



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME
Joseph P. Byrne, PE
Mark S. Denisiuk, PE, CME, LEED AP
Mark W. Kataryniak, PE, PTOE
Joseph S. Kosinski, PG, CFM, LEED AP
C. Richard Quamme, PE, CME
Jess H. Symonds, PE

January 23, 2023

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

Re: Accordia Realty Use Variance Application
Block 2301, Lot 13
350 Bernardsville Road
FEI Project No. 22MB215

Dear Lisa:

The above referenced application use variance approval for the conversion of the existing, unoccupied convent building (Mother House) on the Sisters of Christian Charity property, lot 13 in block 2301 along Hilltop and Bernardsville Roads. The following documents have been submitted in support of the application:

1. Land Development Application, dated December 19, 2022, prepared by Thomas J. Malman, Esq.
2. Checklist (revised)
3. Planning Report, dated September 23, 2022, prepared by M. McKinley Mertz, PP, AICP
4. Zoning Officer's Denial Letter, dated May 5, 2022, prepared by Neil Schetelick
5. Corporate Ownership Disclosure Statement
6. Photographic Documentation, dated May 4, 2022, prepared by M. McKinley Mertz, PP, AICP
7. Planning Board Resolution, dated May 9, 2016
8. Property Deeds and Encumbrances
9. Certified Property Owners List, dated September 14, 2022
10. Certification of paid taxes, dated January 12, 2023
11. Traffic Impact Assessment, dated October 4, 2022, prepared by Gray W. Dean, PE and Rianna S. Kirchhof, PE
12. Architectural graphics booklet, dated December 14, 2022
13. Architectural site plans and drawings, dated December 14, 2022, unsigned
14. Boundary and Topographic Survey, dated April 11, 2022, prepared by Kurt T. Hanie, PLS
15. Variance Plans, consisting of three sheets dated December 9, 2022, prepared by Robert C. Moschello, PE
16. Transmittal letter, dated January 18, 2023, prepared by Thomas J. Malman, Esq.
17. Landowner's consent, dated December 8, 2022

Ferriero Engineering, Inc.

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18. Site Inspection Form, dated January 12, 2023

19. Morris County Planning Board Application, dated January 11, 2023

20. Building Elevations, dated January 11, 2023, prepared by HLW

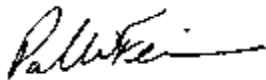
21. Wetlands letter of Interpretation, dated February 1, 2016, extended through January 31, 2026

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

1. Checklist Item 29 – Stormwater facilities – This office has no objection to a waiver of this item for the use variance portion of the application.
2. Checklist Item 31 – Total acreage of drainage basin – This office has no objection to a waiver of this item for the use variance portion of the application.
3. Checklist Item 34 – Existing and proposed contours – This office has no objection to the requested waiver for the use variance portion of the application.
4. Checklist Item 37 – Soil types – This office has no objection to the requested waiver for the use variance portion of the application.
5. Checklist Item 41 – Signage plan – This office has no objection to the requested waiver of this item for the use variance portion of the application.

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

Very truly yours,



Paul W. Ferriero, PE, CME

Borough Engineer

cc: Board members

Thomas Germinario, Esq.

Jessica Caldwell, PP/AICP