

September 25, 2024

Lisa Smith, Secretary  
Mendham Borough Joint Land Use Board  
2 West Main Street  
Mendham, New Jersey 07945

Re: Heller Variance Application  
Block 702, Lot 12  
105 Dean Road  
Project No. MDES-138

Dear Lisa:

The above referenced application requests variance relief for the construction of a second story addition which is in violation of the required minimum building setback on lot 12 in block 702, 105 Dean Road. The following documents have been submitted in support of the application:

- Land Development Application, dated September 10, 2024, signed by Benjamin Heller
- Zoning Officer Denial of Application dated August 14, 2024.
- Application for reservation of allocated sewage capacity, dated September 10, 2024.
- Checklist.
- Site Inspection Form, dated September 11, 2024, signed by Benjamin Heller
- Certificate of Paid Taxes, dated July 23, 2024.
- Property Owners List, dated June 28, 2024.
- Site Photos.
- Architectural Plans, consisting of five (5) sheets prepared by Daniel Encin, Architect, dated September 6, 2024.

- A. Application Completeness – A review of the above documents results in the following comments relative to the completeness of the application:

Checklist Item 26 – Tax Map Sheet # – This office has no objection to a waiver.

Checklist Item 28 – Improvements within 100’ – This office has no objection to a waiver.

Checklist Item 29 – Storm Drainage Locations – This office has no objection a waiver.

Checklist Item 34 – Existing and proposed contours – This office has no objection a waiver.

Checklist Item 37 – Soil types – This office has no objection to the requested waiver.

Checklist Item 39 – Setback lines – Setback dimensions are provided. This office has no objection to the requested waiver.

Checklist Item 47 – Existing and proposed water lines –This office has no objection to the requested waiver.

Subject to the granting of the waivers above, the application can be deemed complete.

- B. Technical Review



1. With the exception of the expanded dwelling by second floor addition, the improvements do not extend further into the non-conforming setback. Nonetheless, a variance is required since the mass of the structure has expanded in violation of the setback is increased.
2. Consistent with similar applications, if the Board were to approve the application, it is recommended that the variance be granted for a front setback of 30.9', subject to the stoop/portico being constructed to the dimensions on the plan.
3. An as-built survey should be submitted upon completion of the project.

I trust the above comments are useful to the Board in its consideration of the application.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul W. Ferriero'.

Paul W. Ferriero, PE, CME  
Borough Engineer

cc: Board members  
Thomas Germinario, Esq.