

May 5, 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. Cover letter, dated February 2, 2026, prepared by Derek Orth, Esq.
2. Land Use Board Application, dated January 27, 2026, prepared by Thomas Maoli
3. Ownership Disclosure Statement
4. Site Inspection Form, dated September 19, 2022, prepared by Thomas Maoli
5. Checklist
6. Land Use Board resolution, memorialized March 18, 2025
7. Certified list of property owners
8. Certificate of Paid Taxes
9. Stonefield Engineering letter, dated January 26, 2026, summarizing plan changes, prepared by Matthew J. Seckler, PE, PP, PTOE
10. Trip Generation/Parking Analysis, dated January 19, 2026, prepared by Matthew J. Seckler, PE, PP, PTOE
11. Preliminary Minor Subdivision Plan, dated January 19, 2026, prepared by Anthony D. Giglio, Jr., PLS
12. Amended Site Plans, consisting of 33 sheets dated January 19, 2026, prepared by Matthew J. Seckler, PE
13. Architectural Plans, consisting of 25 sheets revised through January 9, 2026, prepared by Michael J. Higgins, AIA
14. Stonefield Engineering Cover letter, dated March 26, 2026, prepared by Afton Savitz, PE, LEED AP BD+C
15. Stonefield Engineering Response letter, dated March 26, 2026, prepared by Afton Savitz, PE, LEED AP BD+C
16. Major Subdivision Plan, revised through March 19, 2026, prepared by Michael Wolfe, PLS
17. ALTA/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 for the Board's consideration:

I. General

- A. The application proposes to modify the prior approval to change the proposed premium parking/auto sales and service building to six public access pickleball courts on the first floor.



- B. The second floor of the stand alone building will have additional amenity areas for tenants including a golf simulator and lounges. Approximately half of the second floor will be tenant storage. This results in an increase in the overall floor area of the structure since the original plan had this space “open to below”.
- C. The application also proposes a modification to the multifamily structure that involves enclosing a portion of the previously approved outdoor amenity deck.
- D. The application includes a subdivision of the inclusionary lot from the shopping center. The subdivision is classified as a major subdivision since variances are required.
- E. It should be noted that the review below focuses on the modifications to the plans described in the amendment application. No separate submission has been made to confirm resolution compliance based on the prior approval. That review will be completed once a resolution compliance submission is made. It is assumed that all prior conditions of approval and comments will be carried forward if the current application is approved, subject to any modifications in any new resolution.

II. Site Plans

- A. The proposed square footage of amenity space should be included in the zoning table.
- B. An overall wayfinding signage plan needs to be provided. This can be presented as an exhibit at the hearing and incorporated into the site plans based on feedback at the hearing.

III. Subdivision Plans

- A. The Board signature block needs to be corrected from Fair Lawn Planning Board to Mendham Borough Land Use Board.
- B. All outbound property corners are to be monumented prior to the signing of the filed map.
- C. All existing features must be shown on the filed map with dimensions, setbacks, etc. Curbs, signs, the existing pavement on Main Street, including the pavement width, need to be added.
- D. The proposed lot numbers must be approved by the Tax Assessor.
- E. The zoning table references Lot A and Lot B. The numerical references need to be included in the table.
- F. The zone table on the subdivision plan should include the zoning applicable to the subdivision and not the site plan since the proposed site plan improvements will not be shown on the filed map.
- G. The line information should be provided only once for each line. Currently there is duplicative information. For example, L1 and L10 show the same information.
- H. The tie distances to all easements need to be shown from the property lines. The distance between C6 and L22 needs to be shown. All dimensions to properly prepare descriptions need to be added to the map.
- I. All proposed easements need to have descriptions prepared and reviewed for approval. All easement language must be approved by the Board Attorney.
- J. Lot closure calculations need to be provided for all proposed lots and easements.

IV. Trip Generation and Parking Analysis – A review of this document will be sent under separate cover.

V. Architectural Plans

- A. The plans include duplicate sheets for a number of pages that show the prior approved plans and the current proposal. These may be valuable as exhibits at the hearing, only the current proposal should be shown on the plans submitted for which approval is sought.
- B. Testimony needs to be provided with respect to the modifications of the amenity deck area. The prior plans had landscaping treatments along the edge of the outdoor amenity deck.
- C. A summary needs to be provided with respect to the various amenity areas that are being proposed and how they differ from the prior plans.



- D. The proposed solarium has exterior glass walls and skylights. Testimony should be provided with respect to any potential excess light from these areas.
- E. Will the solarium window walls be retractable?

I trust the above comments are useful to the Board in its review 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