

# STONEFIELD

January 26, 2026

Borough of Mendham Land Use Board  
2 West Main Street  
Mendham, NJ 07945

**RE: Proposed Multi-Family Residential Development  
Block 801, Lot 20  
84-90 East Main Street  
Borough of Mendham  
Morris County, New Jersey**

Dear Board Members:

Stonefield Engineering and Design is pleased to submit a memo highlighting the major changes from the approved Preliminary & Final Major Site Plan Application (Application No. JLUB #23-22) for the above-referenced property. A summary of the overall changes can be found below:

## **Lot Subdivision**

The subject property (Block 801, Lot 20) is proposed to be subdivided to separate the proposed multi-family residential & recreational facility buildings in the rear from the existing retail shopping center in the front.

## **Architectural Plan Set**

The Architectural Plan Set has been revised to incorporate a solarium on the 2<sup>nd</sup> floor of the proposed multi-family residential building located in the rear of the building and the previously proposed tenant premium parking building has been revised to a recreational facility containing pickleball courts. The solarium addition does not impact any of the Preliminary & Final Amended Site Plan & Subdivision plan sheets as it's not located on the ground floor and therefore no change to proposed impervious coverage.

## **Preliminary & Final Amended Site Plan & Subdivision**

### **Site Plan (Overall) (Sheet C-5) & Site Plan (Sheets C-6 & C-7)**

The Site Plan Sheets have been revised to include the change from a tenant premium parking building to a recreational facility containing pickleball courts as noted under the Architectural Plan Set changes.

The Land Use & Zoning Table on the Site Plan (Overall) Sheet has been revised to reflect the original approval and separate columns added to reflect impact on Lot A & Lot B per proposed Minor Subdivision.

### **Utility Plan (Sheets C-14 & C-15)**

The Utility Plan Sheets have been revised to relocate utility connections for the proposed multi-family residential building along the northeastern elevation abutting the proposed loading zone. The proposed electrical transformer has shifted away from the building, adjacent to the driveway servicing the loading zone, to meet utility provider clearance requirements.

Best Regards,



Matthew J. Seckler, PE, PP, PTOE  
**Stonefield Engineering and Design, LLC**

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