

May 4, 2026

Via E-mail and Hand Delivery

Lisa Smith, Land Use Coordinator
Borough of Mendham
Office of the Joint Land Use Board
2 West Main Street
Mendham, NJ 07945

Re: Applicant: V-Fee Mendham Apartments, LLC
Property: 84-90 East Main Street, Mendham, NJ 07945
Block 801, Lot 20
Our File: 1773-001

Dear Ms. Smith:

As you know, this firm represents V-Fee Mendham Apartments, LLC (the “Applicant”) with respect to its application for amended preliminary and final site plan approval and minor subdivision (the “Application”) from the Borough of Mendham Joint Land Use Board (the “Board”) for the above referenced property. The Application is scheduled for hearing before the Board on May 19, 2026.

In connection therewith, enclosed please find the following application materials for distribution to the Board and Board professionals:

1. Eighteen (18) sets of Land Use Development Application for Amended Preliminary and Final Site Plan Approval and Minor Subdivision and Associated Forms.
2. Eighteen (18) sets of completed site plan checklist.
3. Eighteen (18) copies of Board Resolution for original site plan application dated March 18, 2025.
4. Thirteen (13) half-size (11” x 17”) and five (5) full size sets of Amended Preliminary and Final Site Plan and Subdivision Engineering Plan Set, prepared by Stonefield Engineering & Design, dated January 19, 2026.



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5. Eighteen (18) copies of response memorandum from Stonefield Engineering & Design dated March 26, 2026, addressing Boswell Review Letter dated March 18, 2026.
6. Eighteen (18) copies of Trip Generation and Parking Analysis Memorandum prepared by Stonefield Engineering & Design, dated January 19, 2026.
7. Thirteen (13) half-size (11" x 17") and five (5) full size sets of Major Subdivision Plan prepared by Stonefield Engineering & Design, dated March 19, 2026.
8. Thirteen (13) half-size (11" x 17") and five (5) full size sets of ALTA/NSPS Land Title Survey prepared by Stonefield Engineering & Design dated April 14, 2025.
9. Thirteen (13) half-size (11" x 17") and five (5) full size sets of Preliminary and Final Site Plan Architectural Set, prepared by Marchetto Higgins Stieve, dated January 9, 2026.
10. Eighteen (18) copies of Morris County Submission Cover letter dated March 26, 2026.
11. Eighteen (18) copies of Morris County Planning Board Subdivision Report dated April 22, 2026.
12. Eighteen (18) copies of Certification of Paid Taxes from the Borough Tax Collector through the current quarter.
13. Eighteen (18) copies of 200' Property Owners List, dated April 21, 2026.

A digital copy of the above listed application materials is provided via sharelink.

Please let me know if there is anything further you require in preparation of the hearing. We look forward to appearing before the Board on this matter.

Very truly yours,

/s/ Derek W. Orth

DEREK W. ORTH

DWO/kf

Encls.

Cc: Client