

May 19, 2026

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

Re: 80-88 West Main, LLC Preliminary & Final Site Plan Application
Block 1801, Lot 5
80-88 West Main Street
Project No. 26MDP103

Dear Lisa:

The above referenced application requests amended site plan and subdivision approval for the previously approved inclusionary development project on lot 5 in block 1801 along West Main Street. The following documents have been submitted in support of the application:

1. Cover letter, dated March 3, 2026, prepared by Michael P. Castore, Esq.
2. Cover letter, dated April 16, 2026, prepared by Eric L. Keller, PE, PP
3. Land Use Board Application, dated February 26, 2026
4. Ownership Disclosure Statement
5. Checklist
6. Checklist Waiver Statement, prepared by Bowman Consulting
7. Zoning Compliance Permit Review Application, dated February 18, 2026
8. Tree Removal Permit Application, dated February 25, 2026
9. Will Serve Letter, dated February 11, 2026, prepared by Darren Cray on behalf of Verizon
10. Application for Reservation of Allocated Sewage Capacity, dated February 12, 2026, prepared by Michael P. Castore, Esq.
11. Two (2) copies of Will Serve Letter, dated March 17, 2026, prepared by Brian Valliere on behalf of Mendham Water Reclamation Facility
12. Radiofrequency Impact Report, dated February 5, 2026, prepared by PierCon Solutions, LLC
13. Traffic Engineering Evaluation, dated February 12, 2026, prepared by Eric Keller, PE, PP, LEED AP
14. Ecological Impact Statement, dated February 12, 2026, prepared by Eric Keller, PE, PP, LEED AP
15. Stormwater Management Report, dated February 12, 2026, prepared by Eric Keller, PE, PP, LEED AP
16. Preliminary and Final Major Site Plans, consisting of 28 sheets, dated February 12, 2026, prepared by Eric Keller, PE, PP, LEED AP
17. Architectural Plans, consisting of 16 sheets revised through February 20, 2026, prepared by William R. Warwick, RA
18. Certificate of Paid Taxes, dated February 6, 2026
19. Boundary and Topographic Survey, revised February 9, 2026, prepared by Martin F. Tirella, PLS
20. Wetland Survey, revised February 6, 2026, prepared by Martin F. Tirella, PLS
21. Flood Hazard Area Verification Plan, revised April 11, 2025, prepared by Eric L. Keller, PE
22. NJAW Service Request letter, dated February 4, 2026



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

1. Checklist Item 7 – Historic Preservation Commission Application – This is waived by ordinance for the Affordable Housing Overlay District.
2. Checklist Item 10 – Written receipt from County Planning Board - Not provided. This office has no objection to a waiver for completeness, however the must be submitted and feedback from the County provided prior to action 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 55 – Plan of all utilities in exact location – This office has no objection to a waiver for completeness, however they must be submitted as a condition of any approval by the Board.

Based on the 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