

STONEFIELD

March 26, 2026

Lisa Smith
Planning and Land Use Coordinator
Borough of Mendham Land Use Board
2 West Main Street
Mendham, NJ 07945

**RE: Amended Site Plan/Subdivision Application
Proposed Multi-Family Residential Development
Block 801, Lot 20
84-90 East Main Street
Borough of Mendham, Morris County, New Jersey
Project No. 26MDPI02**

Dear Board Members:

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Major Subdivision Plan	03-19-2026	10	Stonefield Engineering & Design
Revised Application Checklist	---	10	Stonefield Engineering & Design
ALTA / NSPS Land Title Survey	09-30-2022	10	Stonefield Engineering & Design
Morris County Submission Cover Letter	03-26-2026	10	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Boswell Review Letter dated March 18, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

- 1. The application states that it is for a minor subdivision. It should be noted that the definition of minor subdivision in the Borough ordinance states that the lots must front on "an existing approved public street." The proposed lot will not front on an existing street and therefore a major subdivision is required. This will require an application for preliminary and final major subdivision as well as the preparation of preliminary and final plats. Incomplete*

Acknowledged. The documents contained herein have been revised to reference and include a Major Subdivision application in conjunction with an amendment to the Preliminary and Final Major Site Plan Application (LUB #23-22).

- 2. Checklist Item 6 – Sewer Application – While the checklist indicates this was submitted, it was included as part of the original application. If there are no increases in sanitary sewer demand based on the proposed changes, this office has no objection to a waiver. It should be noted that the fees required with the sewer allocation have not yet been paid.*

The enclosed checklist has been revised to note a waiver for Item 6. The sewer connection fees determined in conjunction with the Preliminary and Final Major Site Plan Application (LUB #23-22) will be paid as part of satisfying the other required resolution compliance items.

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3. *Checklist Item 10 – County application receipt – The checklist indicates this has been submitted, however it has not been provided. Incomplete*

The enclosed checklist has been revised to note a waiver for Item 10 as the Preliminary and Final Major site Plan Application (LUB #23-22) obtained approval from Morris County and the Subdivision was recently submitted without proof of receipt. The cover letter accompanying the package is included with this submission package for reference.

4. *Checklist Item 11 – Survey – No survey has been provided. Incomplete*

The survey has been provided as part of the resubmission package.

5. *Checklist Item 36 – Deed descriptions – Not provided. This office has no objection to a waiver for completeness; however they must be submitted as a condition of any approval by the Board.*

The enclosed checklist has been revised to note a waiver for Item 36. Deed descriptions will be provided to the Board as condition of approval.

6. *Checklist Item 46 – Drainage improvements within 200 feet and stormwater management calculations. This office has no objection to a waiver for submission as part of the amended application, however it should be noted that there are open issues regarding the stormwater management design for the original submission.*

The enclosed checklist has been revised to note a waiver for Item 46. The stormwater management design comment responses and associated documentation will be submitted to the Municipality under a separate cover.

7. *Checklist Item 50 – Existing and proposed monuments – Since the subdivision is a major subdivision, monuments need to be shown in accordance with New Jersey standards. Not provided. Incomplete*

A Major Subdivision Plan, inclusive of monument locations, has been included in this submission. The enclosed checklist has been revised to note Item 50 as provided.

8. *Checklist Item 57 – Utility service letters – Not provided. Incomplete*

The enclosed checklist has been revised to note a waiver for Item 57. The Preliminary and Final Major Site Plan Application (LUB #23-22) previously obtained will serve letters and the Applicant is in the process of obtaining new service approvals. Documentation for the associated approvals will be provided to the Board once obtained.

9. *Checklist Item 52 – NJDEP Letter of Interpretation – Not provided. Incomplete*

The enclosed checklist has been revised to note a waiver for Item 52. The Preliminary and Final Major Site Plan Application (LUB #23-22) obtained Permit approval from the NJDEP and no changes are proposed as a result of the subdivision or amendment.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Best regards,



Afton Savitz, PE, LEED AP BD+C
Stonefield Engineering and Design, LLC
Via FedEx