

BLOCK 116 LOT 47

Township of Mendham Application for Development

FOR OFFICIAL USE ONLY:

Application No.: _____	Escrow Account Number: _____
Date Filed: _____	Date Deemed Complete: _____
Amount Application Fee Paid: _____	Expiration Date: _____
Amount Technical Review Fee Paid: _____	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 checked="" type="checkbox"/> Bulk Variance (40:55D-70c) |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input 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 Optimum Development Group, Corp. Phone (973) 224-3654 Fax (908) 879-5500
Address 6 Old Farmstead Road, Chester, NJ 07930
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 Mrs. Golnaz Mortezaei Address 6 Old Farmstead Road, Chester, NJ 07930
Name _____ Address _____
Attach sheet if necessary.

2. Owner's Name Golnaz Mortezaei Phone (973) 224-3654 Fax (908) 879-5500
Address 6 Old Farmstead Road, Chester, NJ 07930

3. Attorney's Name Mr. Barry Mandelbaum Phone (973) 736-4600 Fax (973) 325-7467
Firm and Address 3 Becker Farm Road, Roseland, NJ 07068
Note: Corporation must be represented by a N.J. attorney.

4. Name(s) and address(es) of person(s) preparing plans Professional Engineer NJ PE Lic. #
Name Mr. Anthony Mortezaei, PE, PP Profession Professional Planner N.J. Lic. No. 24GE03390200
Address 6 Old Farmstead Road, Chester, NJ 07930 Phone (973) 224-3654 Fax (908) 879-5500
Name _____ Profession _____ N.J. Lic. No. _____
Address _____ Phone _____ Fax _____
Attach sheet if necessary.

5. Location of Property: Tax Map Block 116 Lot Nos. 47 Total Tract Area 7.5 acres
Street Address 239 Mountainside Road, Mendham, NJ 07945 Zone District R3 Residential
Are the premises fronting on a Twp. Street Yes County Road No State Highway No

6. Name of subdivision or development (if any) Forrest View Estates
For subdivisions, number of proposed lots 2 For site plans, floor area of building(s) in sq. ft. +6,000 sf

7. Existing use(s) now located on premises Residential
8. Proposed use(s) of premises Residential

9. If this application is for zoning variance relief, has a decision been rendered or an order issued by the Construction Official? Yes _____ No X 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. _____
Use Variance (40:55D-70d) and Mendham Township Ordinance Chapter XV, 15-8 c1 _____

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

(b) Proposed Deed Restrictions NONE

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. _____
Fall 2019 to March 2022, requested a Six (6) Lot Major Subdivision. Application was Denied by the Mendham Township Committee _____

Attach sheet if necessary.

13. List any other material accompanying this application, i.e. plans, EIS, drainage calculations, etc. Minor Subdivision and Plans for a Two (2) Lot Subdivision, EIS updated 4-1-2023

Attach sheet if necessary.

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

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.)

Owner's Signature Date

Sworn and Subscribed to before me this _____ day of _____, 19 _____

Notary Public of New Jersey

ITEM #	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	SUBMISSION	(b) & (c)	(c)					
1											Twenty(20) copies of completed application form.	COMPLIES			
												N.A.			
												WAIVER			
2											20 copies to Planning Board, 11 copies to Board of Adjustment of requisite plats prepared, signed and sealed by N.J. licensed professional in compliance with N.J. A.C.13:40-7.1 et sec. folded with title block exposed to view. Plat sheets shall be no larger than 24"x36"	COMPLIES			
												N.A.			
												WAIVER			
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.			
												WAIVER			
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.			
												WAIVER			
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.			
												WAIVER		16-5.8	
6											Certification of submittal to the Morris County Planning Board and the Morris County Soil Conservation District as applicable.	COMPLIES			
												N.A.			
												WAIVER		16-5.4	
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.			
												WAIVER		16-8.5g; 16-8.1a,1a,b,c,d	
8											Name(s) and address(es) of the owner(s) and applicant(s) of the subject tract.	COMPLIES			
												N.A.			
												WAIVER		16-8.5g; 16-8.1a,1e,f	
9											North arrow and graphic scale appearing on all plat sheets as applicable.	COMPLIES			
												N.A.			
												WAIVER		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.			
												WAIVER		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.			
												WAIVER		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.			
												WAIVER		16-8.1.a.8	
13											Plat Signature Box as applicable and illustrated by Appendix 3.	COMPLIES			
												N.A.			
												WAIVER		16-8.1.a.1g	
											Plat Signature Boxes as applicable and illustrated by Appendix 4.	COMPLIES			
												N.A.			
												WAIVER		16-8.5a	

Adopted: _____

ITEM N	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	PRELIM.	FINAL	(a) (b)	(c)					
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.		
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.		
17	•	•	•	•	•	•	The bearing, length, or arc description of each course of the tract boundary.	COMPLIES	N.A.		
18	•	•	•	•	•	•	The dimensions of each course of all lots, easements and rights-of-way comprising the subject tract.	COMPLIES	N.A.		
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.		
20	•	•	•	•	•	•	Any protective covenants and/or deed restrictions applying to the subject tract.	COMPLIES	N.A.		
21	•	•	•	•	•	•	Required front, side and rear setback lines shown for each lot.	COMPLIES	N.A.		
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.		
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.		
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.		
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.		
26	•	•	•	•	•	•	Wooded areas indicating predominant species and sizes, and any areas to be cleared in and within 200' of subject tract.	COMPLIES	N.A.		
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.		
	•	•	•	•	•	•	Wetlands and wetland transition areas delineated by qualified professional on tract and within 150' thereof and described by metes and bounds, (unless an absence of wetlands determination by N.J.D.E.P.E. is furnished).	COMPLIES	N.A.		

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	PLANNING BOARD OR BOARD OF ADJUSTMENT					BOARD OF ADJUSTMENT									
	MINOR		MAJOR			VA PLANNING 40:55D-70									
	SUBDIVISION	SITE PLAN	PRELIM.	FINAL	SUBDIVISION	SITE PLAN	(a)	(b)	(c)	(d)					
29											Bodies of water, streams and wetlands and wetland transition areas as verified by L.O.I. (or absence of wetlands determination by N.J.D.E.P.E.) and waterways within the subject tract.	COMPLIES			
												NA.			
												WAIVER			16-8.1.b.7; 16-5.9
30											Bodies of water, streams, wetlands, wetland transition areas, State open waters, water ways, swales, ditches, bridges, culverts, storm drainage piping and other structures on and within 200' of the subject tract.	COMPLIES			
												NA.			
												WAIVER			16-8.1.b.7; 16-5.9
31											Soil types based on Soil Survey of Morris County as prepared by the Soil Conservation Service.	COMPLIES			
												NA.			
												WAIVER			16-8.1.d.1
32											Location of all soil permeability test pits with respective soil log and permeability data to include date of test, depths and identification of horizons, depth to ground water and bedrock.	COMPLIES			
												NA.			
												WAIVER			16-8.1.d.1
33											Location of all existing and proposed water supply wells on the subject tract and those existing within 100 feet thereof.	COMPLIES			
												NA.			
												WAIVER			16-8.1.d.2
34											Location of all existing and proposed sewerage disposal systems on the subject tract and those existing within 100 feet thereof.	COMPLIES			
												NA.			
												WAIVER			16-8.1.d.2
35											Environmental Impact Study as required by Chapter XVII. of the Land Use Ordinance.	COMPLIES			
												NA.			
												WAIVER			16-8.1.e.1; 16-8.4.g
36											Environmental Constraints Map with all details required by 17-3.1(f) shown for the subject tract and within 200' thereof.	COMPLIES			
												NA.			
												WAIVER			17-3.1(f);
37											Soil Erosion and Sediment Control Plan as required by Chapter XIX. of the Land Use Ordinance.	COMPLIES			
												NA.			
												WAIVER			16-8.1.e.2; 16-8.4.h
38											Site Grading Plan as required by section 16-8.4 (f) of the Land Use Ordinance.	COMPLIES			
												NA.			
												WAIVER			16-8.1.e.3; 16-8.4.i
39											Development Permit or application therefore as required by Chapter XVII. for the Subject tract, if any portion thereof lies within an area of special flood hazard.	COMPLIES			
												NA.			
												WAIVER			Chapter XVII.
40											Proof of approval by or proof of submission for approval, to the Mendham Township Board of Health and/or other agency of jurisdiction for individual or central sewerage disposal system(s)	COMPLIES			
												NA.			
												WAIVER			
41											Proof of approval by or proof of submission for approval, to the Mendham Township Board of Health and/or other agency of jurisdiction for individual or central potable water supply system(s).	COMPLIES			
												NA.			
												WAIVER			
											Plats and plans drawn at a scale not less than 1"=50' (A scale of 1"=100' may be used in instances when the standard 24"x36" sheet size will not properly accommodate the tract.)	COMPLIES			
												NA.			
												WAIVER			16-8.2; 16-8.4

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	PLANNING BOARD OR BOARD OF ADJUSTMENT					BOARD OF ADJUSTMENT										
	MINOR		MAJOR			VARIANCE 40:55D-70		(3)-(6)	(7)	(8)						
	SUBMISSION	SITE PLAN	PRELIM.	FINAL	SUBMISSION	PRELIM.	FINAL									
43	•	•	•	•	•	•	•	•	•	•	Lot line and/or lot development layout plan. Proposed development features shall be represented graphically by solid lines, existing features to be removed shall be represented by dashed lines, "joining symbols" shall be used to indicate lot consolidation or common ownership where appropriate.	COMPLIES				
												N.A.				
												WAIVER			16-8.1.a.4	
44	•	•	•	•	•	•	•	•	•	•	Engineering details of any proposed improvements at an appropriate scale and, where mandated, in compliance with Mendham Township "Standard Construction Details."	COMPLIES				
												N.A.				
												WAIVER				16-8.4.k
45	•	•	•	•	•	•	•	•	•	•	Topographic Map of the subject tract and lands within 200' thereof at a contour interval of 2 feet with elevation data referenced to sea level. (A contour interval of 5 feet may be used for areas sloped 15% or more.)	COMPLIES				
												N.A.				
												WAIVER				16-8.4.b
46	•	•	•	•	•	•	•	•	•	•	Cross sections of all existing and proposed streets at 50' station intervals within and adjoining the subject tract at a 1"=5' horizontal and vertical scale.	COMPLIES				
												N.A.				
												WAIVER				16-8.4.c
47	•	•	•	•	•	•	•	•	•	•	Street Plans and Profiles for all existing and proposed streets within and adjoining subject tract, with R.O.W. and pavement widths, sanitary and storm sewer facilities with sizes, grades and invert elevations, drawn in a "plan over profile" format at a scale of 1"=30' horizontal and 1"=5' vertical.	COMPLIES				
												N.A.				
												WAIVER				16-8.4.c
48	•	•	•	•	•	•	•	•	•	•	Existing and proposed storm drainage information including: streams, water courses, swales, bridges, culverts, drainage pipes, inlets, man holes, detention facilities and any other structures.	COMPLIES				
												N.A.				
												WAIVER				16-8.4.e.2
49	•	•	•	•	•	•	•	•	•	•	Location and description of existing and proposed utility facilities including: water mains, fire hydrants, gas mains, electric, telephone and C.A.T.V. service lines.	COMPLIES				
												N.A.				
												WAIVER				16-8.4.i
50	•	•	•	•	•	•	•	•	•	•	Surface and storm water drainage calculations and data with information relating to storm water management as required by Section 16-8.4(e) and Section 16-10.9.	COMPLIES				
												N.A.				
												WAIVER				16-8.4e; 16-10.9
51	•	•	•	•	•	•	•	•	•	•	Slope Analysis Map and tabulation as required by Section 16-10.8 in a format illustrated by Appendix 6.	COMPLIES				
												N.A.				
												WAIVER				16-10.8
52	•	•	•	•	•	•	•	•	•	•	Landscaping plan showing existing and proposed vegetation and screening, including plant material schedule identifying species, number, spacing and sizes.	COMPLIES				
												N.A.				
												WAIVER				16-8.6a.4; 8.6b.6
53	•	•	•	•	•	•	•	•	•	•	Location of existing and proposed area lighting, including type of fixture(s), and luminaire(s), number, lumen power, time of use, mounting and illumination details with direction and Isolux diagram.	COMPLIES				
												N.A.				
												WAIVER				16-8.6a.5; 8.6b.4
54	•	•	•	•	•	•	•	•	•	•	Location, dimension and setbacks of all existing and proposed signs, including details of materials, finishes, mounting, illumination, lettering and message.	COMPLIES				
												N.A.				
												WAIVER				16-8.6b.3
55	•	•	•	•	•	•	•	•	•	•	Architectural drawings, including dimensioned building floor plans, showing layout of interior uses and functions and calculation of floor areas, and elevations showing building heights, finishes, materials and colors drawn to a scale of not less than 1/8"=1'	COMPLIES				
												N.A.				
												WAIVER				16-8.6b.8
	•	•	•	•	•	•	•	•	•	•	Statement of facts in support of a conditional use pursuant to Section 21-4.6.	COMPLIES				
												N.A.				
												WAIVER				21-4.6.

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	MINOR		MAJOR			VARIANCE 40:55D-70	(a) & (b)	(c)	(d)						
	SUBMISSION	SITE PLAN	SUBMISSION	SITE PLAN	SUBMISSION					SITE PLAN					
57		•	•	•	•	•	•	•	•	•	Existing and proposed streets within and adjoining the subject tract, including names, R.O.W. and pavement widths and any R.O.W. dedication.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		
58		•									The location and identification of all existing and proposed monuments.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		16-8.5c
59											Construction drawings entitled "Improvement and Utility Plans" pursuant to Section 10-4.2.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		16-8.5f
60											Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		
61											Information and data to indicate compliance with required fire protection systems pursuant to Section 16-10.2 (w) including location, sizes and rating of any hydrants and/or water storage tanks and distances thereof to all proposed buildings.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		16-8.4e
62											Design and identification of any proposed private streets, labeled "Not Dedicated for Public Use" in compliance with Section 16-10.4, including proximity to nearest existing private street and special requirements applicable to backland development.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		16-8.1.a.12; 16-8.5e
63		•	•	•	•						Landscape Plan and Plant Material Schedule in accordance with Chapter XXIII. of the Land Use Ordinance.	•	COMPLIES		
												•	N.A.		
												•	WAIVER		16-8.1.(b)8;
64											RESERVED	•	COMPLIES		
												•	N.A.		
												•	WAIVER		
65											RESERVED	•	COMPLIES		
												•	N.A.		
												•	WAIVER		
66											RESERVED	•	COMPLIES		
												•	N.A.		
												•	WAIVER		

Name of Applicant Mr. Anthony Mortezaei, PE, PP

Name of Owner Mrs. Golnaz Mortezaei

Project Name Forrest View Estates Type of Application R3

Location: Block # 116 Lot # 47 Street Address 239 Mountainside Road, Mendham, NJ 07945

Signature of Applicant Date