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August 3, 2020

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

Re: Medical Properties Partners, LLC Use Variance Application
Block 602, Lot 1
30 East Main Street
Project No. 20MB506

Dear Lisa:

The above referenced application requests use variance approval for an office use on lot 1 in block 602 along East Main Street which will result in a separate use from the previously approved that will continue to operate in the building. The following documents have been submitted in support of the application:

- Board of Adjustment Application and Checklist, June 26, 2020, prepared by Roy E. Kurnos, Esq.
- Application Rider, dated June 26, 2020, prepared by Roy E. Kurnos, Esq.
- Board of Adjustment Resolution, dated September 8, 2004.
- Zoning Officer's Notice of Violation, dated February 5, 2020.
- Property Owner's Consent, dated June 26, 2020, prepared by Alan Gellerstein.
- Site Inspection Form, dated June 26, 2020, prepared by Alan Gellerstein.
- Tax Certification, dated March 5, 2020.
- Zoning Map

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

Completeness Review

1. Checklist Item 3 – Certificate of Paid Taxes – The certificate provided was from March 2020. Prior to the hearing, an updated certificate should be provided.
2. Checklist Item 7 – Historic Preservation Commission Application – The applicant has requested a waiver of this item. If no exterior modifications are proposed, this office has no objection to the requested waiver. Any sign would need HPC approval.

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Re: Medical Properties Partners, LLC Use Variance Application

Block 602, Lot 1

30 East Main Street

Project No. 20MB506

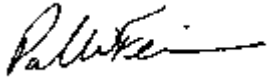
3. Checklist Item 8 – 200’ Property Owners List – The checklist indicates that this has been provided, however it is not in the application package. The item is incomplete.
4. Checklist Item 9 – Tax Map – The checklist indicates that this has been provided, however it is not in the application package. The item is incomplete.
5. Checklist Item 10 – County Planning Board application – The applicant has requested a waiver of this item. The property is on a County road. This office has no objection to a waiver for completeness, however any Board action should be conditioned on an approval or waiver from the County Planning Board.
6. Checklist Item 11 – Survey – The applicant has requested a waiver of this item based on the fact that no exterior alterations are proposed. While the Board may grant a waiver of this item, the information on a survey (setbacks, parking space count and location, etc.) may be important to the Board during its review and the information may be required during the review.
7. Checklist Item 13 – Architectural Plans – The applicant has requested a waiver of this item, however a floor plan should be provided to show the locations of the various uses in the building.
8. Checklist Items 15,16, 20, 22, 23, 25, 26, 30 – Site Plan; plan scale; north arrow; etc. – The applicant has requested a waiver of these items, however at a minimum a survey should be provided to show the available parking.
9. Checklist Item 17 – Key map – The applicant has requested a waiver of this item, however it should be provided to show the context of the property in relation to the surrounding uses.
10. Checklist Item 24 – Approval Signature Lines – The applicant has requested a waiver on the checklist. If the Board approves the application, the floor plans should be modified to include signature lines for the Board. This may be a condition of any approval granted by the Board.
11. Checklist Item 27 – Zoning Districts – The applicant has requested a waiver, however the information should be provided.
12. Checklist Item 28 – Features within 100’ – This office has no objection to a waiver.
13. Checklist Item 29 – Storm Drainage – This office has no objection to a waiver.
14. Checklist Item 32 – Drainage/conservation easements – The applicant has requested a waiver, however if there are any easements on the property, they should be identified.
15. Checklist Item 34 – Topography – This office has no objection to a waiver.
16. Checklist Item 36 – Deed descriptions – This office has no objection to a waiver.
17. Checklist Item 40 – Heights/floor plans of proposed buildings – The applicant has requested a waiver. If there are proposed buildings, the information should be provided. If there are no proposed buildings, then the item is not applicable.
18. Checklist Item 41 – Signage – The application has requested a waiver, however all proposed signage should be provided.
19. Checklist Item 45 – Vehicular Access – This office has no objection to a waiver.
20. Checklist Item 46, 47 – Utility mapping – This office has no objection to a waiver.
21. Checklist Item 49 – Protective covenants/deed restrictions – This item is blank on the checklist.

Ferriero Engineering, Inc.
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Based on the above, the application is incomplete.

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