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October 22, 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
- Cover letter and waiver request, dated October 20, 2020, prepared by Cheryl L Ehrgott, Esq.
- Certificate of Paid Taxes, dated September 24, 2020
- Certified property owners list
- Tax map excerpt
- Morris County Planning Board waiver, dated September 3, 2020
- Site survey
- Floor plan sketches

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Re: Medical Properties Partners, LLC Use Variance Application

Block 602, Lot 1

30 East Main Street

Project No. 20MB506

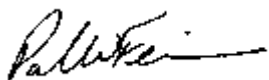
A review of the above documents results in the following comments for the Board's consideration:

Completeness Review

1. 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.
2. 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. Based on the survey provided, this office has no objection to a waiver of the remaining items.
3. 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.
4. Checklist Item 28 – Features within 100' – This office has no objection to a waiver.
5. Checklist Item 29 – Storm Drainage – This office has no objection to a waiver.
6. Checklist Item 34 – Topography – This office has no objection to a waiver.
7. Checklist Item 36 – Deed descriptions – This office has no objection to a waiver.
8. Checklist Item 45 – Vehicular Access – This office has no objection to a waiver.
9. Checklist Item 46, 47 – Utility mapping – This office has no objection to a waiver.

Subject to the waivers identified 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