

**BOROUGH OF FLORHAM PARK  
PLANNING BOARD / ZONING BOARD OF ADJUSTMENT**

**SITE PLAN APPLICATION**

**FLORHAM PARK**

*(for official use only)*

**APPLICATION #**

**25SP-2**

*(for official use only)*

**RECEIVED:**

**SEP 30 2025**

**PLANNING & ZONING  
BOARD OFFICE**

**CHECK ONE**

Preliminary only	<input type="checkbox"/>
Final only	<input type="checkbox"/>
Preliminary & Final	<input checked="" type="checkbox"/>

**CHECK ALL THAT APPLY**

Amended	<input checked="" type="checkbox"/>
Major	<input type="checkbox"/>
Minor	<input type="checkbox"/>

Name of proposed site: Veterinary Center of Morris County

1. Applicant's name: VCMC Property, LLC  
Address: 5 Kice Road, Florham Park, NJ 07932  
Email: megal.i.edelle@gmail.com Phone: \_\_\_\_\_

2. Name and address of owner of record *(if other than applicant)*:  
Name: Same as above.  
Address: \_\_\_\_\_

3. Interest of applicant if other than owner \_\_\_\_\_

4. Attorney Information:

Name: Steven Azzolini, Esq. , Azzolini & Benedetti, LLC  
Address: 134 Columbia Tpk, Florham Park, NJ 07932  
Email: sazzolini@ablclaw.com Phone: 973-765-0700

5. Engineer/Surveyor Information:

Name: Andrew B. Clarke, PLS, PE, - ABC Surveys, LLC  
Profession: Professional Engineer and Surveyor  
Address: 466 Southern Blvd, Chatham, NJ 07928  
Email: andrew@abc-surveys.com Phone: 973-377-2174

6. Architect Information:

Name: N/A  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone \_\_\_\_\_

7. Location of site 134-136 Columbia Tpk  
905 34 PB-2  
Block # Lot # Zone

8. Development plans:

- a. General description of use Veterinary Medical Office and Professional Offices  
b. General description of buildings Two - 2 story professional buildings  
c. Total site area .688 (acreage) 30000 (square feet)  
d. Building area 5016 (square feet) 16.7% (percentage)  
e. Improved lot coverage 64.3% (percentage)  
f. Parking space # 32 Width 9' Length 18' Drive Aisle 24'  
g. Loading space # N/A Width \_\_\_\_\_ Length \_\_\_\_\_ Drive Aisle \_\_\_\_\_  
h. Parking and paved area 14279 (square feet) 47.6% (% of land coverage)  
i. Open green area 10705 (square feet) 35.6% (% of land coverage)  
j. Buffer area coverage 1868 (square feet) 12.45% (percentage)  
k. Provide a separate narrative describing the nature and extent of the proposed development  
l. List of variances necessary to use site as proposed (*attach as rider*)

9. Are there deed restrictions that apply or are contemplated? (Yes or No) No

10. Owner interest in adjoining properties No

11. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final approval. (*attach as rider*)  
N/A. Site is full developed. No additional improvements proposed.

12. List of site plans, maps and other material accompanying application, and describe them by name, date, and most recent revision date (*attach as rider*)  
Site is fully developed per approved site plan. Attached is "AS-BUILT" survey dated 8/10/23 revised to 5/12/25 prepared by ABC Surveys, LLC.

14. Total cost of building construction and site improvement \$ N/A  
(*provide affidavit of professional preparing site plan on costs*)

**Required:**

- Certification from Tax Collector that taxes are paid to date
- Written and notarized consent of owner if not the applicant
- Copy of all covenants, deed restrictions affecting all or part of the property
- Copy of Morris County Planning Board application
- Copy of N.J. DEP application (if applicable)
- Copy of Sanitary Sewer application (if applicable)
- Name, address of stockholders owning at least 10% of stock or at least 10% of interest in the partnership
- W-9 Taxpayer ID Form

*The undersigned applicant hereby certifies that the information contained herein and on the supporting documentation is true and complete to the best of his/her knowledge.*

VCMC Property, LLC

Signature of Applicant: \_\_\_\_\_

*Megan Edelle*

Megan Edelle, Authorized Member

State of New Jersey, County of Morris

Sworn and subscribed to before me on 12<sup>th</sup> day of September (month), 20 25

Seal

*Steven Azadini*

Notary Signature

*An Attorney at Law of New Jersey*

A Technical Review Committee meeting must be scheduled to determine completeness before a formal hearing by the Planning Board can be scheduled. Call the Board Secretary to schedule at **973-410-5301**.

Contact the Board Secretary for the required number of applications and plans to be submitted for the TRC,

Most site plan applications also require a separate meeting with the Fire Service Review Committee for a review of the application specific to fire department needs and requirements prior to a formal hearing with the Planning Board. Please review the Fire Safety Plan checklist. For more information, call the Fire Chief at 973-377-3241.

❖ **Fees (must be submitted prior to a TRC:**

Preliminary Site Plan (Major)

Application Fee	\$500.00 per acre or part thereof, plus \$7.50 per 100 sf. of gross building floor area (minimum fee: \$250.00)
Variance	\$300.00 <i>per variance</i> associated with the site plan
Minimum charge	\$1500.00
Initial Escrow Deposit	\$5000.00 (plus \$1000.00, if variances)

Final Site Plan

Application Fee	\$1,000.00 for each approval
Initial Escrow Deposit	\$3000.00 (if submitted separately)

Minor Site Plan

Application Fee	\$1000.00
Initial Escrow Deposit	\$3000.00

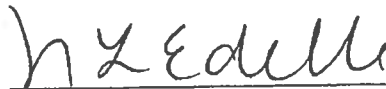
❖ **Include Fee Calculation Sheet**

**CERTIFICATE OF OWNERSHIP OF APPLICANT AS REQUIRED BY NEW JERSEY  
LAW (P.L. 1977, Chapter 336)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest in the undersigned applicant corporation/partnership:

1. Megal Edelle - 5 Kice Road, Florham Park, NJ 07932
2. Benjamin Edelle - 5 Kice Road, Florham Park, NJ 07932

Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding 10% ownership criterion have been listed.



Megal Edelle, Member

Dated: 5/5/20

VCMC Property, LLC



Megan Edelle

Member

## SITE PLAN CHECKLIST

### PLAT REQUIREMENTS

N/A - Waiver of all checklist items since site is fully developed under approved site plan dated .

#### Marginal Information and Administrative Data:

1. ( ) Application forms and this completed checklist.
2. ( ) Name, address, phone number of owner or applicant and identification of project.
3. ( ) Owner's certification of concurrence with the plan:  
"I certify that I am the owner of record of the site hereon depicted and that I concur with the plan".

\_\_\_\_\_  
signature

\_\_\_\_\_  
address

\_\_\_\_\_  
phone number

4. ( ) Name, NJ license number of engineer, date, and revision of drawings.
5. ( ) Scale, not smaller than 1"=50' except that 40 acres or larger may be 1"=100'.
6. ( ) Key map, not smaller than 1"=2000', showing location in Borough, the zone district, and properties with names of owners with 200'. (Contiguous ownership may be shown on main drawing.)
7. ( ) Site data box showing:
  - o total site area in square feet
  - o total building area in square feet
  - o total landscaping area in square feet
  - o total area for driveway, access roads, walkways in square feet
  - o total parking area in square feet
  - o number of parking stalls and stall dimensions
  - o number of employees, total and maximum on one shift
  - o ratio of parking to building size or occupancy, or both, depending on use
  - o list of requested variances
8. ( ) Certification from applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C.7:7A, as amended and supplemented or, in the alternative, any of the following:
  - a) an exemption certificate issued by the N.J. Department of Environmental Protection and Energy indicating that no wetlands exist on the property in question.
  - b) a wetlands permit issued pursuant to the N.J. Administrative Code.
  - c) a certification by the applicant's engineer that application has been made to the N.J. Department of Environmental Protection and Energy for an exemption or wetland permit.
  - d) the applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.
9. ( ) Delineation of all floodways and flood hazard areas.
10. ( ) Completed County Planning Board application.
11. ( ) Traffic Report (if applicable)

#### Topography:

1. ( ) Present and proposed grades based on N.J. Geodetic Control Survey Datum, at 2' contour intervals, except that when slope is greater than 10%, 5' intervals.
2. ( ) First floor elevations of all proposed buildings.
3. ( ) A soil removal/import plan for all soil to be taken from or brought to the site.

#### Buildings & Structures:

1. ( ) Location of all existing and proposed structures, and buildings on and within 100 feet of site with finished grade elevations at corners.
2. ( ) Storage areas for refuse and garbage.
3. ( ) Ground floor area in square feet.
4. ( ) Proposed use for all buildings.
5. ( ) Location and description of all existing and proposed signs.
6. ( ) Loading areas, showing dimensions.
7. ( ) Submit elevations with additional details as required by the Planning Board to ensure architectural compatibility.

#### Parking Areas, Traffic Control, Lighting:

1. ( ) Parking areas showing spaces, curbs, aisles, and lanes.
2. ( ) Driveways showing vehicular circulation and sight triangles.
3. ( ) Existing and proposed streets abutting the site showing right-of-way and paved widths.
4. ( ) Locations and dimensions of fire zones and loading zones.
5. ( ) Sidewalks and pedestrian walkways.
6. ( ) Lighting standards and utility poles, designating their size, height, type, construction and location.
7. ( ) Lighting plan including lumens, spacing and height.

#### Roads, Driveways, Walks, Curbs, Walkways, Fencing:

1. ( ) Location and dimensions of all items, this category, on the site and within 100 feet.
2. ( ) Cross-sections and profiles of all existing and proposed streets
3. ( ) Details of driveway and road intersections, with municipal and County streets at scale of 1" = 20'.
4. ( ) Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in description of any lands to be dedicated to the County or municipality.

#### Drainage, Storm and Sanitary Sewers and Utilities:

1. ( ) Location, type and size of all existing and proposed catch basins, storm drainage structures, facilities and watercourses.
2. ( ) Location, type and size of waste disposal system and sanitary sewer lines.
3. ( ) Location, profiles and types of underground utilities; electric, gas, telephone, water.
4. ( ) Show by means of arrows that lot drains properly into existing waterways or adequate storm drains.
5. ( ) Location of all easements related to drainage.
6. ( ) Evidence of approval of drainage by Division of Water Policy & Supply, DEP where applicable.
7. ( ) Storm drainage calculations
8. ( ) Location and profiles of all water-courses and drainage facilities within 200 feet of property limits or development.

#### Landscaping:

1. ( ) Specify types of plantings.
2. ( ) Total square feet of landscaping.
3. ( ) Landscaping within the parking areas (at least 1,000sf. within each 10,000sf. of paved areas).
4. ( ) Buffer areas, including location of landscape screen
5. ( ) All areas to be graded and landscaped; all retaining walls and fencing. Size and type of plant material.
6. ( ) All trees over 4" in diameter.
7. ( ) Fencing within 100 feet of any existing or proposed road right-of-way line.
8. ( ) Proposed location and proposed species of trees to be planted.
9. ( ) Soil Erosion and Sediment Control Plan.

# ZONING BOARD OF ADJUSTMENT

## “C” VARIANCE APPLICATION

### FLORHAM PARK, NEW JERSEY

Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Applicant Name: VCMC Property, LLC

Property Address: 134-136 Columbia Tpk

Block: 905 Lot: 34 Zone: PB-2

Type of Variance: C-1 \_\_\_\_\_ C-2 ✓

**Please Note:**

- All originals of the application and appropriate forms and copies must be given to the Board Secretary in order to determine the completeness of the application. The application and hearing date shall be assigned by the Board Secretary and no publication of service will be made until all required information has been furnished to the Secretary.  
**Important:** Application packages must be fully collated and assembled prior to submission.
- Certified Proof of Publication and Proof of Service must be supplied to the Board Secretary prior to the hearing date.
- Building and total Improved lot coverage: If an increase in building or total improved lot coverage is applied for, the applicant must have a New Jersey licensed land surveyor certify the percentage of increase of coverage on the plot plan and supply it to the Board Secretary when filing the application. **Important:** Please note that overhangs exceeding 18" are considered part of building coverage and measurements must be taken from edge of the overhang.

**Application Requirements:**

The following are items that are required to be submitted to the Board Secretary at the time of the application filing in order for the application to be deemed complete and scheduled for a Public Hearing.

- ✓ **11 copies of the following:**
  1. Completed application that includes a building plan with proposed conditions. A zoning table must be on the plans. All overhangs must be clearly depicted and included as building coverage if larger than 18".
  2. Form A – Refusal of Building Permit
  3. Form B – Permission for Board Members to Enter the Property
- ✓ **1 copy of each of the following:**
  4. Form C – Certification that Taxes on subject property are paid
  5. List of property owners within 200 feet
  6. Official Tax Map of the Subject Property
  7. Proof of Publication/Proof of Service (after submission)
  8. Sealed survey depicting current condition of property
  9. Optional - Pictures of current conditions of property
- ✓ **Application Fee and Initial Escrow Deposit:**

Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit

Non-Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit

**Applicant Information:**

Applicant(s) Name VCMC Property, LLC Phone No: c/o 973-765-0700

Location/Address: 134-136 Columbia Tpk

Email Address: megan.l.edelle@gmail.com

**If other than property owner:**

Applicant(s) Name: Same Phone No: \_\_\_\_\_

Address: \_\_\_\_\_

**Property Information:**

The premises are situated on the north, south, east, west (please circle one) side of \_\_\_\_\_

Columbia Tpk and is approximately 300'

feet from the intersection of

Hanover Ave and Columbia Tpk. The premises are located in the PB-2 Zone on

Block 905 Lot 34. The property has the following

structures: 2 story Veterinary clinic and 2 story office building

Principle structure on the premise is 2 story(ies) and is of frame (type of construction)

Brief description of work to be done:

Applicant is seeking slight increase of 125 sf of a previously approved improved lot

coverage variance granted in connection with a previously approved site plan.

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

FRONT YARD SETBACK 30'

SIDE YARD SETBACK 15'

REAR YARD SETBACK 30'

BUILDING HEIGHT 35'

BUILDING COVERAGE %\* 20%

IMPROVED LOT COVERAGE %\* 60%

**EXISTING CONDITIONS**

FRONT YARD SETBACK 30'

SIDE YARD SETBACK left 56'/right 10.9' ENC

REAR YARD SETBACK 74'

BUILDING HEIGHT 32'

BUILDING COVERAGE %\* 15.7%

IMPROVED LOT COVERAGE %\* 64.3%

**PROPOSED CONDITIONS**

FRONT YARD SETBACK N/C

SIDE YARD SETBACK N/C

REAR YARD SETBACK N/C

BUILDING HEIGHT N/C

BUILDING COVERAGE %\* N/C

IMPROVED LOT COVERAGE %\* 64.3%

\*TOTAL (Building coverage must include overhangs exceeding 18")



The reasons and factual basis asserted by the applicant to grant the relief requested are as follows: If a hardship is asserted (NJSA 40:55D-70C(1) indicate the exceptional conditions relative to your property that you want the Board to consider. If you are asserting that the benefit of granting the variance outweighs the detriment to the zone plan of the Zoning Ordinance, please indicate what purposes of zoning would be advanced by your proposal.

During construction the rear parking area was paved to include an area in front of the existing structure

garage. This area although naturally would be paved, did not show as paved on the final approved

site plan. This additional paved area amounted to an additional 125 sf of coverage or .07%. Since the

completion of construction neither building has experienced any flooding or water issues within the

respective buildings or on the property.

- A. The specific facts that will show that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan are as follows (NJSA 40:55D-70).

See answer above.

Has there been a previous application involving these premises? ✓

Yes


No

If yes, please provide the application number and date of application:

See attached resolution of approval.

### **AFFIRMATION OF OWNER AND APPLICANT**

**The Owner consents to this application:**

Owner(s) Signature:  Date: 9/16/2025

By: Megal Edelle, Authorized Member

Applicant(s) Signature \_\_\_\_\_ Date: \_\_\_\_\_  
(if different from owner)

**FORM "B"**

**BOROUGH OF FLORHAM PARK  
ZONING BOARD OF ADJUSTMENT**

**PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY**

I Megan Edelle, hereby give permission to the members of the  
Zoning Board of Adjustment of the Borough of Florham Park and its authorized  
representatives and experts to enter onto the premises of the subject property located at:  
134-136 Columbia Tpk  
(address of subject property)

for the purpose of evaluation of the variance application that is presently pending  
before the Board of Adjustment.

DocuSigned by:  
Megan Edelle 9/16/2025  
8F242349DBEC408  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner  
(if other than applicant)

**“FORM A”**

**Borough of Florham Park  
Zoning Board of Adjustment**

**REFUSAL OF A BUILDING PERMIT**

(This form must be completed by the Florham Park Zoning Officer)

To: Megan Edelle Date: 7/17/2025

Your application for a building permit to construct a New vet facility over on lot coverage  
from approved site plan 20 SP 4.

On the property located at 134 136 Columbia Tpk  
Known as Block 905, Lot 34 on the Tax  
Map of the Borough of Florham Park is hereby denied for non-compliance with the  
provisions of Section (s) 20SP-4 and 250-9 Schedule... of the Municipal Zoning Ordinance for the  
following reason(s):

Approved site plan for 63.9% as built at 64.3%. Increased asphalt area in parking lot.

Did not follow approved plans.

As of July 2025 no stormwater maintenance documents have been received

Signed: Kayla Kaplan  
Kayla Kaplan, Zoning Officer

Information regarding procedures for an appeal of this decision can be obtained from the Board Secretary or Construction Office.