NOTICE OF DECISION
OF THE
BOROUGH OF WHARTON
LAND USE BOARD

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Wharton, Morris County, New Jersey, approved an application by Virya Development LLC for Amended Preliminary and Final Site Plan approval with bulk variance relief for the redevelopment property located at 170 North Main Street (Block 301, Lot 1). The approval was granted on October 13, 2026, and memorialized by resolution adopted November 10, 2026.

The approved amended plans provide for a four-story mixed-use building consisting of 75 residential units, including 12 affordable housing units, and approximately 2,303 square feet of commercial/retail space. The previously approved restaurant use has been eliminated. The revised residential unit mix consists of 39 one-bedroom units, 30 two-bedroom units, and 6 three-bedroom units.

The project includes 135 on-site parking spaces, including 21 electric vehicle (EV) spaces and six spaces designated for retail use. Proposed resident amenities include a lounge and co-working space. The previously proposed swimming pool has been eliminated. The amended plans also include revised stormwater management facilities designed to meet applicable flood-hazard standards, along with modifications to site circulation, sidewalks, crosswalks, landscaping, lighting, and screening.

The Board also approved the continuation of previously granted bulk variances relating to controlled access and circulation to Ross Street for residents and emergency vehicles, as well as sidewalk requirements along the property's street frontages, as reflected in the amended plans.

The approval is subject to the conditions set forth in the adopted resolution.

Said decision is on file and available for inspection at the Municipal Building, Office of the Land Use Board, 10 Robert St., Wharton, N.J.

Land Use Board
Borough of Wharton