculations shall be corrected to store 3" of runoff from the impervious surface.

6. All application, escrow and inspection fees shall be paid in full and current at the time of issuance of zoning permits and construction permits. Engineering inspection fees will be paid out of the Applicant's escrow account, and the Applicant will replenish said account to the extent required to pay for said inspection fees.

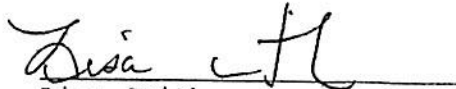
7. This approval is subject to all other approvals required by any governmental agency having jurisdiction over the subject property.

8. This approval is subject to the payment in full of all taxes and assessments due and owing to the Borough of

Mendham and/or any agency thereof.

9. Pursuant to Ordinance Section 124-22, the Variance relief granted herein shall expire within one year of the memorialization of this Resolution unless the construction or alteration of the improvements requiring Variance relief has actually been commenced during that time period, provided that the running of the one-year time period shall be tolled during the pending of any appeal of the Board's decision to the Borough Council or to a court of competent jurisdiction.

The undersigned does hereby certify that the foregoing is a true copy of the Resolution adopted by the Borough of Mendham Joint Land Use Board memorializing the action taken by the Board at its meeting of 7/19/22.


Lisa Smith
Board Secretary

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	PRELIM	FINAL	40:55D-70	(a) & (b)					(c)	(d)		
													SITE PLAN WAIVER	
1	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	X	COMPLIES		
												N/A		
												WAIVER		
2	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	X	COMPLIES		
												N/A		
												WAIVER		
3	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	X	COMPLIES		
												N/A		
												WAIVER		
4									•	Zoning Officer Denial Form providing statistics and rationale for request.	X	COMPLIES		
												N/A		
												WAIVER		
5	•	•	•	•	•	•	•	•	•	Site Inspection Form	X	COMPLIES		
												N/A		
												WAIVER		
6	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause		COMPLIES		
											X	N/A		
												WAIVER		
7	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	X	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.	X	COMPLIES		
												N/A		
												WAIVER		
9	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	X	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		COMPLIES		
											X	N/A		
												WAIVER		
11	•	•	•	•	•	•	•	•	•	Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROWs.	X	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.	X	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.		COMPLIES		
											X	N/A		
												WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES			
	SUBDIVISION	SITE PLAN	PRELIM		FINAL	40:55D-70										
			SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(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.	COMPLIES X N/A WAIVER		
15			•										Copy of most recently approved site plan	COMPLIES X N/A 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'.	COMPLIES X N/A 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.	COMPLIES X N/A WAIVER		
18	•	•	•	•	•	•	•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.	COMPLIES X N/A WAIVER		
19	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.	COMPLIES X N/A WAIVER		
20	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.	X COMPLIES N/A 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.	COMPLIES X N/A WAIVER		
22	•	•	•	•	•	•	•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).	X COMPLIES N/A WAIVER		
23	•	•	•	•	•	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	X COMPLIES N/A WAIVER		
24	•	•	•	•	•	•	•	•	•	•	•	•	Approval signature lines	X COMPLIES N/A WAIVER		
25	•	•	•	•	•	•	•	•	•	•	•	•	Acroage to the nearest hundreth of an acre; distances in feet and declmals of a foot, bearings given to the nearest 10 seconds. Radii,arcs, central angles and chord bearings and distances of all curves.	X COMPLIES N/A 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.	X COMPLIES N/A 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 varlance and waiver requests noted on the plat or plan.	X COMPLIES N/A WAIVER		

ITEM NUMBER	MINOR		MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)				
28	•	•	•	•	•	•	•	•	The locations and dimensions of all existing improvements. Indication of structures to remain and to be removed with spot elevations of such structures. Location of all existing structures within 100' of the property boundary.	X	COMPLIES	
											N/A	
											WAIVER	
29	•	•	•	•	•	•	•	•	The location of all existing and proposed storm drainage structures and utility lines whether public or privately owned, with pipe sizes grades and direction of flow, location of inlets, manholes and other appurtenances.	X	COMPLIES	
											N/A	
											WAIVER	
30	•	•	•	•	•	•	•	•	The proposed location of all proposed screening and landscaping, and a planting plan indicating natural vegetation to remain and areas to be planted with a schedule providing a listing of the botanical and common names, quantity and size of plant material at the time of planting.		COMPLIES	
										X	N/A	
											WAIVER	
31	•	•	•	•	•	•	•	•	The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.		COMPLIES	
										X	N/A	
											WAIVER	
32	•	•	•	•	•	•	•	•	The location and extent of drainage and conservation easements and stream encroachment lines.		COMPLIES	
										X	N/A	
											WAIVER	
33	•	•	•	•	•	•	•	•	The location, extent and water level elevation of all surface waters and wetlands within 200 feet of the tract.		COMPLIES	
										X	N/A	
											WAIVER	
34	•	•	•	•	•	•	•	•	Existing and proposed contours, based on USGS datum with a contour interval of 1 ft. for slopes less than 3%, an interval of 2 ft. for slopes between 3 & 10%, and 5 ft. for slopes > 10%. Include slope delineation and tabulations per Section 216-12.4.	X	COMPLIES	
											N/A	
											WAIVER	
35	•	•	•	•	•	•	•	•	Road right-of-way dedication and improvement, as applicable.		COMPLIES	
										X	N/A	
											WAIVER	
36	•	•	•	•	•	•	•	•	Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.	X	COMPLIES	
											N/A	
											WAIVER	
37	•	•	•	•	•	•	•	•	Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.	X	COMPLIES	
											N/A	
											WAIVER	
38	•	•	•	•	•	•	•	•	Locations of existing rock outcrops, highpoints, watercourses, depressions, ponds and marsh areas as determined by survey.		COMPLIES	
										X	N/A	
											WAIVER	

ITEM NUMBER	MINOR		MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)					(d)			
														PRELIM.	FINAL	40:55D-70
39	•	•	•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	X	COMPLIES		
														N/A		
														WAIVER		
40	•	•	•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	X	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.	X	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.	X	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.	X	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.	X	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.	X	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.	X	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.	X	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.	X	COMPLIES		
														N/A		
														WAIVER		
49	•	•	•	•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	X	COMPLIES		
														N/A		
														WAIVER		
50	•	•	•	•	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	X	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.	X	COMPLIES		
														N/A		
														WAIVER		
52	•	•	•	•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP	X	COMPLIES		
														N/A		
														WAIVER		

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)
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.	
									COMPLIES				
									X	N/A			
										WAIVER			
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.	
									COMPLIES				
									X	N/A			
										WAIVER			
55				•	•							Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.	
									X	N/A			
										WAIVER			
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.	
									X	N/A			
										WAIVER			
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.	
									X	N/A			
										WAIVER			
												NOTE: Board may require and ask for additional information	



Mendham Borough
Department of Planning & Land Use

Application Date: 9/21/2022
Application Number: ZA-22-148
Permit Number: _____
Project Number: _____
Fee: \$30.00
CK # 2506

Denial of Application

Date: 9/28/2022

To: PAUL VELEZ
7 OAK FOREST LANE
MENDHAM, NJ 07945

CC: Lisa Smith, Planning & Land Use Director
Paul Ferriero, PE, PP, CME, Borough Engineer

RE: 7 OAK FOREST LN
BLOCK: 2401 LOT: 31.04 QUAL: ZONE: 5 ACRE

Dear Mr. Velez,

I have reviewed your permit application for an 8' x 10' shed (not on slab). This application is hereby denied based upon the following requirements:

EXCEEDS IMPERVIOUS COVERAGE ABOVE THAT PERMITTED OR APPROVED BY THE JOINT LAND USE BOARD (13.19% OR 29,279 SQ. FT.).

Please be advised you have the right under NJSA 40:55D-72 to appeal my decision to the Joint Land use Board within 20 days of the date of this notice.

Sincerely,

Allison Kopsco, AICP, Interim Zoning Officer

BOROUGH OF MENDHAM

**6 West Main Street
Mendham, NJ 07945**

Incorporated May 15, 1906

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 X Planning Board

Applicant Paul Velez

Property Location 7 oak Forest Lane Block 1501 Lot 10

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 11/10/22 for 4th Quarter 2022

Next Tax payment is due 2/1/23

Tax is delinquent if not paid by 2/10/23

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

Last Sewer payment was made on 9/20/22 for \$217.49 Quarter 3

Next Sewer Payment is due 12/1/22

Sewer becomes delinquent if not paid by 12/31/22

Not served by Municipal Sewer.

Dated: 11/18/22


Thomas M. Hespe, Tax Collector



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

November 7, 2022

Siegel & Bergman
365 South St., Suite 201
Morristown, NJ 07960

Re: Block: 2401 - Lot: 31.04— 7 Oak Forest Ln.

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

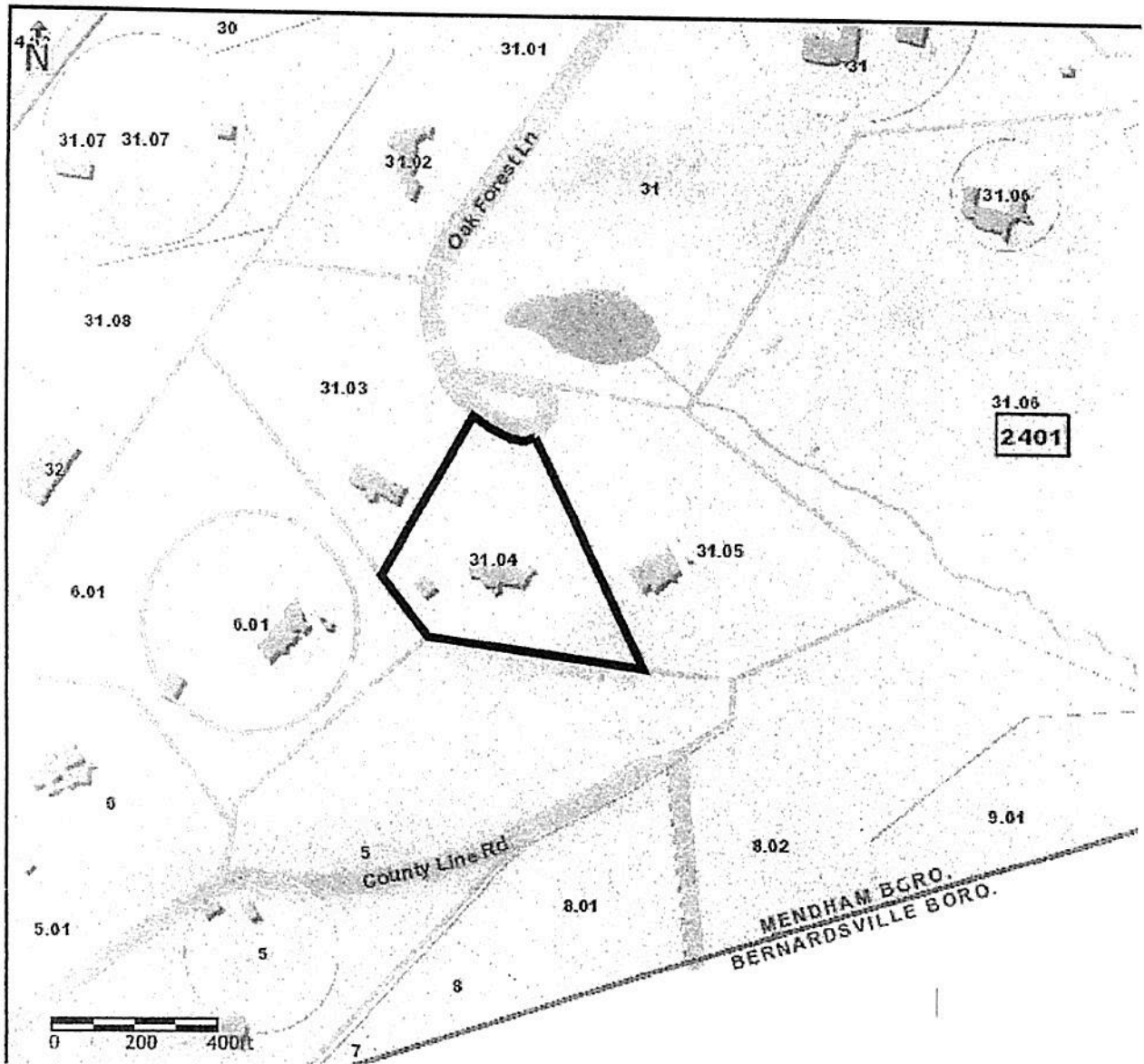
Cablevision, Attn: Kathy Baker
683 Route 10
Randolph, NJ 07869

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

Very truly yours,

Lisa Smith

Lisa Smith
Assessor Assistant



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



The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall 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_2401_31.04	5.0960	7 OAK FOREST LN	VELEZ, PAUL J & MARISA M	7 OAK FOREST LN MENDHAM, NJ 07945

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_2401_31.03	6.5200	5 OAK FOREST LN	CHESTER, JUDITH A	26 COREY LN MENDHAM, NJ 07945
1418_2401_31.04	5.0960	7 OAK FOREST LN	VELEZ, PAUL J & MARISA M	7 OAK FOREST LN MENDHAM, NJ 07945
1418_2401_31.05	7.9700	10 OAK FOREST LN	GEDROIC, JOEL/KRISTINE	10 OAK FOREST LN MENDHAM, NJ 07945
1418_2401_31_QFARM	20.1200	2 OAK FOREST LN	VEGA, TERESA MARY/MC TIGHE, ROBERT M	11 WILRICH GLENN RD MORRISTOWN, NJ 07960
1418_2401_5_QFARM	20.1000	9 COUNTY LINE RD	BADENHAUSEN FARM, LLC	6 COUNTY LINE RD MENDHAM, NJ 07945
1418_2401_6.01	2.0000	10 HORSESHOE BEND RD	NELSON, BARBARA J	10 HORSESHOE BEND RD MENDHAM, NJ 079450180
1418_2401_6.01_QFARM	10.7200	10 HORSESHOE BEND RD	NELSON, BARBARA J	10 HORSESHOE BEND RD MENDHAM, NJ 079450180


SITE INSPECTION FORM

RE: Lot 31.04 Block 2401

I, Paul Velez, the undersigned property owner, do hereby authorize Mendham Borough Officials to inspect the property owned by me at 7 Oak Forest Lane in connection with my application to the Zoning Board of Adjustment/Planning Board for this property.

Date: December 5, 2022

Phone #: 201-274-3551



Property Owner or Authorized Agent