

To: West Morris Reporter (Publish)

Via E-mail 01/06/2026

Please publish the following once in the next available issue of the West Morris Reporter. **NO AFFIDAVIT IS REQUIRED.**

**MINE HILL TOWNSHIP
NOTICE OF DENIAL**

PUBLIC NOTICE is hereby given that Gerald Vance (“Applicant”), the owner of property identified on the tax map of the Township as Block 1806, Lot 3 known as 180 Randolph Avenue and situated in a SF Zone in Mine Hill Township, Morris County, New Jersey, has received a denial from the Mine Hill Township Planning Board by way of a resolution adopted January 5, 2026. The Board denied in its entirety the application for preliminary and final site plan approval, bulk variances pursuant to N.J.S.A. 40:55D-70(c), and a height variance pursuant to N.J.S.A. 40:55D-70(d)(6). The Board found, based upon the totality of the testimony, documentary evidence, exhibits, and the Board’s own knowledge of the neighborhood, that the application sought to place too much structure on too little land, did not represent sound land use planning, and failed to meet the statutory requirements for the requested variance relief.

By Order of the Mine Hill Township Planning Board
Marcia H. Istvan, Planning Board Administrator/Recording Clerk