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October 2, 2020

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

Re: Chambers Variance Application
Block 2301, Lot 3.01
425 Cherry Lane
Project No. 20MB507

Dear Mr. Seavey:

The above referenced application requests use variance approval for conversion of the second floor of an existing accessory building into a separate living unit on lot 3.01 in block 2301 at 425 Cherry Lane. A report was issued by this office on October 1, 2020, however it did not include comments on the following plan:

- Variance Plans, dated August 27, 2020, prepared by James G. Glasson, PE.

A review of this plan results in the following additional comments:

1. The plan shows the existing and proposed underground utilities lines to the accessory structure. It also shows a proposed septic system. The septic system will be required approval by the Health Department.
2. The plan shows an existing gravel drive that extends a short distance off of Horseshoe Bend Road. The driveway is shown to be extended to a point near the accessory structure to be converted to a dwelling unit. It is not clear if regular vehicular access will be necessary for the accessory structure. If normal access is from the principal building on the property, then it is recommended that the access be a temporary improvement for the construction of the septic system and renovation project. The driveway extension could then be removed and eliminate the need for the variance associated with the driveway location. If the driveway is going to be retained, it exceeds 1,000 sf in area and drywells are required.
3. The area of disturbance exceeds 5,000 square feet and the plan must be approved by the Morris County Soil Conservation District.

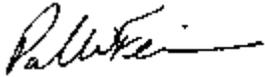
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I trust the above comments are useful to the Board in its consideration of the application.

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