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June 2, 2020

Mr. Bryan Seavey, Chairman
Mendham Borough Board of Adjustment
2 West Main Street
Mendham, New Jersey 07945

Re: Zaccone Variance Application
Block 401, Lot 7
20 Gunther Street
Project No. 20MB503

Dear Mr. Seavey:

The above referenced application requests variance approval for an accessory building that has been installed on lot 7 in block 401 along Gunther Street in violation of the required minimum setbacks. The following documents have been submitted in support of the application:

- Board of Adjustment Application and Checklist, April 30, 2020, prepared by Justin Zaccone.
- Zoning Officer's Denial Letter, dated March 9, 2020.
- Property Owner's Consent, dated April 13, 2020, prepared by Justin Zaccone.
- Site Inspection Form, dated April 14, 2020, prepared by Justin Zaccone.
- Tax Certification, dated April 13, 2020.
- Sewer Connection Application (waiver request)
- Certified Property Owners List
- Photographs
- Architectural Plans, consisting of 11 sheets dated April 9, 2020, prepared by Elvin Engel, architect
- Property Survey, dated March 21, 2019, prepared by Richard S. Hudson, PLS

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

A. Completeness Review

1. As noted above, the applicant is requesting a waiver for a sewer connection approval. Based on the scope of the application, this office has no objection.

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Ferriero Engineering, Inc.

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2. There are a number of items noted on the checklist as “complies” or “N/A” that have not been submitted or are required for a c variance application. Of these items, completeness waivers are recommended for the following:

Item 10 – County Planning Board application

Item 27 – Zone district data for the property and zone districts within 200 feet

Item 28 – Elevations at all existing structures and all structures within 100 feet

Item 34 – Existing and proposed contours

Item 37 – Soil types

Item 47 – Water/sewer lines

Item 52 – NJDEP Letter of Interpretation

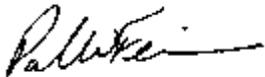
Subject to the granting of the waivers above, the application may be deemed complete.

B. Plan Review

1. The tax and utility payment certification should be updated.
2. The new accessory building (1 ½ story barn) has been located 2.7’ from the property line. There is a second shed at the rear of the property that is 10.8’ from the side property line and 5.0’ from the rear property line. The ½ acre zone requires that accessory buildings comply with a minimum side yard setback of 15’ and a rear yard of 15’.
3. The lot coverage complies with the maximum of 20% permitted.
4. The barn exceeds 200 square feet and therefore a construction permit is required. An application must be made to the Construction Department as a condition of any approval by the Board.
5. Testimony should be provided regarding any utilities (water, gas, etc.) that are or may be connected to the building.

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

Very truly yours,



Paul W. Ferriero, PE, CME

Borough Engineer

cc: Board members

Thomas Germinario, Esq.

Jessica Caldwell, PP/AICP

Justin Zaccone