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December 3, 2022

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 following documents have been submitted in support of the application:

1. Land Development Application, dated September 19, 2022, prepared by Thomas Maoli
2. Certificate of Paid Taxes, blank
3. Site Inspection form, dated September 19, 2022, prepared by Thomas Maoli
4. Checklist
5. Traffic Impact Study, dated October 20, 2022, prepared by John R. Corak, PE and Matthew J. Seckler, PE
6. Ecological Impact Statement, dated October 20, 2022, prepared by Chuck D. Olivo, PE
7. Stormwater Management Report, dated October 20, 2022, prepared by Chuck D. Olivo, PE
8. Property Survey, dated September 16, 2022, prepared by Thomas F. Miller, PLS
9. Architectural Plans, consisting of 11 sheets dated October 24, 2022, prepared by Dean Marchetto, AIA, PP
10. Site Plans, consisting of 28 sheets dated October 20, 2022, prepared by Matthew Seckler, PE

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

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- 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597
  - 17 Model Avenue • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008
- mail@FerrieroEngineering.com

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

1. Jurisdictional Questions
  - 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. Clarification is required as to whether this is restricted for the service of vehicles by the residents of the building or there will be access by the general public. It is also not clear if this creates an additional principal use on the property.
2. Checklist Item 3 – Certificate of paid taxes – The form is blank and must be submitted to the tax collector and completed. **Incomplete**
3. Checklist Item 6 – Sewer Permit Application – The checklist indicates that this has been provided, however it was not in the documentation submitted. **Incomplete**
4. Checklist Item 8 – Property owners list – The checklist indicates that this has been provided, however no certified list of property owners has been provided. **Incomplete**
5. 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.
6. Checklist Item 10 – Morris County Planning Board application – The checklist indicates this has been provided, but it was not included in the information provided. **Incomplete**
7. Checklist Item 13 – Architectural Plans – A floor plan for the “Premium Parking and Automobile Service Building must be provided. **Incomplete**
8. Checklist Item 24 – Approval signature lines – This has been provided on the drawings, however the signature block above that for the owner’s consent indicates that it is to be signed by the Board Chairperson. This should be corrected on subsequent revisions of the plans.
9. Checklist Item 31 – Total acreage of drainage basin – There is a watercourse immediately adjacent to the property. The drainage area to the watercourse needs to be provided. **Incomplete**
10. Checklist Item 41 – Signage plan – The site plan indicates that the existing free standing sign will be “repurposed”. Details are required. **Incomplete**
11. 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.
12. Checklist Item 54 – RSIS certification – Not provided. **Incomplete**
13. 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.
14. Checklist Item 57 – Utility service letters – The checklist indicates that this has been provided, however no utility letters have been submitted. **Incomplete**

Ferriero Engineering, Inc.

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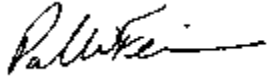
Block 801, Lot 20

84-90 East Main Street

FEI Project No. 22MB212

Based on the above, the application is incomplete.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul W. Ferriero", with a horizontal line extending to the right.

Paul W. Ferriero, PE, CME

Borough Engineer

cc: Board members

Thomas Germinario, Esq.

Jessica Caldwell, PP/AICP