

January 28, 2025

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

Re: Minor Site Plan Application
Black Horse Pub & Tavern
Block 301, Lot 1
1 West Main Street
Project No. 25MDP102

Dear Lisa:

The above referenced application requests Minor Site Plan approval for additional site improvements on the property. The property is located within the Historic Business Zone. The following documents have been submitted in support of the application:

- Land Development Application, dated January 13, 2025, signed by the Applicant;
- Ownership Disclosure Statement, dated January 13, 2025;
- Site Inspection Form, dated and signed January 13, 2025;
- Application Checklist;
- Zoning Officer Denial of Application for site improvements dated November 7, 2024;
- Letter from the Historic Preservation Commission Chairman, dated December 6, 2024;
- Site Plan, Grading & Drainage Plan-Details, Existing Conditions Plan, consisting of three (3) sheets, dated January 3, 2025, prepared by Hubschman Engineering, P.A.
- Landscape Architecture Plan, consisting of one (1) sheet, dated January 1, 2025 prepared by Melillo, Bauer, Carman, Landscape Architecture.

A. Application Completeness – A review of the above documents results in the following comments relative to the completeness of the application:

Checklist Item 3 – Certification taxes paid up to date – The certification should be provided. Incomplete.

Checklist Item 6 – Sewer Permit Waiver– This office has no objection to a waiver.

Checklist Item 10 – County Planning Board Approval– This office has no objection to a waiver for completeness.

Checklist Item 11 – Survey – Applicant has submitted Existing Conditions Plan that has been signed by the surveyor of record. Therefore, this office has no objection to a waiver.

Checklist Item 19/20 – Name, Address and Tel # of developer/owner – These should be provided on subsequent revisions to the plan.

Checklist Item 28 – Improvements within 100’ – This office has no objection to a partial waiver.

Checklist Item 29 – Storm Drainage Locations – Missing pipe sizes, grades and direction of flow. This office has no objection to a partial waiver.

Checklist Item 39 – Setback lines – Setback dimensions are provided. This office has no objection to a waiver.



Checklist Item 41 – Location and size of Proposed Signage – If no signage is proposed a statement to that effect should be added to the plans.

Checklist Item 43 – Outdoor Lighting – The intensity in footcandles and hours of operation of the proposed lighting should be provided.

Checklist Item 46 – Existing Drainage within 200 feet of any boundary – This office has no objection to a waiver.

Based upon the above **bolded** items, the application is incomplete.

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.
Jessica Caldwell, PP/AICP