

September 24, 2024

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

Re: Banasiak & Nettune Amended Site Plan Application  
Block 2701, Lot 5 Q C012C  
5 Cold Hill Road, Unit C12  
Project No. MDES-136

Dear Lisa:

The above referenced application requests amended site plan approval to convert commercial space for general office purposes to the applicant's orthodontic practices. The property is located within the Limited Business Zone which permits the requested use; however, the use would exceed the permitted medical use allowance on the property that was a condition of the original site plan approval. The following documents have been submitted in support of the application:

- Land Development Application, dated July 25, 2024, signed by the Applicant
- Site Inspection Form, dated and signed July 25, 2024.
- Copy of Change of Use or Occupancy Application, denial dated May 29, 2024.
- Certificate of Paid Taxes, dated July 23, 2024.
- Application Rider containing Statement of Principle Points.
- Copy Previous Mendham Borough Planning Board Resolution (Application No. 392-1)
- Property Owners List, dated July 29, 2024.
- Application Checklist with Checklist Waiver Request Rider
- Site Layout Plan, consisting of one (1) sheet, dated July 15, 2024, prepared by Victor Vinegra, PE, PLS, of Harbor Consultants, Inc.
- Architectural Plan, consisting of one (1) sheet prepared by Mark Evan Teichman, Architect, dated April 12, 2024.

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

Checklist Item 6 – Sewer Permit Waiver– This office has no objection to a waiver.

Checklist Item 10 – County Planning Board Approval– This office has no objection to a waiver.

Checklist Item 11 – Survey – This office has no objection to a waiver.

Checklist Item 15 – Most Recent Approved Site Plan – This office has no objection to a waiver.

Checklist Item 17 – Key Map – This office has no objection to a waiver.

Checklist Item 25 – Acreage to the nearest hundredth of an Acre – This office has no objection to a waiver.

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 30 – Location of Screening– This office has no objection to a waiver.



Checklist Item 31 – Total Acreage of Drainage Basin – This office has no objection to a waiver.  
Checklist Item 32 – Drainage & Conservation Easement – This office has no objection to a waiver.  
Checklist Item 33 – Water Surface Elevation – This office has no objection to a waiver.  
Checklist Item 34 – Existing and proposed contours – This office has no objection a waiver.  
Checklist Item 36 – Meets & Bounds – This office has no objection to a waiver.  
Checklist Item 37 – Soil types – This office has no objection to the requested waiver.  
Checklist Item 38 – Rock Outcrops – This office has no objection to a waiver.  
Checklist Item 39 – Setback lines – Setback dimensions are provided. This office has no objection to the requested waiver.  
Checklist Item 41 – Location of Signage – This office has no objection to a waiver.  
Checklist Item 43 – Existing Drainage – This office has no objection to a waiver.  
Checklist Item 46 – Tax Map Sheet # – This office has no objection to a waiver.  
Checklist Item 47 – Existing and Proposed Water Lines – This office has no objection to the requested waiver.  
Checklist Item 55 – Plan & Cost of Public Utilities – This office has no objection to a waiver.

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

B. Technical Review

1. The proposed floor areas for both the first floor and basement shall be added to the architectural plan.
2. Testimony should be provided on the number of parking stalls available on the site and th impact of increased medical use would have on the parking demands.
3. The Certification of Approval block on the Site Layout Plan should be corrected to read “Land Use Board”.
4. The spelling of the applicant’s name should be corrected to be “Nettune” in both the title block and Applicant.
5. The spelling of County name in the title block should be corrected.

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

Very truly yours,

Paul W. Ferriero, PE, CME  
Borough Engineer

cc: Board members  
Thomas Germinario, Esq.  
Jessica Caldwell, PP/AICP