



TOWNSHIP OF MORRIS

Engineering and Zoning Department

50 WOODLAND AVENUE

P.O. BOX 7603

CONVENT STATION, NEW JERSEY 07961-7603

PHONE NO. (973) 326-7440

FAX NO. (973) 605-8363



DENIAL OF PERMIT

BLOCK: 4501 **LOT:** 4

DATE ISSUED: July 23, 2025

WORK SITE LOCATION: 286 Mendham Avenue

OWNER IN FEE: [REDACTED]

OWNER'S ADDRESS: [REDACTED]

OWNER'S TELEPHONE: [REDACTED]

On **July 8, 2025** our office reviewed a proposed renovation plan and survey plan for a 1 story addition to the front of the existing house, and a covered porch addition at the rear of the house. Based on the data table, the existing property is 153,306 SF in size where the zoning requires 130,000 SF.

The entirety of the main structure itself is located outside of the setback requirements for the OSGU (R130) zone. The rear porch addition does meet rear yard set-backs; however, the home itself is within the front yard setback. Based on the plan, the proposed improvements also indicate the construction of a 1-story addition to the right side of the home, which is also in the front yard of the property. The existing house is noted as being 30.78 feet from the front property line and the proposed setback to the right-side addition is indicated to be 19 feet. The rear covered porch is noted as being 70 feet from the front property line where a 100-foot front-yard setback is required. The house was constructed in 1900. Based on our review of the plan, the following comments are warranted:

Construction of additions on a pre-existing, non-conforming structure that encroaches the front yard setbacks. Variances will be required for these substandard setbacks. The additions also create an additional variance for the expansion of a pre-existing, non-conforming structure.

This application is denied for the following reason(s):

This lot is located in the OSGU (R130) Single Family Zone.

As per Township of Morris Zoning Ordinance 95-28 – area, bulk, and yard requirements - a minimum front yard setback of 100 ft is required. The existing house presently sits skewed to the front property line of Mendham Avenue. As noted, the house has an existing front yard setback of 19 feet to the right front corner of the house. The proposed addition will maintain a substandard setback. The proposed covered porch on the rear of the house will encroach the front yard setback to approximately 70 feet at the rear of the home, which is less than the required 100-foot front yard setback. This will require a variance.

You may need to contact NJDEP to determine the Wetlands buffer zone for construction on this lot.

July 23, 2025

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A "C" Variance Approvals from the Township of Morris Board of Adjustment pursuant to the above-referenced zoning chapters must be granted before Construction Permits can be issued to allow for the expansion to be eligible for Building Permits.

A Site Plan will be required indicating the addition size, existing and proposed setbacks and zoning data as required in the Board of Adjustment application. This plan can be prepared by a licensed surveyor or Engineer. The above-described plan must be submitted with the variance application and applicable fees and include floor plans and building elevations.

Sincerely,



Erin M. Doherty
Assistant Zoning Official
Engineering Secretary

Enclosures- Denied application; Board of Adjustment Application
cc: Tim Quinn, Township Administrator
Joseph Vuich, Township Engineer
Sonia Santiago, Board Secretary



Township of Morris
Engineering Department
P.O. Box 7603
50 Woodland Avenue
Convent Station, NJ 07961

Phone: 973-326-7440
Fax: 973-605-8363

Permit No. ZP- denied

ZONING PERMIT APPLICATION

Date of Application: 7/8/25

Zone: OH RB-130 Block(s): 4501 Lot(s): 4

Owner's Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Street Address, Subject Property: 286 Mendham Rd. [REDACTED]

Applicant's Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Applicant's Address: 286 Mendham Rd

Applicant/ Owner Consent: [REDACTED]

(Signature)

Description of Work: 1 STORY ADDITION AT RIGHT SIDE OF HOUSE.
COVERED PORCH AT REAR OF HOUSE.

* A copy of the survey of the property showing lot dimensions and dimensions of all improvements must be submitted with this application. If new construction is proposed, the location, dimension and all setbacks for property lines must be shown.

(For Office Use Only)

Permit Fee: \$100 Cash Credit Card Check 2013 Date Received 7/10/25

The Zoning Officer hereby:

Approves

Denies the permit application (see attached)

[Signature]

Erin M. Doherty
Assistant Zoning Official

7/23/25

Date

Code Enforcement Officer's Comments:

see denial letter

