

April 15, 2026

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

Re: V-Fee Mendham Apartments, LLC Amended Site Plan/Subdivision Application
Block 801, Lot 20
84-90 East Main Street
Project No. 26MDP102

Dear Lisa:

The above referenced application requests amended site plan and subdivision approval for the previously approved inclusionary development project on lot 20 in block 801 along East Main Street. The following documents have been submitted in support of the application:

1. Stonefield Engineering Cover letter, dated March 26, 2026, prepared by Afton Savitz, PE, LEED AP BD+C
2. Stonefield Engineering Response letter, dated March 26, 2026, prepared by Afton Savitz, PE, LEED AP BD+C
3. Major Subdivision Plan, revised through March 19, 2026, prepared by Michael Wolfe, PLS
4. Alfa/NSPS Land Title Survey, revised through April 14, 2025, prepared by Anthony Giglio Jr. PLS

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

1. Checklist Item 6 – Sewer Application – Not provided. If there are no increases in the previously approved sanitary sewer demand based on the proposed changes, this office has no objection to a waiver. It should be noted that the fees required with the sewer allocation have not yet been paid.
2. Checklist Item 10 – County application receipt – Not provided. This office has no objection to a waiver for completeness, however they must be submitted as a condition of any approval by the Board.
3. Checklist Item 36 – Deed descriptions – Not provided. This office has no objection to a waiver for completeness, however they must be submitted as a condition of any approval by the Board.
4. Checklist Item 46 – Drainage improvements within 200 feet and stormwater management calculations. This office has no objection to a waiver for submission as part of the amended application, however it should be noted that there are open issues regarding the stormwater management design for the original submission.
5. Checklist Item 57 – Utility service letters – Not provided. This office has no objection to a waiver for completeness, however they must be submitted as a condition of any approval by the Board.
6. Checklist Item 52 – NJDEP Letter of Interpretation – Not provided. This office has no objection to a waiver for completeness since the prior DEP permits remain valid.



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

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