

July 20, 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 plans and documentation have been submitted in support of the application:

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



A review of these documents results in the following comments for the Board's consideration:

I. Site Plans

A. Sheet 1 – Cover Sheet – No comments

B. Sheet 2 – Key Map

1. A list of any de minimus exceptions or waivers from the RSIS should be provided.
2. There is a typo at the bottom of the zoning table in the factor for the calculation of affordable units (2% vs. 20%).

C. Sheet 3 through 4 – Site Preparation Plan A & B

1. The limit of disturbance must be staked out by a licensed surveyor prior to any site disturbance.
2. Several items are called out to be removed. The note indicates “All existing pavement and curbing to be removed”, however, no limits are provided, and the pavement area extends onto Lot 5.01. Clear limits of pavement to be removed should be indicated.
3. Is it proposed for the drywells, septic tanks, and septic fields to be removed? If so, this should be indicated. The existing disposal system shall be abandoned in accordance with NJDEP and Health Department requirements.
4. For clarity, notes should be provided on the plans that indicate the full extent of the existing features to be removed such as buildings, existing underground utilities and drainage, electrical service, etc.
5. The plan indicates an access easement to be vacated. The easement holder should be identified and the status of the vacation of the easement provided.
6. A phasing plan needs to be prepared prior to construction. The phasing needs to be established to create manageable areas of disturbance to ensure they get stabilized to minimize downstream impacts. Of particular concern is that the stormwater management facilities need to be in place as the project moves forward.

D. Sheets 5 through 6 – Layout & Dimensioning Plans A & B

1. There does not appear to be a distinction between the graphic in the legend for concrete vs. granite block curb.
2. Curb return radii need to be called out throughout the plans.
3. Proposed crosswalks should be called out. Some are showed with high visibility marking and others are not identified. All should be shown with high visibility striping.
4. Proposed street names should be submitted to the Borough Council for review and approval.
5. These sheets indicate two trash enclosures. Dimensions need to be provided. The means of trash collection for the remainder of the development should be discussed.
6. Additional dimensions for the sidewalk width need to be added to plans.



7. Vehicle turning templates should be added for trash collection and fire vehicles. Passenger vehicle templates should be shown for the back to back garage layout.
8. The plan shows a directional sign in the stormwater basin across the street from building 22. The purpose of the sign needs to be identified. The detail needs to be shown with respect to mounting posts and height since the location of the base is several feet above the road elevation.
9. There are a number of square box graphics around the site with no label or legend. These appear to be electrical transformers, however clarification is required.
10. Based on the limited distances between the garage doors and the alleys, there is insufficient room to park in front of the garages. It is recommended that the HOA documents prohibit storage in the garages that obstruct the parking of vehicles.

E. Sheets 7 through 8 – Grading Plan A & B

1. It does not appear that some of the grading is feasible to be contained within the subject parcel. This is most notable along adjoining lots 5.01, 6, 8 and 16. Additional detail or grading modifications are required.
2. Additional top and bottom of wall elevations need to be shown throughout the site.
3. Spot elevations need to be provided around ADA stalls to demonstrate compliance. Curb elevations need to be provided around the parking area.
4. There are dimension lines with an “X” at the emergency spillway in Basin J and through the berm in Basin H. Clarification is required.
5. There appear to be a number of walls within the site that are depicted with the graphic for a curb versus a retaining wall. Clarification is required.
6. Basin B, near the front of the development, indicates a top of wall elevation of 580.0, and top of berm elevations at 580.0. The grate on the outlet structure and the emergency overflow are noted as 578.30. A section of the retaining wall, at the emergency overflow should be noted as a different elevation to ensure the emergency overflow is properly directed.
7. Basin N along the eastern property line, indicates a top of wall elevation of 601.0. Additional grades for the berm at the top of the wall should be added, or a section of the retaining wall, at the emergency overflow should be noted at a different elevation to ensure the emergency overflow is properly directed.
8. Basin R, in the emergency overflow, an elevation is indicated, however, is occluded by the headwall. The callout should be moved to be legible.
9. Basins A, C, H, G, I, M, N, P, and R all have access driveways indicated. Please indicate the access driveway for Basin B.

F. Sheets 9 through 10 – Drainage Plan A & B

1. Verify pipe runs will not have vertical conflicts:
 - a. OS72-STMMH74 run – crown of pipe vs. bottom of pavement boxout and curb
 - b. OS140-IN143 run – crown of pipe vs. basin access driveway, near outlet structure
 - c. IN44-IN47 run – pipe conflict to retaining wall footing



- d. The above list is not comprehensive or complete and is provided merely to indicate particular cases noted by this review.
 2. Provide a table indicating pipe elevations and vertical clearances at all utility pipe crossings.
 3. Verify that Class III Wall B RCP is appropriate for the related depths of cover/backfill.
 4. Verify shape or orientation of FES 17 in Basin G.
 5. The proposed 4" PVC underdrains in basins should be perforated pipe and called out as such.
 6. Basin M's Bioretention callout should be moved so all text is on the page.
 7. Pipe indicated between MTD F-1 and STMMH 28 needs to be clarified, please add callout.
 8. Stone Apron at HW56, in Basin B, should be aligned with pipe.
 9. Rip Rap Aprons should be provided for Headwalls 111, 139 and 147.
- G. Sheets 11 through 12 – Utility Plan A & B
1. Provide a table indicating pipe elevations and vertical clearances at all utility pipe crossings.
 2. The water valve between Bldg 8 and Bldg 9, indicated behind the stormwater inlet, should be relocated onto a water main.
 3. The applicant shall provide calculations to confirm the 8-inch sanitary sewer main is properly sized.
 4. The applicant shall provide calculations to confirm the pump station and associated force main is properly sized.
 5. The applicant shall provide calculations to confirm the 8-inch water main is properly sized.
 6. The 8" DIP Water Main callout on page 12, between Bldg No. 25 and Bldg No. 26 should be revised so its leaders are pointing to the water main.
 7. The proposed fire hydrant locations should be reviewed by the Mendham Fire Department.
 8. The applicant should confirm that all electric, telephone and cable lines will be underground.
- H. Sheets 13 through 14 – Landscape Plans A & B
1. The applicant should provide information whether the selected plants are native species.
 2. Building numbers should be added to these sheets.
 3. On sheet 13, four (4) heavy dashed line rectangles are drawn between buildings 2 & 3, 4 & 5, 8 & 9, and 10 & 11 respectively. Please explain these rectangles.
- I. Sheet 15 – Typical Foundation Planting Plan
1. Planting quantities per typical plan should be provided.
- J. Sheets 16 through 17 – Lighting Plans A & B
1. A night light test will be required before certificates of occupancy are issued.
 2. The design engineer should confirm if the lighting is dark sky compliant.



K. Sheets 18 through 19 – Soil Erosion and Sediment Control Plans A & B

1. No disturbance in NJDEP regulated areas should commence until all NJDEP permits are obtained. The status of all permit applications should be provided to the Board.
2. Morris County Soil Conservation District approval will be required and silt fence installed prior to the start of construction.
3. Super silt fence should be used on all steep slope areas and intermediate rows installed the break up the larger slopes.
4. Contributing drainage area must be less than 1 acre and the length of the slope above the silt fence must be less than 150 feet.
5. Proposed soil stockpiles shall be maintained appropriately.

L. Sheets 20 through 22 – Profiles Sheets A through C

1. Provide a table indicating pipe elevations and vertical clearances at all utility pipe crossings where clearance is less than 12”.
2. Drop manholes should be called out.
3. A number of the sanitary sewer lines are in excess of 10 feet deep. Testimony should be provided as to whether or not blasting is anticipated.

M. Sheets 23 through 28 – Construction Details

1. A detail for a Dog Waste Station is provided. The proposed location(s) for this item should be provided.
2. Details are provided for two types of fences. The location of each should be called out on the plans.
3. All trench details should indicate backfill to the subgrade elevation with DGA or RCA in areas of pavement.
4. A detail for concrete cradles is provided. The proposed location(s) for this item should be provided.
5. A detail for pipe encasement is provided. The proposed location(s) for this item should be provided.
6. Light pole details are provided, however do not align with the lights presented on Sheets 16 and 17. Clarity on the specific model proposed is required.
7. All hydrant details are to be approved by the Fire Official.
8. Trash rack details are provided. The proposed location(s) for this item should be provided. It appears a table with the specific dimensions for reach control structure is required.

II. Architectural Plans

- A. A number of the units show floor plans and lots and offices on the upper floors. These should be deed restricted from being used as bedrooms.



I trust the above comments are useful in the Board's consideration of the application.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul W. Ferriero', with a long horizontal flourish extending to the right.

Paul W. Ferriero, PE, CME
Borough Engineer

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