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January 20, 2023

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

Re: V-Fee Mendham Apartments, LLC Site Plan Application  
Block 801, Lot 20  
84-90 East Main Street  
FEI Project No. 22MB212

Dear Lisa:

The above referenced application requests preliminary and final site plan and variance approval for the construction of a 75 unit inclusionary apartment building at the rear of the Kings Shopping Center on lot 20 in block 801. The project also includes an auto sales and service facility and indoor vehicle storage. The following documents have been submitted in support of the application:

1. Transmittal letter, dated January 13, 2023, from John P. Inglesino, Esq.
2. Land Development Application, dated September 19, 2022, prepared by Thomas Maoli
3. Certificate of Paid Taxes, dated December 8, 2022
4. Site Inspection form, dated September 19, 2022, prepared by Thomas Maoli
5. Checklist
6. Traffic Impact Study, dated October 20, 2022, prepared by John R. Corak, PE and Matthew J. Seckler, PE
7. Ecological Impact Statement, dated October 20, 2022, prepared by Chuck D. Olivo, PE
8. Stormwater Management Report, dated October 20, 2022, prepared by Chuck D. Olivo, PE
9. Property Survey, dated September 16, 2022, prepared by Thomas F. Miller, PLS
10. Architectural Plans, consisting of 11 sheets dated October 24, 2022, prepared by Dean Marchetto, AIA, PP
11. Site Plans, consisting of 28 sheets dated October 20, 2022, prepared by Matthew Seckler, PE
12. Sewer Connection Application, dated December 12, 2022
13. Morris County Planning Board Application, dated December 12, 2022

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14. Property Owner's List, dated December 12, 2022
15. Planning Report, dated November 10, 2022, prepared by Philip Abramson, AICP/PP and Golda Speyer, AICP/PP
16. Flood Hazard Area Study, dated May, 2021, prepared by Clay H. Emerson, PE
17. Utility Service Letters

A review of the above documents results in the following comments relative to the completeness of the application:

1. Jurisdictional Questions – The transmittal letter from the applicant's attorney states that these issues have been "resolved", however there has been no such confirmation by the Board attorney.
  - a. The site includes a cellular communications tower that was approved as part of a use variance by the prior Board of Adjustment. The Board Attorney should opine if the current application needs to be heard by the Land Use Board acting as a Board of Adjustment because of the prior Board of Adjustment approval.
  - b. The architectural plans identify one of the buildings as a "Premium Parking and Automobile Service Building. The project description in the Planning Report indicates that this is an automobile sales and service facility as well as area for "climate-controlled automobile storage." This issue is deferred to the Board Attorney and Planner, however it appears that a use variance may be required.
2. Checklist Item 9 – Copy of tax map – The checklist indicates that has been submitted, but it is not part of the application. Based on the details shown on the cover sheet of the site plans, this office has no objection to a waiver.
3. Checklist Item 24 – Approval signature lines – The plans have been corrected to address the previous error in the signature block however no revision date has been added to the plan. Whenever plan changes are made, a revision date is required. It is recommended that when the plans are submitted to the Board for review and hearing that full sets be revised to include a revision date for this change. All sheets should bear the same revision date.
4. Checklist Item 41 – Signage plan – The site plan indicates that the existing free standing sign will be "repurposed". Details are required. The applicant has requested that a waiver from submitted the plan until the first hearing on the application. This office has no objection subject to the information being submitted at least 14 days in advance of any hearing.
5. Checklist Item 46 – Drainage within 200' – All drainage within 200' is not shown. This office has no objection to a waiver for completeness, however additional information may be required based on the technical review.
6. Checklist Item 54 – RSIS certification – A note has been added to sheet C-5 of the plans, however it states "The development will comply with RSIS requirements." The intent of the checklist requirement is for the design engineer to certify that he has reviewed the

Ferriero Engineering, Inc.

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Block 801, Lot 20

84-90 East Main Street

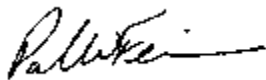
FEI Project No. 22MB212

plans and that it complies with the RSIS. Further, the sheet has been revised with no revision date. **Incomplete**

7. Checklist Item 55 – Cost estimate for public improvements – No estimate has been provided. The applicant should confirm that all improvements will be privately owned, operated and maintained.
8. Checklist Item 57 – Utility service letters – The utility service letters provided indicate that the utilities have service to the property. They do not indicate whether or not the utilities have adequate capacity for that service. It should be noted that any costs associated utility upgrades required to provide service to the facility will be responsibility of the developer.

Based on the above, the application is incomplete.

Very truly yours,



Paul W. Ferriero, PE, CME

Borough Engineer

cc: Board members

Thomas Germinario, Esq.

Jessica Caldwell, PP/AICP