

BELSOLE and KURNOS, L.L.C.

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ROY E. KURNOS

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(973) 539-1100

**FAX
(973) 539-2460**

October 20, 2020

VIA EMAIL & UPS OVERNIGHT

Lisa Smith, Land Use Coordinator
Board of Adjustment
Phoenix House
2 West Main Street
Mendham, NJ 07945

**Re: MEDICAL PROPERTIES PARTNERS, LLC / (Gellerstein)
Block 602, Lot 1
30 East Main Street
Borough of Mendham, NJ
FILE BOA 07-20**

Dear Ms. Smith:

This office represents the above Applicant, owner of the captioned property, regarding an application for development, including a D variance for a change of use.

The following are our responses to the completeness review letter received from Ferriero Engineering, Inc. dated August 3, 2020, per the Checklist items in the numbered paragraphs therein:

1. Item 3. See enclosed Certification of Status of Municipal Tax and Sewer Fees dated 9/24/20.
2. Item 7. Historic Preservation Commission. No exterior modifications. Waiver request accepted.
3. Item 8. See enclosed list of property owners within 200 ft. dated 9/28/20.
4. Item 9. See Tax Map showing Block 602, Lot 1 marked thereon.
5. Item 10. Enclosed is letter from Morris County Planning Board dated Sept. 3, 2020 approving site plan waiver.
6. Item 11. Survey: Per Paul Ferriero, he will accept enclosed copy of the site plan prepared for the Applicant in 2004, showing location, setbacks, parking spaces, etc. Once deemed complete, Paul requested 2 full size site plans (one for him, one for the Borough) and the other copies will be size 8 x 14.

7. Item 13. Architectural plans: See first floor plan for the tenant, and floor plan from the prior approved 2004 site plan for the medical office.
8. Items 15, 16, 20, 22, 23, 25, 26, 30. Plan scale, north arrow, etc. The site plan indicates these items.
9. Item 17. Key map. The enclosed tax map shows the property location.
10. Item 24. Approval signature lines for the Board will be provided on the floor plans on final approval.
11. Item 27. Zoning Districts: ¼ Acre Residence Zone and the Historic District overlay.
12. Item 28. Waiver request accepted.
13. Item 29. Waiver request accepted.
14. Item 32. Drainage/conservation easements. None shown.
15. Item 34. Topography. Waiver request accepted.
16. Item 36. Deed descriptions. Waiver request accepted.
17. Item 40. Heights, etc. Not applicable; no proposed buildings. Waiver.
18. Item 41. Signage. No change. Waiver.
19. Item 45. Vehicular Access. Waiver accepted.
20. Items 46, 47. Utility mapping. Waiver accepted.
21. Item 49. Protective covenants/deed restrictions. Not Applicable. None.

If you should need any further information, kindly contact me. Please advise us when the application is deemed complete. Confirm the total number of copies you will require of the application and supporting documents.

Very truly yours,

s/Cheryl L. Ehgott
CHERYL L. EHRGOTT, ESQ., for
ROY E. KURNOS, ESQ.

REK:ce

Encs.

cc: Paul Ferriero, P.E.
Dr. Alan Gellerstein

BOROUGH OF MENDHAM

6 West Main Street

Mendham, NJ 07945

Incorporated May 15, 1906

Office of the
Tax Collector

Phone 973-543-7152 Ext. 17
Fax 973-543-2290
email ~ tax@mendhamnj.org

CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

To ☒ Board of Adjustment ☐ Planning Board

Applicant Medical Properties Partners LLC

Property Location 30 East Main St. Block 602 Lot 1

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing must be timely paid and proof must be filed with the Board.

(This section is to be completed by the Tax Collector)

Please be advised that the current status of tax and utility fees are:

Tax status is paid current / due but not delinquent / delinquent

Last Tax payment was made on 8.3 for 3rd Quarter 2020

Next Tax payment is due 11.1.20

Tax is delinquent if not paid by 11.10.20

Sewer status is paid current / due but not delinquent / delinquent - 2 Sewer Acct's

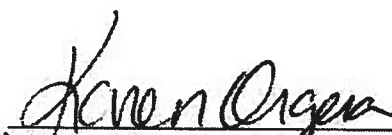
Last Sewer payment was made on 6.9 for 2nd Quarter 2020

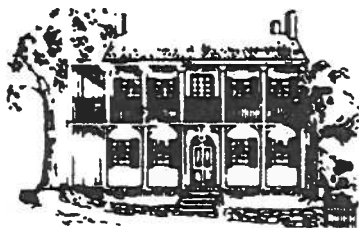
Next Sewer Payment is due 9.1.20

Sewer becomes delinquent if not paid by 9.30.20

☐ Not served by Municipal Sewer.

Dated: 9.24.2020


Tom Hespe, Judy O'Brien, Tax Collector
Karen Orgera, Deputy Tax Collector



The Phoenix House

circa 1820

*Med Props Plans
(Cellar)*
The Borough of Mendham

2 West Main Street, Mendham, New Jersey 07945

Incorporated May 15, 1906

Telephone: (973) 543-7152 ext. 20

Fax: (973) 543-7202

www.mendhamnj.org

Office of the Assessor

September 28, 2020

Belsole and Kurnos, LLC

3 Prospect St.

Morristown, NJ 07960

Re: Block: 602- Lot: 1- 30 East Main St., Mendham, New Jersey 07945

Having examined the tax map and tax list of the Borough of Mendham, I certify that, to the best of my knowledge, the Mendham Borough properties indicated on the attached list are located within 200 feet of the above referenced property.

Also please provide notice of the public hearing of an application for development to the following public utilities and CATV companies that own land or possess an easement within the municipality.

JCP&L, c/o FE Serv. Tax Dept.

P.O. Box 1911

Morristown, NJ 07962-1911

American Water SSC/General Tax Dept.

PO Box 5627

Cherry Hill, NJ 08034

Verizon, c/o Duff & Phelps

PO Box 2749

Addison, TX 75001

Mendham Borough Sewer Utility

35 Ironia Rd.

Mendham, NJ 07945

AT&T

900 Route 202/206 North

Bedminster, NJ 07921

Comcast

300 Rahway Ave.

Union, NJ 07083

Public Service Electric & Gas Co.

80 Park Plaza

Newark, NJ 07102

Cablevision, Attn: Kathy Baker

683 Route 10

Randolph, NJ 07869

Morris County Planning Board

PO Box 900

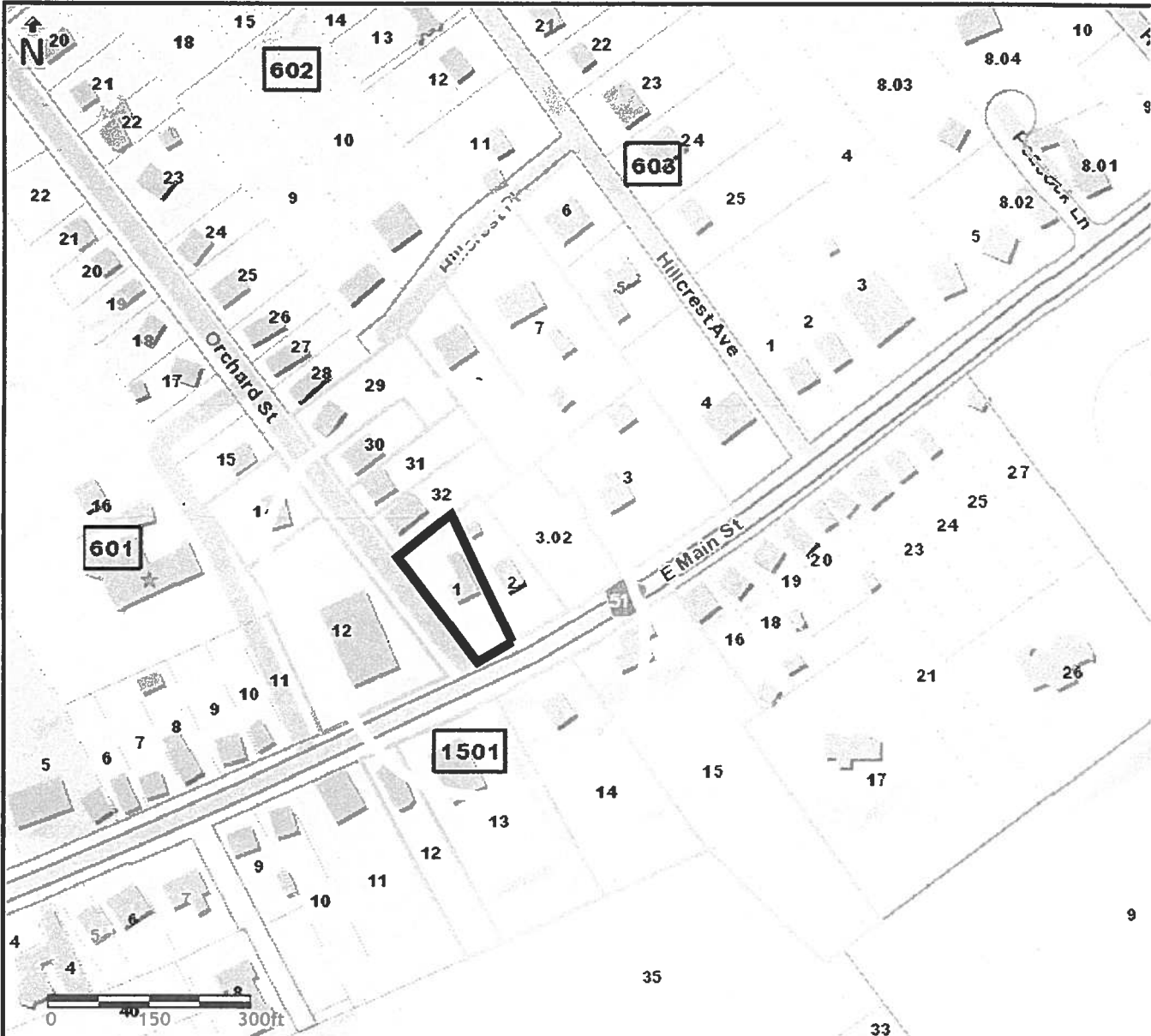
Morristown, NJ 07963-0900

Very truly yours,

Lisa Smith

Lisa Smith

Assessor Assistant



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet



The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_602_1	0.5800	30 E MAIN ST	MEDICAL PROPERTIES PARTNERS, LLC	11 SADDLE RD CEDAR KNOLLS, NJ 07927

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1501_12	0.4300	27 E MAIN ST	27 EAST MAIN STREET LLC	1 GOLF LN MENDHAM, NJ 07945
1418_1501_13	1.4000	29 E MAIN ST	29 E. MAIN REALTY LLC	26 E MAIN ST MENDHAM, NJ 07945
1418_1501_14	1.3000	33 E MAIN ST	SHARKEY, DAVID C	33 E MAIN ST MENDHAM, NJ 07945
1418_1501_15	2.2000	35 E MAIN ST	HILL, BRYAN A/DANIJELA IVELJA-	35 E MAIN ST MENDHAM, NJ 07945
1418_601_12	1.2000	26-28 E MAIN ST	PJS REALTY LLC	26-28 E MAIN ST MENDHAM, NJ 07945
1418_601_14	0.3900	4 ORCHARD ST	JABBOUR, TIMOTHY M/KATHRYN	4 ORCHARD ST MENDHAM, NJ 07945
1418_601_16	14.5000	8 ORCHARD ST	BOROUGH OF MENDHAM	2 WEST MAIN ST MENDHAM, NJ 07945
1418_602_1	0.5800	30 E MAIN ST	MEDICAL PROPERTIES PARTNERS, LLC	11 SADDLE RD CEDAR KNOLLS, NJ 07927
1418_602_2	0.3800	32 E MAIN ST	GUNERI, DRINA	32 E MAIN ST MENDHAM, NJ 07945
1418_602_29	0.4400	7 ORCHARD ST	WEAVER, PATRICK C & BOST, SANDRA J	7 ORCHARD ST MENDHAM, NJ 07945
1418_602_3	1.0160	34 E MAIN ST	ADAMS, ALAN/JESSICA	34 E MAIN ST MENDHAM, NJ 07945
1418_602_3.02	0.5000	34B EAST MAIN ST	BOROUGH OF MENDHAM	6 W MAIN ST MENDAHM, NJ 07945
1418_602_30	0.2500	5 ORCHARD ST	GOLDBERG, RACHAEL/FESSEL, SHANE	5 ORCHARD ST MENDHAM, NJ 07945
1418_602_31	0.2800	3 ORCHARD ST	SCHWARTZ, KATE REBECCA/BRIAN	3 ORCHARD ST MENDHAM, NJ 07945
1418_602_32	0.3500	1 ORCHARD ST	BERENBAK, THOMAS & MARGARET	1 ORCHARD ST MENDHAM, NJ 07945
1418_602_7	1.0700	2 HILLCREST PL	ALLATTA, JEAN C/JOAN T	2 HILLCREST PL MENDHAM, NJ 07945
1418_602_8	0.5700	4 HILLCREST PL	HAINES, BARRY G/MARY E	4 HILLCREST PL MENDHAM, NJ 07945



JULY 1, 1974

[illegible]

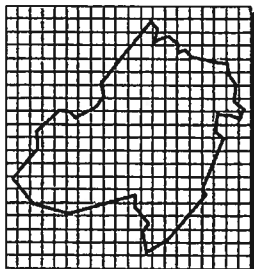
TAX MAP

BOROUGH OF MENDHAM
MORRIS COUNTY,
NEW JERSEY
SCALE 1" = 100'
OCTOBER 1963

OSSOBORN H. CAMPBELL, E. & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
BURNAY BLDG.,
NEW JERSEY

EXISTING APRIL 18, 1968. PLO. 6 MAG.
DSC - 11385
PLOT NO. 18-72
NOV - 1 1968

VICTOR L. WOODHULL, R.E. & L.B., LIC. NO. 3176



MORRIS COUNTY PLANNING BOARD

P.O. Box 900 Morristown, NJ 07963-0900

Steve Rattner, *Chairman*

Isobel W. Olcott, *Vice-Chairman*

Ted Eppel, *Secretary*

Deborah Smith
Freeholder Director

Stephen H. Shaw
Freeholder

Thomas Mastrangelo
Freeholder Alternate

Christopher J. Vitz, *County Engineer*

Roslyn Khurdan, *County Engineer Alt.*

Nita Galate

Everton Scott

Christian Francioli

Kaushik (Casey) Parikh, *Alternate 1*

Dennis Bull, *Alternate 2*

Gellerstein Med
Staci L. Santucci, Esq.
First Assistant County Counsel

Joseph Barilla, P.P.
Planning Board Director
(973) 829-8120
FAX (973) 326-9025
EMAIL: jbarilla@co.morris.nj.us

September 3, 2020

Lisa Smith, Board Secretary
Borough of Mendham Board of Adjustment
2 West Main Street
Mendham, NJ 07945

SITE PLAN REPORT

NAME: "Medical Properties Partners, LLC"
LOCATION: 30 East Main Street (County Route 510)
FILE NUMBER: Municipal #BOA 06-20

ADVISORY REVIEW

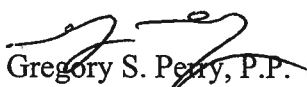
This site plan waiver is for a change in occupancy at an existing mixed use structure located within the Mendham Borough Historic Zone Overlay. There are no proposed site improvements for this property. There is no impact upon County facilities or structures.

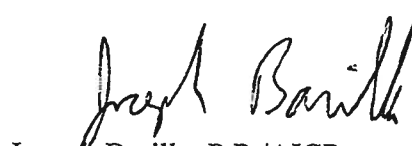
COUNTY REQUIREMENTS (R.S. 40:27-6.7)

With respect to County jurisdiction, approval of this site plan application is waived.

If you have any questions concerning this report, please contact Gregory Perry, P.P. Supervising Planner at (973) 829-8120.

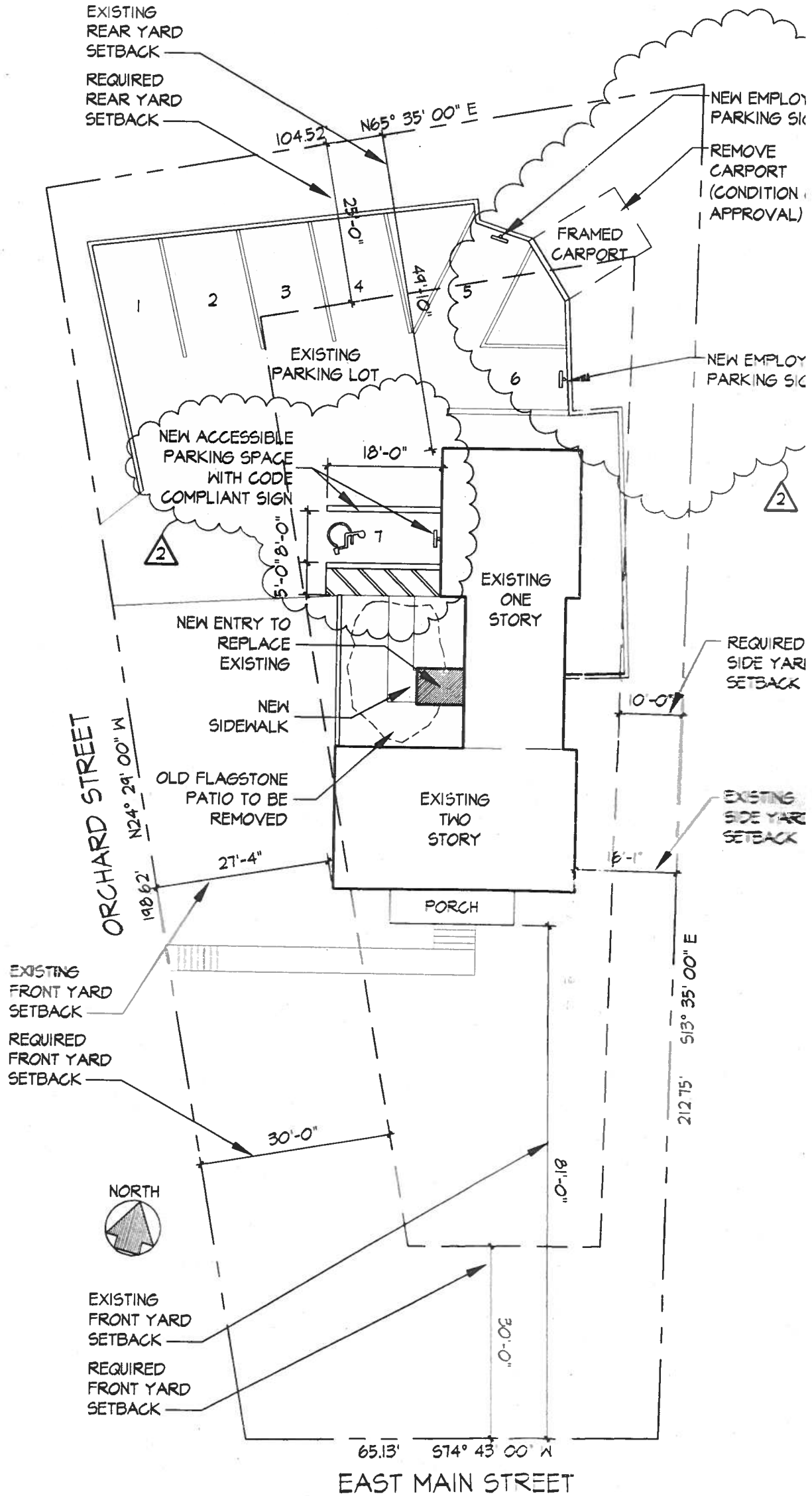
MORRIS COUNTY PLANNING BOARD


Gregory S. Perry, P.P.
Supervising Planner


Joseph Barilla, P.P./AICP
Planning Director

cc: Morris County Planning Board Members
Roy E. Kurnos, Esq.

MENDHAM, NEW JERSEY



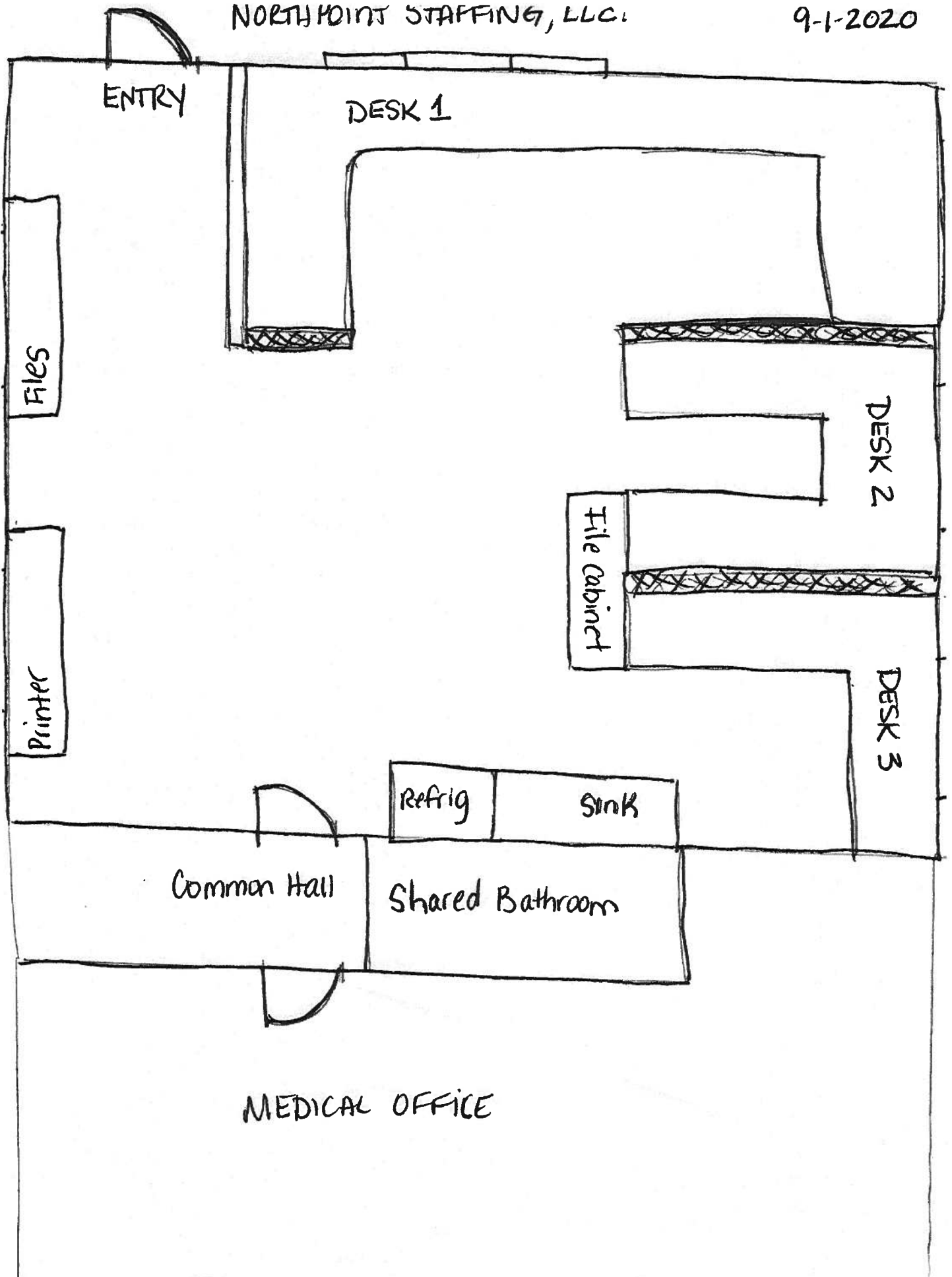
PLAN

1" = 20'-0"

INFORMATION GIVEN HAS BEEN
OBTAINED FROM A SURVEY
CONDUCTED BY:

ASSOCIATES, P.A.
1000 E. MAIN AVENUE
MENDHAM, NEW JERSEY 07452
609-398-1233 - TEL
609-398-1236 - FAX

DATE: MAY 21, 2004



RST FLOOR ELECTRICAL PLAN

