

October 28, 2024

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

Re: 15 W Main Street Site Plan/Variance Application  
Block 301, Lot 39  
15 West Main Street  
Project No. MDES-122

Dear Lisa:

The above referenced application seeks site plan approval for the construction of a fire escape on the existing building at 15 West Main Street on lot 39 in block 301. The following documents have been submitted in support of the application:

- Land Development Application, dated September 3, 2024, prepared by Craig Gianetti, Esq.
- Property Owner's Consent, dated September 3, 2024, prepared by Craig Gianetti, Esq.
- Site Inspection form, prepared by Craig Gianetti, Esq.
- Ownership Disclosure Statement, dated September 11, 2024, prepared by Deborah P. Hanson
- Checklist
- Project Proposal
- Planning Board Resolution, memorialized November 21, 2023
- Historic Preservation Commission approval, dated September 5, 2024
- Certification of Paid Taxes, dated August 8, 2024
- Architectural Plans, consisting of six sheets revised through May 23, 2024, prepared by Charles A. Maillet, AIA

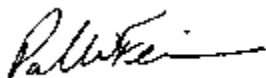
A. Completeness Review – The application was recently approved by the Land Use Board and the only modifications proposed include a fire escape on the rear of the building. This office has no objection to the waivers requested on the checklist and the application may be deemed complete.

B. Technical Review

1. The fire escape provides access to the upper floors of the structure and allows egress to the right rear of the building. The fire escape does not encroach into the side yard setback and further than the existing structure.

I trust the above comments are useful to the Board in its consideration of the application.

Very truly yours,



Paul W. Ferriero, PE, CME  
Borough Engineer

cc: Board members  
Thomas Germinario, Esq.