

received  
9/14/22

#070116-3

Form 1

Township of Mendham  
Application for Development

FOR OFFICIAL USE ONLY:

Application No. <u>CASE 1-22</u>	Escrow Account Number: _____
Date Filed: <u>1/14/22</u>	Date Deemed Complete: _____
Amount Application Fee Paid: <u>\$400</u>	Expiration Date: _____
Amount Technical Review Fee Paid: <u>\$3,000</u>	Expiration Date Extension On: _____ To: _____

CHECK ALL THAT APPLY:

- |  |   |
|--|---|
| <input type="checkbox"/> Concept Plan                    | <input type="checkbox"/> Appeal of Ruling (40:55D-70a)        |
| <input type="checkbox"/> Minor Subdivision               | <input type="checkbox"/> Interpretation (40:55D-70b)          |
| <input type="checkbox"/> Minor Site Plan                 | <input type="checkbox"/> Bulk Variance (40:55D-70c)           |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input checked="" type="checkbox"/> Use Variance (40:55D-70d) |
| <input type="checkbox"/> Major Subdivision - Final       | <input type="checkbox"/> Extension of Time                    |
| <input type="checkbox"/> Major Site Plan - Preliminary   | <input type="checkbox"/> Other _____                          |
| <input type="checkbox"/> Major Site Plan - Final         | <input type="checkbox"/> Other _____                          |

1. Applicant's Name MR. & MRS. REED Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address 16 BROWNING COURT  
 Is Applicant a  Corporation  Partnership  Individual?  
 If Applicant is a corporation or partnership, set forth the names and addresses of all stockholders or partners having a 10% or more interest.

Name _____	Address _____
Name _____	Address _____

Attach sheet if necessary.

2. Owner's Name MR. & MRS. REED Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address 16 BROWNING COURT

3. Attorney's Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Firm and Address \_\_\_\_\_  
 Note: Corporation must be represented by a N.J. attorney.

4. Name(s) and address(es) of person(s) preparing plans MENDHAM DESIGN  
 Name DANIEL ENJIN Profession ARCHITECTS N.J. Lic. No. 17436  
 Address 27 E. MAIN ST. Phone 973.886.5777 Fax \_\_\_\_\_  
 Name \_\_\_\_\_ Profession \_\_\_\_\_ N.J. Lic. No. 17436  
 Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Attach sheet if necessary.

5. Location of Property: Tax Map Block 142 Lot Nos. 8 Total Tract Area 1.106 ACRES  
 Street Address 16 BROWNING COURT Zone District R-1  
 Are the premises fronting on a Twp. Street  County Road  State Highway \_\_\_\_\_

6. Name of subdivision or development (if any) \_\_\_\_\_  
For subdivisions, number of proposed lots \_\_\_\_\_ For site plans, floor area of building(s) in sq. ft. \_\_\_\_\_

7. Existing use(s) now located on premises SINGLE-FAMILY RESIDENCE

8. Proposed use(s) of premises SINGLE-FAMILY RESIDENCE

9. If this application is for zoning variance relief, has a decision been rendered or an order issued by the Construction Official? Yes \_\_\_\_\_ No  Date of Decision or Order \_\_\_\_\_

10. List any variances and/or waivers sought. If none, state "none." If any are required, attach hereto as a separate rider the factual basis and legal theory for the relief sought. FLOOR AREA

11.(a) Deed Restrictions that exist. (If no restrictions, state "none", if "yes" attach copy.) NO

(b) Proposed Deed Restrictions \_\_\_\_\_

12. Briefly describe any prior or currently pending proceedings before this Approving Authority or any other federal, state, or local board or agency involving the property which is the subject of this application. \_\_\_\_\_

*Attach sheet if necessary.*

13. List any other material accompanying this application, i.e. plans, EIS, drainage calculations, etc. PHOTOS, ARCHITECTURAL PLANS

*Attach sheet if necessary.*

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

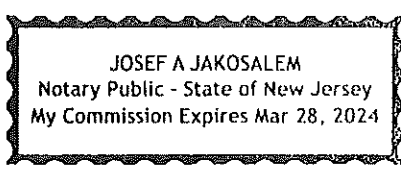
*Darula Reed* 12/17/21  
Applicant's Signature Date

**CONSENT OF OWNER**

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. Further, I hereby give permission to the members of the Approving Authority and its authorized representatives and experts to enter onto and inspect the premises identified herein above for the purpose of evaluation of the application for development presently pending before the Approving Authority. (If owned by a corporation, attach copy of resolution authorizing application and officer signatures.)

*Darula Reed* 12/17/21  
Owner's Signature Date

Sworn and Subscribed to before me this  
17<sup>th</sup> day of December, 201 2021  
*J. Jakosalem*  
Notary Public of New Jersey



FORM 4:

AFFIDAVIT OF APPLICANT

State of New Jersey

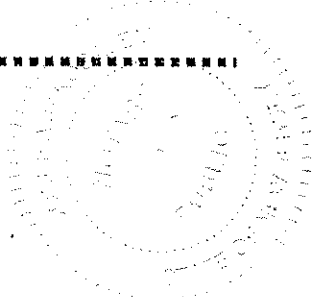
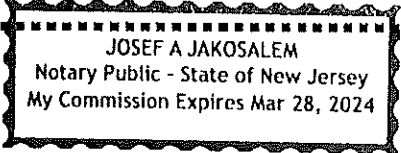
County of Morris

Daniela Reed of full age, being duly sworn according to law on oath deposed and says that all of the preceding statements contained in the application submitted herewith are true.

Sworn and Subscribed to before me this 17<sup>th</sup> day of December, 2021.

Jakosalem  
Notary Public of New Jersey

Daniela Reed  
Signature of Applicant



AFFIDAVIT OF OWNERSHIP

State of New Jersey

County of Morris

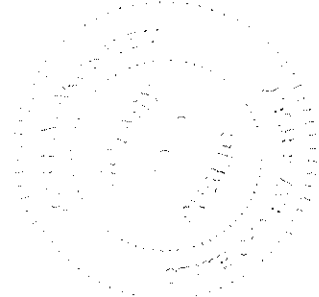
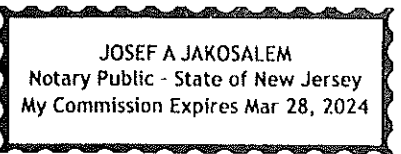
Daniela Reed of full age, being duly sworn according to law on oath deposes and says that deponent resides at 16 Browning Court in the County of Morris and the State of New Jersey that he/she is the owner in fee of all that certain parcel of land situated in the Township of Mendham and known and designated as Lot No. \_\_\_\_\_ in Block No. \_\_\_\_\_ and that

\_\_\_\_\_ is hereby authorized to make the within application or appeal.

Sworn and Subscribed to before me this 17<sup>th</sup> day of December, 2021.

Jakosalem  
Notary Public of New Jersey

Daniela Reed  
Signature of Owner



Section 13-17

Application No.

ITEM No.	SUBMISSION REQUIREMENTS											ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	NOTES / LAND USE ORDINANCE REFERENCE				
	PLANNING BOARD OR BOARD OF ADJUSTMENT						BOARD OF ADJUSTMENT													
	MINOR		MAJOR				VARIANCE													
	PRELIM	FINAL	PRELIM	FINAL	PRELIM	FINAL	(a)	(b)	(c)	(d)	(e)									
1																	Twenty (20) copies of completed application forms for PB  Sixteen (16) copies for BOA	✓ COMPLIES N.A. WAVES		
2																	20 copies to Planning Board, 16 copies to Board of Adjustment of requisite plats prepared, signed and sealed by N.J. licensed professional in compliance with N.J. A.C. 18:40-7.1 et seq. folded with title block exposed to view. Plat sheets shall be no larger than 24"x36"	✓ COMPLIES N.A. WAVES		
3																	20 copies to Planning Board, 11 copies to Board of Adjustment of documents other than plats necessary to accompany the application.	✓ COMPLIES N.A. WAVES		
4																	Completed Filing Fees Calculation Sheet and payment of required filing fees inclusive of application fees and escrow deposits. See Appendix 1.	✓ COMPLIES N.A. WAVES		
5																	Certification issued by the Tax Collector that no taxes or assessments for local improvements are due or delinquent on the subject property.	✓ COMPLIES N.A. WAVES		
6																	Certification of submitted to the Morris County Planning Board and the Morris County Soil Conservation District as applicable.	COMPLIES N.A. WAVES		16-8.8
7																	Title block placed in the lower right corner of each sheet containing all information drawn in a format shown in Appendix 2.	✓ COMPLIES N.A. WAVES		16-8.5g; 16-8.1a,1a,b,d
8																	Name(s) and address(es) of the owner(s) and applicant(s) of the subject tract.	✓ COMPLIES N.A. WAVES		16-8.6g; 16-8.1a,1e,f
9																	North arrow and graphic scale appearing on all plat sheets as applicable.	✓ COMPLIES N.A. WAVES		16-8.1.a.2
10																	Key Map showing the subject tract and its relation to the surrounding area at a scale of not less than 1"=500'.	✓ COMPLIES N.A. WAVES		16-8.1.a.9
11																	Area Map based on Tax Map information at scale of 1"=200' with the following information: 1. Adjoining property owners Lot and Block No. 2. Block limits, Zoning districts and municipal boundary lines.	✓ COMPLIES N.A. WAVES		16-8.1.a.10
12																	A list of the full names and addresses, with Block and Lot numbers, of owners of all land within 200' of the subject tract, as furnished by the Mendham Township Tax Assessor and keyed to the Area Map.	✓ COMPLIES N.A. WAVES		16-8.1.a.8
13																	Plat Signature Box as applicable and illustrated by Appendix 3.	COMPLIES N.A. WAVES		16-8.1.a.1.g
14																	Plat Signature Boxes as applicable and illustrated by Appendix 4.	COMPLIES N.A. WAVES		16-8.5a

Adopted: \_\_\_\_\_

ITEM No.	SUBMISSION REQUIREMENTS										ITEM DESCRIPTION	APPLICANT MARK	STATUS	TOWNSHIP MARK	NOTES / LAND USE ORDINANCE REFERENCE
	PLANNING BOARD OR BOARD OF ADJUSTMENT					BOARD OF ADJUSTMENT									
	MINOR		MAJOR			VARIANCE 40:55D-70									
	SUBMISSION	SITE PLAN	SUBMISSION	PRELIM.	FINAL	SUBMISSION	SITE PLAN	(3) & (8)	(5)	(4)					
15											Lot lines, Tax Map Block and Lot numbers of each adjoining property, including properties across a street or a municipal boundary line.	✓	COMPLIES		
													N.A.		
													WAIVER		
16											The area, Lot and Block number as assigned by the Township Engineer, of each existing and/or proposed lot within the subject tract.	✓	COMPLIES		
													N.A.		
													WAIVER		
17											The bearing, length, or arc description of each course of the tract boundary.	✓	COMPLIES		
													N.A.		
													WAIVER		
18											The dimensions of each course of all lots, easements and rights-of-way comprising the subject tract.		COMPLIES		
													N.A.		
													WAIVER		
19											The bearing, length or arc description of each course of all lots, easements and rights-of-way comprising the subject tract.	✓	COMPLIES		
													N.A.		
													WAIVER		
20											Any protective covenants and/or deed restrictions applying to the subject tract.	✓	COMPLIES		
													N.A.		
													WAIVER		
21											Required front, side and rear setback lines shown for each lot.	✓	COMPLIES		
													N.A.		
													WAIVER		
22											Tabular zoning schedule of required bulk conditions and identification of any non-conforming conditions in a format illustrated by Appendix 5.		COMPLIES		
													N.A.		
													WAIVER		
23											Tabulation of the original area of the subject tract and any component parcel and each individual lot and parcel of land proposed including open space and rights-of-way areas.	✓	COMPLIES		
													N.A.		
													WAIVER		
24											The footprint and uses of all existing structures and facilities within 200' of the subject tract including access ways, parking areas, walks, fences and walls, drawn to scale.	✓	COMPLIES		
													N.A.		
													WAIVER		
25											The footprint, setbacks, dimensions and uses of all existing and proposed structures and facilities on the subject tract including access ways, parking and/or loading areas, walks, fences and walls, drawn to scale.	✓	COMPLIES		
													N.A.		
													WAIVER		
26											Wooded areas indicating predominant species and sizes, and any areas to be cleared in and within 200' of subject tract.		COMPLIES		
													N.A.		
													WAIVER		
27											The location and identification of utility easements, other easements or rights-of-way on and within 200' of the subject tract.	✓	COMPLIES		
													N.A.		
													WAIVER		
28											Wetlands and wetland transition areas delineated by qualified professional on tract and within 150' thereof and described by notes and bounds, (unless an absence of wetlands determination by N.J.D.E.P.E. is furnished).	✓	COMPLIES		
													N.A.		
													WAIVER		













16 Browning Court Lot 8 Block 142  
Mendham Township

Factual Basis for Variance Relief Sought:

The lot area of the subject property is conforming for the R-1 Zone, at 1.106 acres, and has more frontage than the surrounding properties, but is one of the smaller property areas within the immediate vicinity along Browning Court. The property is located at the edge of the R-1 Zone, bordering on larger properties in the R-3 Zone. The adjacent property to the right is 2.76 acres and the property directly across the street is 1.71 acres.

The variance relief sought for the added 498 square feet of floor area, resulting in a total floor area of 4,978 square feet, would not be required on those adjacent properties, which have allowable floor areas of 5,507 square feet and 7,292 square feet respectively, and easily falls within the appropriate scale of the area.

The size of the proposed home is consistent with the neighborhood, comfortably fitting within the required yard setbacks and streetscape. The design visually balances the house and creates a more attractive appearance. The proposed addition is beneficial to the neighborhood and surrounding properties and does not pose any detriment.

Daniel A. Encin  
Architect

FORM #10 FAR CALCULATIONS

The FAR (Floor Area Ratio) calculation may be information necessary to determine the type or extent of relief being sought from the Zoning Board of Adjustment.

The calculation, applicable to the R, R-1, R-2, R-3, and R-5 zoning districts, is as follows:

"Total permitted floor area = 2600 sq. ft. + (1700 sq. ft. x acreage of the lot)."

Block: 142 Lot: 8 Zone: R-1

Location: 16 BROWING COURT

Acreage of lot: 1.106 acres

Acreage x 1700: 1,880 sq. ft.

+ 2,600 sq. ft.

= 4,480 sq. ft. total permitted floor area

Total applicable floor area of all applicable structures:

Existing: 4,024 sq. ft.

Existing to be removed: 0 sq. ft.

Proposed to be added: 954 sq. ft.

Proposed total: 4,978 sq. ft.

Daniela Reed  
Signature of Applicant

12/17/21  
Date

**TOWNSHIP OF MENDHAM  
FILING FEE/PROFESSIONAL FEE CALCULATION SHEET**

Type of Application	Fees per LUO		Calculated Fees	
	App. Fee	Tech Review Fee	App. Fee	Fee
Concept Plan				
Minor (1 - 3 lots)	\$0	\$2,500.		
Major (4 + lots)	\$0	\$5,000.		
Subdivision				
Minor (incl. Lot line adjust.)	\$1,050.	\$5,000.		
Major				
preliminary (1 - 6 lots)	\$2,500.	\$7,500.		
Preliminary (7 + lots)	\$3,000.	\$10,000.		
Final (1-6 lots)	\$1,500.	\$5,000.		
Final (7 + lots)	\$2,000.	\$5,000.		
PADA	\$200.	\$2,500.		
Site Plan				
Minor	\$1,050.			
Residential - per dwelling		\$2,500. PLUS		
Non-Residential - per 1000 sq. ft. floor area		\$100.		
PLUS per 10,000 sq. ft. lot area affected		\$100.		
Major Preliminary	\$1,500.	\$100.		
Residential - per dwelling		\$7,500. PLUS		
Non-Residential - per 1000 sq. ft. floor area		\$200.		
PLUS per 10,000 sq. ft. lot area affected		\$200.		
Major Final	\$1,000.	\$5,000.		

Township of Mendham

INCORPORATED MARCH 29, 1749

P.O. BOX 520

BROOKSIDE, NEW JERSEY 07926

(973) 543-4555 / FAX (973) 543-6630

**FORM # 2 CERTIFICATION OF TAXES PAID**

BLOCK(S) 142 LOT(S) 8

OWNER OF PROPERTY Samuel and Daniela Reed

STREET ADDRESS 16 Browning Ct. Mendham, NJ 07945

This is to certify that all taxes and assessments for local improvements have been paid, and that no taxes or assessments for local improvements are due or delinquent as to the premises which are the subject of the application for development as of the date indicated below.

[Signature] Tax/Finance Clerk  
Tax Collector or Authorized Signature

11/17/2021  
Date of Certification

02/10/2022  
Certification Expiration Date

\*Please note that the above information is not a formal tax search or improvement search pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and municipal improvement search shall be applied for and the fees posted for said search in accordance with the prevailing statutes.



Tax Year	2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billings	4,327.64	4,327.63	4,441.78	4,323.69	17,420.74	17,420.74
Payments	4,327.64	4,327.63	4,441.78	4,323.69	17,420.74	17,420.74
Balance	0.00	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prior Balance
02/04/21	1	Payment	Original billed						17,420.74	0.00	17,420.74
			Payment	001		CK	13387	11 C02	4,327.64	0.00	11,093.10
04/28/21	2	Payment	CITENET ON-LINE PMT			CK	13638	8 C64	4,327.63	0.00	6,765.47
			Payment	001		CK	13913	22 C109	4,441.78	0.00	2,323.69
08/03/21	3	Payment	CITENET ON-LINE PMT			CK	14194	37 C155	4,323.69	0.00	0.00
			Payment	001		CK					
11/01/21	4	Payment	CITENET ONLINE PMT								

Total principal balance for Tax years in range: 0.00



OWNER & ADDRESS REPORT

MENDHAM TOWNSHIP

11/19/21 Page 1

200-FT PROP OWNERS IN MENDHAM TWP BASED ON MCO-TV DATA AT TIME OF LIST  
SUBJECT PROPERTY > BLOCK 142, LOT 8

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Address
139	73		2	CARNES, JOHN F/SCHULZ, LAUREN G 186 MENDHAM RD EAST MENDHAM, NJ 07945	185 MENDHAM RD EAST	
139	74		2	UNITED FEDERAL HOLDING LLC PO BOX 235 MONTVILLE, NJ 07345	180 MENDHAM RD EAST	
139	75		2	LOHS, SHAWN 182 MENDHAM RD EAST MENDHAM, NJ 07945	182 MENDHAM RD EAST	
142	7		2	JACKSON, CRAIG A 14 BROWNING CT MENDHAM NJ 07945	14 BROWNING CT	
142	8		2	REED, SAMUEL/DANIELA 16 BROWNING CT MENDHAM, NJ 07945	16 BROWNING CT	
142	9		2	FRIESEMA, RANDI WHITNEY 183 MENDHAM RD EAST MENDHAM, NJ 07945	183 MENDHAM RD EAST	
142	10		2	SMITH, KENNETH & KATHLEEN D 17 BROWNING CT MENDHAM NJ 07945	17 BROWNING CT	
142	11		2	SILWANGWICZ, ANDREW & MARGARET ANN 15 BROWNING CT MENDHAM, NJ 07945	15 BROWNING CT	
142	12		2	MILES, JOHN/LAUREN 13 BROWNING CT MENDHAM, NJ 07945	13 BROWNING CT	
142	26		2	DODICK, HELEN/DEFALCO, CHRISTOPHER 185 MENDHAM RD EAST MENDHAM, NJ 07945	185 MENDHAM RD EAST	



200-FT NOTIFICATION LIST

ADDENDUM

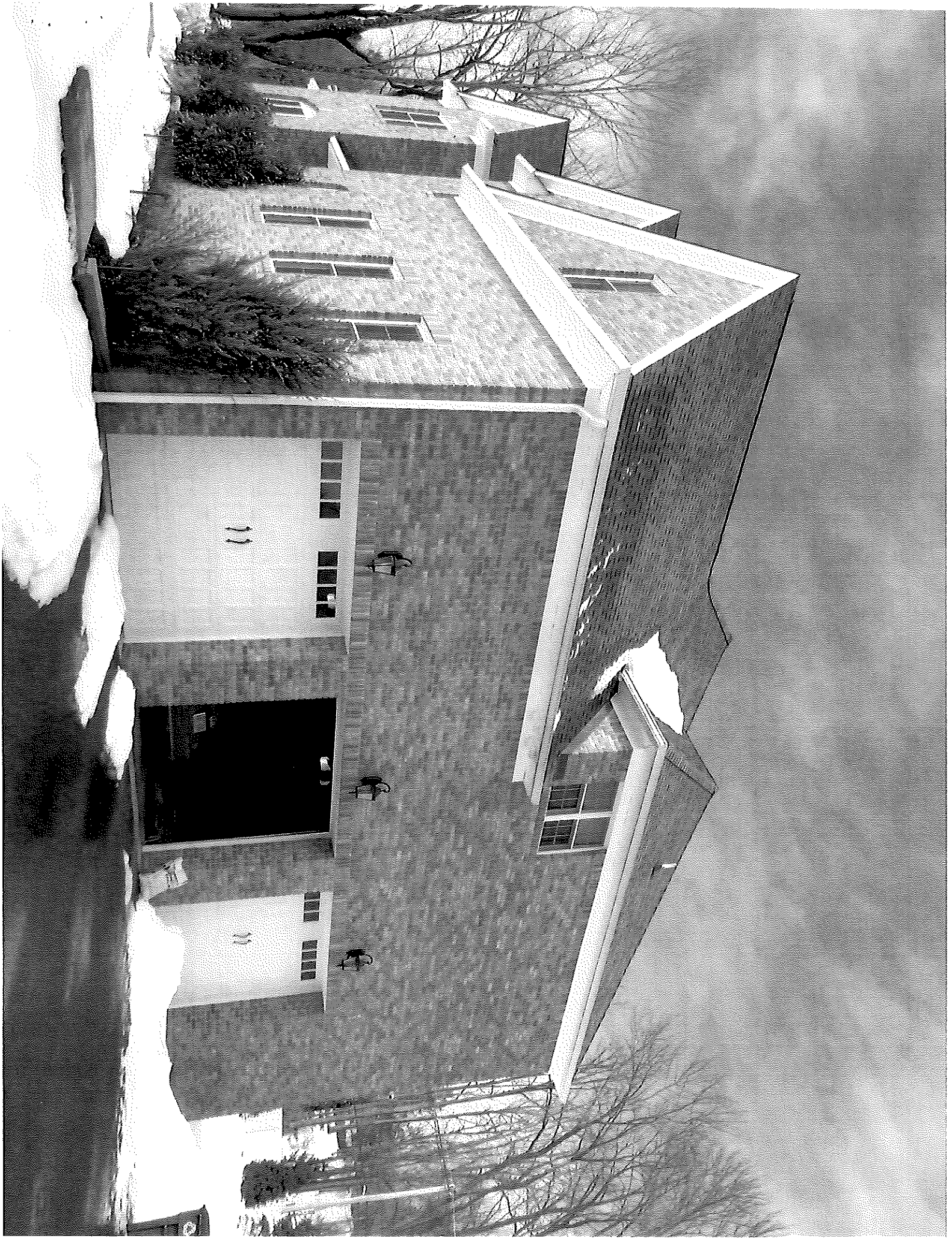
The following entities marked "X" must also be included in the 200-ft notification for the subject property in question:

Include	<u>Roads / Associations / Utilities</u>	<u>Address / Contact Info</u>
	Associations: •	None known or specified
X  X  X  X  X  X  X	Utilities Companies: • PSE&G  • JCP&L c/o First Energy  • Comcast  • Verizon FIOS  • Southeast Morris Cty MUA  • Morris Cty Municipal Utilities Authority  • NJ American Water	P.O. Box 490, Cranford N.J. 07016  76 South Main St. Akron OH 44308  One Comcast Ctr., Philadelphia PA 19103  P.O. Box 4830, Trenton NJ 08650-4830  19 Saddle Rd, Cedar Knolls NJ 07927  214A Center Grove Rd, Randolph, NJ 07869  1025 Laurel Oak Rd, Voorhees, NJ 08043
	Adjacent Municipalities •	

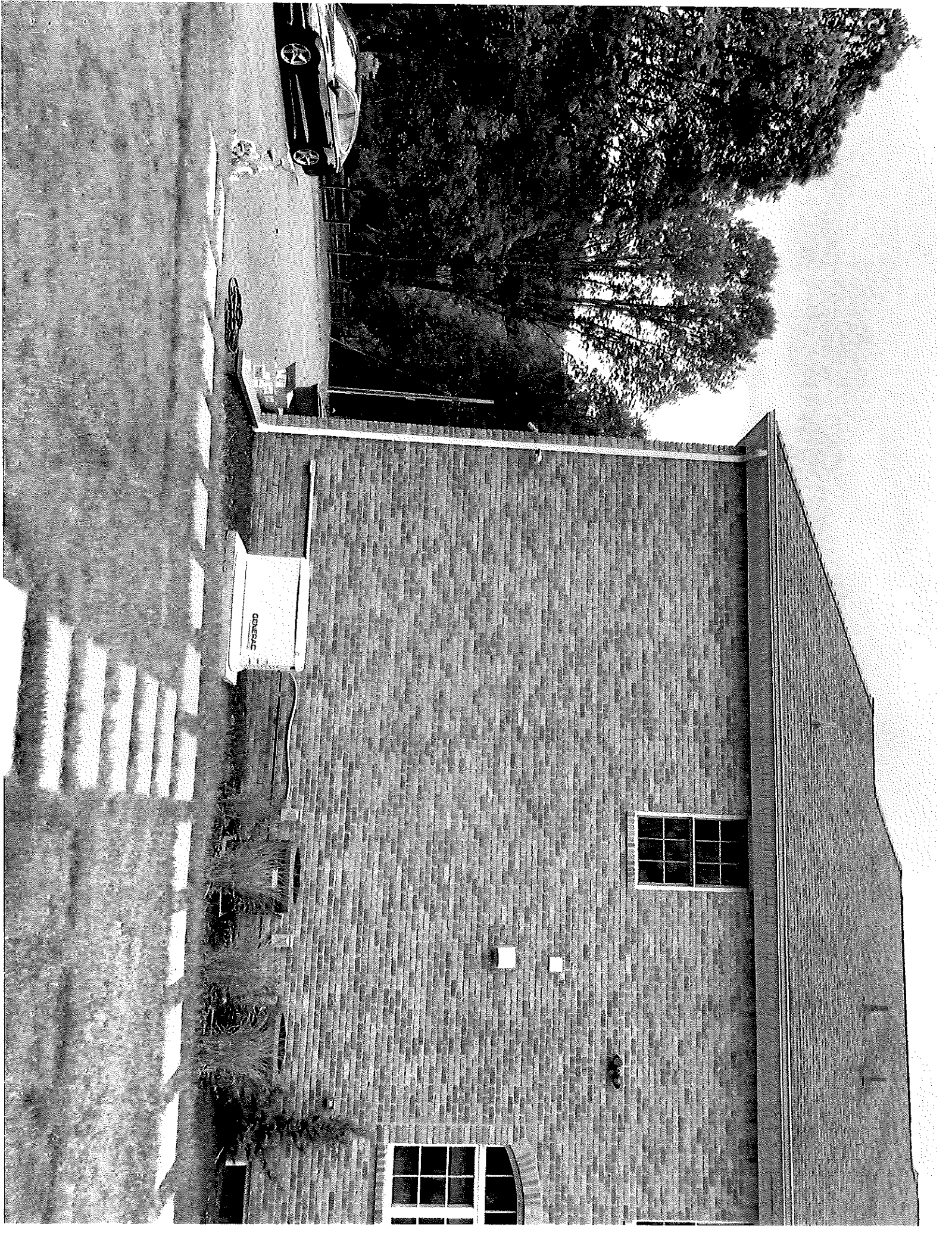












Residential - per dwelling		\$150.		
Non-Residential - per 1000 sq. ft. floor area		\$150.		
PLUS per 10,000 sq. ft. lot area affected		\$150.		
Variance				
Pursuant to subsection 15-8c	\$200.	\$1,000.		
Pursuant to subsection 15-8d(1)	\$600.	\$2,000.		
Pursuant to subsection 15-8d(2-6)	\$400.	\$3,000.		
Appeals				
Pursuant to Section 15-8a-b	\$200.	\$1,000.		
Pursuant to section 13-10	\$200.	\$2,000.		
Pursuant to Section 24-9	\$500.	\$3,000.		
Permits/Approvals				
Approval of Environmental Impact Study*		\$2,500.		
Site Plan	\$250. Plus \$50. Per acre			
Subdivision	\$250. Plus \$50. Per Lot			
Other purpose	\$250.			
Land Disturbance Permit*	\$50. Per acre affected	\$2,500.		
Soil Extraction Permit*	\$1. Per cu. ft. soil removed	\$2,500.		
Special Flood Hazard Development Permit*	\$150.	\$2,500.		
Lot Development Permit	\$150.	\$1,250.		
Direction for issuance of permit (15-8e or f)	\$200.	\$2,000.		
Conditional Use Chapter XXI		\$2,000. Plus		
Residential per dwelling unit	\$100.	\$250.		
Non-Residential per 1,000 sq. ft. floor area	\$150. plus	\$300. Plus		
Plus per 10,000 sq. ft. lot area affected	\$150.	\$300.		
Wireless Tele. Towers and Antennas Chapter XXI				