

March 28, 2025

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

Re: Thomas Variance Application
Block 1801, Lot 38
298 Thomas Road
Project No. 25MDP106

Dear Lisa:

The above referenced application requests a use variance for a ground mounted solar power generating system on lot 38 in block 1801 at 298 Thomas Road. Ground mounted systems are not permitted in the zone. The system is also an accessory structure that violates the side yard setback. The following documents have been submitted in support of the application:

1. Land Use Board Application, dated February 24, 2025, prepared by Edward Thomas
2. Checklist
3. Site inspection form, dated February, 2025, prepared by Edward Thomas
4. Certificate of paid taxes, blank
5. Zoning Officer Denial, dated September 11, 2024, prepared by Rob Rosendale
6. Survey and Variance Plan, dated November 21, 2024, prepared by Christopher J. Aldrich, PLS
7. PV Generation Plan, consisting of 28 sheets dated October 3, 2025, prepared by Jacob S. Proctor, PE

A. Completeness Review

A review of the above documents results in the following comments relative to the completeness of the application:

1. Checklist Item 17 – Key map – Based on the tax map insert on the variance plan, this office has no objection the requested waiver.
2. Checklist Item 28 – Existing conditions with 100 feet – This office has no objection to the requested waiver.
3. Checklist Item 29 – Utility locations – This office has no objection to the requested waiver.
4. Checklist Items 31-33 – Watercourse data – This office has no objection the requested waiver.
5. Checklist Item 34 – Contours – This office has no objection the requested waiver.
6. Checklist Item 37 – Soil types – This office has no objection to the requested waiver.

Subject to the waivers above, the application may be deemed complete.

B. Technical Review

1. Ground mounted solar power (PV) generating systems are not a permitted use as outlined in section 215-31.1(4)d.
2. The property is located at the end of Thomas Road and has limited frontage. The proposed PV system is proposed within 10 feet of the sideline that is an extension of Thomas Road.



3. The proposed system is on the edge of the 300' riparian zone on the property. Based on a review of aerial photographs, it appears trees will need to be removed for this installation. The system should be relocated further from the riparian zone or the limits staked out prior to construction.
4. The aerial photos show that there appear to be other locations on the property where the system could be located that comply with the required setbacks. While some of these may be in the riparian zone, those areas are currently grass and are a previously disturbed riparian zone where the installation would be permitted by NJDEP regulations.
5. Under the definitions promulgated by the State, the only impervious surface associated with the system is the footprint of the foundation system. This will be less than 1,000 square feet and no stormwater management improvements are required.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul W. Ferriero'.

Paul W. Ferriero, PE, CME
Borough Engineer

cc: Board members
Thomas Germinario, Esq.
Jessica Caldwell, PP/AICP