

THOMAS J. MALMAN
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8179 F: (973) 206-6636
tmalman@daypitney.com

January 18, 2023

VIA HAND DELIVERY

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

**Re: Accordia Realty Assets LLC (“Applicant”)
Application for Minor Subdivision, Use and Bulk Variances
Block 2301, Lot 13, 350 Bernardsville Road, Mendham, NJ (“Property”)**

Dear Ms. Smith:

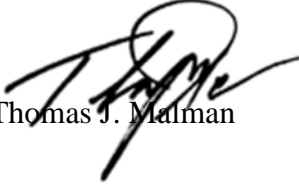
In response to Mr. Ferriero’s request dated January 9, 2023, enclosed please find the copies of the following:

1. Checklist Item 2 - Property Owner’s Authorization;
2. Checklist Item 3 – Tax payment certification dated January 13, 2023;
3. Checklist Item 5 - Site inspection form;
4. Checklist Item 6 - Revised checklist identifying a waiver from Checklist item #6—the project will be served by an on-site treatment facility, not public sewer;
5. Checklist Item 10 - Filed Morris County Planning Board application;
6. Checklist Item 40 - A plan depicting building height; and
7. Checklist Item 52 - The NJDEP letter of interpretation dated 2/1/16 and an extension of the letter of interpretation issued by the NJDEP dated 4/20/21.

Ms. Lisa Smith
Land Use Coordinator – Board of Adjustment
Borough of Mendham
January 18, 2023
Page 2

I believe this submission addresses all of the issues in Mr. Ferreiro's letter. If you have any questions or if you require any additional information concerning this application, please do not hesitate to contact me.

Very truly yours,



Thomas J. Malman

TJM/rdm
Enclosures

cc Paul Ferreiro, P.E. (w/enc.)
Accordia Realty Assets, LLC (w/enc.)



<i>package id</i>	<i>from</i>	<i>vendor</i>
0360866	Thomas Malman (4156)	UPS
<i>ship date</i>	Day Pitney LLP	<i>tracking number</i>
Wed, Jan 18 2023	One Jefferson Road	1Z0812070199517995
<i>to</i>	1st floor	<i>service</i>
Jason Bogart, Principal	Parsippany, NJ 07054-	UPS Next Day Air®
Accordia Realty Ventures	2891	<i>packaging</i>
100 Passaic Avenue, Suite	US	UPS Letter
150	61-8179	<i>courtesy quote</i>
Fairfield, NJ 07004-3568	<i>billing</i>	15.78
United States	ACCORDIA REALTY	<i>Quote may not reflect all</i>
(973) 244-7800	VENTURES-MENDHAM	<i>accessorial charges, and may not</i>
<i>residential address</i>	BOROUGH	<i>reflect your account based</i>
No	DEVELOPMENT	<i>discounts</i>
<i>return label</i>	(797643-000000)	
No	Application for Minor	
<i>notification type</i>	Subdivision Application	
Label Creation	for...	
Exception	<i>operator</i>	
Delivery	Roy Mateus	
<i>notification recipients</i>	61-8420	
tmalman@daypitney.com	rmateus@daypitney.com	
rmateus@daypitney.com	<i>create time</i>	
	01/18/23, 11:09AM	



<i>package id</i>	<i>from</i>	<i>vendor</i>
0360875	Thomas Malman (4156)	UPS
<i>ship date</i>	Day Pitney LLP	<i>tracking number</i>
Wed, Jan 18 2023	One Jefferson Road	1Z0812070195054028
<i>to</i>	1st floor	<i>service</i>
Paul W. Ferreiro, P.E.	Parsippany, NJ 07054-	UPS Next Day Air®
Ferreiro Engineering	2891	<i>packaging</i>
180 Main Street	US	UPS Letter
Chester, NJ 07930-2537	61-8179	<i>courtesy quote</i>
United States	<i>billing</i>	20.17
(908) 879-6209	ACCORDIA REALTY	<i>Quote may not reflect all</i>
<i>residential address</i>	VENTURES-MENDHAM	<i>accessorial charges, and may not</i>
No	BOROUGH	<i>reflect your account based</i>
<i>return label</i>	DEVELOPMENT	<i>discounts</i>
No	(797643-000000)	
<i>notification type</i>	Application for Minor	
Label Creation	Subdivision Application	
Exception	for...	
Delivery	<i>operator</i>	
<i>notification recipients</i>	Roy Mateus	
tmalman@daypitney.com	61-8420	
rmateus@daypitney.com	rmateus@daypitney.com	
	<i>create time</i>	
	01/18/23, 11:53AM	

LANDOWNER'S CONSENT CERTIFICATION

Property: Block 2301, Lot 13
Borough of Mendham
Morris County, New Jersey

Applicant: Accordia Realty Assets LLC
100 Passaic Avenue, Suite 150
Fairfield, NJ 07004

Owner: The Society of the Sisters of Christian Charity of New Jersey ("SCC")

Proposed Development: Application to (A) obtain a use variance and associated bulk variances to convert the currently vacant Mallinckrodt Convent into 94 residential units and to convert several existing outbuildings to 17 low and moderate income affordable housing units, and (B) subdivide the approx. 109.92-acre property into two (2) lots.

The undersigned hereby certifies as follows:

SCC is the only owner of the above referenced property. SCC hereby consents and agrees to the filing by the above Applicant of any and all applications for governmental approvals necessary for the Proposed Development described above including, but, not limited to, applications to the Historic Preservation Commission, Planning Board and/or the Board of Adjustment of the Borough of Mendham, the Morris County Planning Board, the Morris Soil Conservation District, the New Jersey Department of Transportation, and the New Jersey Department of Environmental Protection. SCC hereby agrees that Members of the Historic Preservation Commission, Planning Board and/or Board of Adjustment of the Borough of Mendham, and its authorized representatives, consultants and other Borough Officials, may enter upon and inspect the Property, with prior notice and approval as to timing from SCC, during the pendency of the application for the purpose of evaluation of the application for development pending before that Commission and/or Board.

The Society of the Sisters of Christian
Charity of New Jersey

By: *Sister Joann Marie Aumand*
Name: *Sister Joann Marie Aumand*
Title: *Provincial Superior*
December 8, 2022

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 ~

borotax@mendhamnj.org

CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

To X Board of Adjustment Planning Board

Applicant The Society of the Sisters of Christian Charity of New Jersey

Property Location 350 Bernardsville Road Block 2301 Lot 13

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 11/17/22 for 4th Quarter 2022

Next Tax payment is due 2/1/23

Tax is delinquent if not paid by 2/10/23

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

Last Sewer payment was made on for Quarter

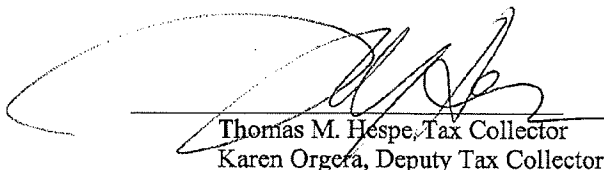
Next Sewer Payment is due

Sewer becomes delinquent if not paid by



Not served by Municipal Sewer.

Dated: 1/13/23


Thomas M. Hespe, Tax Collector
Karen Orgera, Deputy Tax Collector

SITE INSPECTION FORM

RE: Lot **13** ____ Block **2301**

Sister Joann Marie Aumann, SCC I, the undersigned property owner, do hereby authorize Mendham Borough Officials to inspect the property owned by **The Society of Sisters of Christian Charity of New Jersey at 350 Bernardsville Road** in connection with my application to the Zoning Board of Adjustment/Planning Board for this property.

Please give at least one day notice to:

Sister Teresa Ann Jacobs (authorized agent)
tjacobs@scceast.org
973-769-5834

Date: January 12, 2023

Phone Number: 570-592-7882

Sister Joann Marie Aumann, SCC

Property Owner

**BOROUGH OF MENDHAM
APPLICATION CHECKLIST**
SEE LAND DEVELOPMENT ORDINANCE CHAPTER 195

Note: All waivers requested are for items to be provided with future site plan application for this site.

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:56D-70	(a) & (b)	(c)	(d)								
1	•	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	• COMPLIES			
														N/A			
														WAIVER			
2	•	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	• COMPLIES			
														N/A			
														WAIVER			
3	•	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	• COMPLIES			
														N/A			
														WAIVER			
4													Zoning Officer Denial Form providing statistics and rationale for request.	• COMPLIES			
														N/A			
														WAIVER			
5	•	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	• COMPLIES			
														N/A			
														WAIVER			
6	•	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	COMPLIES			
														N/A			
														• WAIVER			
7	•	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	• COMPLIES			
														N/A			
														WAIVER			
8	•	•	•	•	•	•	•	•	•	•	•	•	The names and lot/block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prep. by the Borough Tax Assessor.	• COMPLIES			
														N/A			
														WAIVER			
9	•	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	• COMPLIES			
														N/A			
														WAIVER			
10	•	•	•	•	•	•	•	•	•	•	•	•	Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction	COMPLIES			
														N/A			
														• WAIVER			
11	•	•	•	•	•	•	•	•	•	•	•	•	Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.	• COMPLIES			
														N/A			
														WAIVER			
12	•	•	•	•	•	•	•	•	•	•	•	•	Plans signed and sealed by a NJ Professional Engineer and certified by a licensed land surveyor as to existing features and boundaries, folded into eighths with title block revealed.	• COMPLIES			
														N/A			
														WAIVER			
13	•	•	•	•	•	•	•	•	•	•	•	•	Architectural data including floor plans, elevations for at least two sides of all proposed buildings and depiction of proposed building materials and external finishes.	• COMPLIES			
														N/A			
														WAIVER			

ITEM NUMBER	MINOR			MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70						
								PRELIM	FINAL	(a) & (b)				
14	•	•		•	•	•	•		•	•		COMPLIES • N/A WAIVER		
15			•									COMPLIES N/A WAIVER		
16	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
17	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
18	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
19	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
20	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
21	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
22	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
23	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
24	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
25	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
26	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		
27	•	•		•	•	•	•		•	•		COMPLIES N/A WAIVER		

ITEM NUMBER	MINOR		MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	PRELIM	FINAL	40:55D-70				
28	•	•	•	•				•	COMPLIES		The locations and dimensions of all existing improvements. Indication of structures to remain and to be removed with spot elevations of such structures. Location of all existing structures within 100' of the property boundary.
									N/A		
									WAIVER		
29	•	•	•	•				•	COMPLIES		The location of all existing and proposed storm drainage structures and utility lines whether public or privately owned, with pipe sizes grades and direction of flow, location of inlets, manholes and other appurtenances.
									N/A		
									WAIVER		
30	•	•	•	•					COMPLIES		The proposed location of all proposed screening and landscaping, and a planting plan indicating natural vegetation to remain and areas to be planted with a schedule providing a listing of the botanical and common names, quantity and size of plant material at the time of planting.
									N/A		
									WAIVER		
31	•	•	•	•				•	COMPLIES		The total acreage of the drainage basin of any watercourse running through or adjacent to the tract.
									N/A		
									WAIVER		
32	•	•	•	•				•	COMPLIES		The location and extent of drainage and conservation easements and stream encroachment lines.
									N/A		
									WAIVER		
33	•	•	•	•				•	COMPLIES		The location, extent and water level elevation of all surface waters and wetlands within 200 feet of the tract.
									N/A		
									WAIVER		
34	•	•	•	•				•	COMPLIES		Existing and proposed contours, based on USGS datum with a contour interval of 1 ft. for slopes less than 3%, an interval of 2 ft. for slopes between 3 & 10%, and 5 ft. for slopes > 10%. Include slope delineation and tabulations per Section 215-12.4.
									N/A		
									WAIVER		
35	•	•	•	•				•	COMPLIES		Road right-of-way dedication and improvement, as applicable.
									N/A		
									WAIVER		
36	•	•	•	•					COMPLIES		Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.
									N/A		
									WAIVER		
37	•	•	•	•				•	COMPLIES		Soil types as per the County Soil Conservation District. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.
									N/A		
									WAIVER		
38	•	•	•	•				•	COMPLIES		Locations of existing rock outcrops, highpoints, watercourses, depressions, ponds and marsh areas as determined by survey.
									N/A		
									WAIVER		

ITEM NUMBER	MINOR		MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	PRELIM	FINAL	40:55D-70	(a) & (b)	(c)	(d)					
													SITE PLAN WAIVER
39	•	•	•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
40	•	•	•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
41	•	•	•	•	•	•	•	•	•	•	•	Location and size of all proposed signage including design and lighting details. If no signage is proposed, a statement to that effect shall be added to the plan.	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
42			•									Copy of Building Floor Plan designating the location and floor area (in square feet) a) to be occupied by the applicant for its proposed use, and b) currently occupied by any other use in the building.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
43	•		•	•	•							The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
44	•		•	•	•							The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
45	•	•	•	•	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
46	•	•	•	•	•	•	•	•	•	•	•	Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
47	•	•	•	•	•	•	•	•	•	•	•	The location of all existing and proposed waterlines, valves and hydrants and all sewer lines or alternative means of sewerage and and sewage disposal and treatment.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input checked="" type="radio"/> WAIVER
48			•	•	•							All proposed streets with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalks and location and size of any utility lines conforming to Borough standards and specifications.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
49	•	•	•	•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
50	•		•	•	•							Existing and proposed permanent monuments.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
51			•	•								Lot Block and street numbers as approved by the Borough Engineer of the Borough of Mendham, including lot and block numbers and owners of the abutting properties.	<input type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER
52	•	•	•	•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP	<input checked="" type="radio"/> COMPLIES <input type="radio"/> N/A <input type="radio"/> WAIVER

ITEM NUMBER	MINOR			MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES		
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	Prelim	Final	40:55D-7D								
				SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)					(c)	(d)
53	•	•	•	•	•	•					For each lot not served by public sewage disposal, approval by the Borough Board of Health of percolation tests observed by the Borough Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system in compliance with all state and local regulations. When a new connection to or change in plumbing facilities feeding an existing connection to the Borough sanitary system is proposed, an adopted resolution of the Borough Council approving the application.			
54	•	•		•	•	•	•				Certification by the applicant's surveyor and engineer as to the accuracy of the details of the plat. Certification of compliance with RSIS, or provide a list of exceptions proposed.			
55					•	•					Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.			
56					•	•					Written proof that all lands set aside or shown for easement, public use or streets are free and clear of all liens and encumbrances.			
57					•	•					Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the proposed development.			
											NOTE: Board may require and ask for additional information			

RESOLUTIONS

THOMAS J. MALMAN
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8179 F: (973) 206-6636
tmalman@daypitney.com

January 11, 2023

VIA OVERNIGHT MAIL

Morris County Planning Board
30 Schuyler Pl #4,
Morristown, NJ 07960

**Re: Accordia Realty Assets LLC (“Applicant”)
 Application for Minor Subdivision, Use and Bulk Variances
 Block 2301, Lot 13, 350 Bernardsville Road, Mendham, NJ (“Property”)**

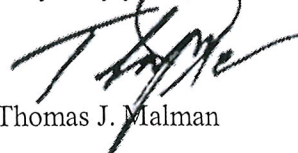
Dear Sir:

This firm represents the Applicant in connection with the captioned application. In support of this application, enclosed please find two (2) copies the following:

1. Land Development Application;
2. Planning Report: Existing Conditions and Project Proposal prepared by Heyer, Gruel and Associates;
3. Traffic Impact Assessment prepared by Dolan & Dean Consulting Engineers, LLC;
4. Project Data/Vicinity Plan prepared by Gladstone Design, Inc.;
5. Boundary and Topographic Survey prepared by Gladstone Design, Inc.; and
6. Checks in the amount of **\$100.00** in payment of the application fee.

If you have any questions or if you require any additional information concerning this application, please do not hesitate to contact me.

Very truly yours,


Thomas J. Malman

TJM/rdm
Enclosures

LAND DEVELOPMENT REVIEW APPLICATION

Mail To:
MORRIS COUNTY PLANNING BOARD
P.O. Box 900
Morristown, NJ 07963-0900



Office Location:
30 Schuyler Place
4th Floor
Morristown, New Jersey

ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN DUPLICATE WITH APPROPRIATE FILING FEE

Section I. Submission Requirements (TWO COPIES OF ALL DOCUMENTS SHOULD BE SUBMITTED)

Submission: New Planning Board Review fee enclosed
 Revised Board of Adjustment No review fee

Section II. Project Information

Project Name: Mallinckrodt Convent Block(s) 2301 Lot(s) 13
Municipality: Mendham Borough Road Frontage Name: Bernardsville Road
Applicant's Name: Accordia Realty Assets, LLC Telephone: 973.966.8179 Fax: _____
Mailing Address: 100 Passaic Avenue, Fairfield, NJ 07004

Section III. Site Data

What is being proposed? Convert vacant convent to Residential Use
Zone District(s) in which property is located: 5 acre Residence/Religious Campus zone
Present Use(s) Vacant Proposed Use(s) Residential/Apartments
Proposed Water Source: Public Sewage Disposal Private


Subdivision:
Gross Area of Subdivision Tract 109.92 acres • Net Lot Area 109.92 acres • Number of Lots 2
 Site Plan: Lot Area _____ Acres (Applicant is only seeking a use variance and minor subdivision approval) *
If Residential: # of Dwelling Units _____ *If Non-Residential:*
New Floor Area _____ Total Floor Area _____
New Parking Spaces _____ Total Parking Spaces _____
New Impervious Surface _____ Total Impervious Surface _____

Section IV: Review Fees (not required for revised submissions)

Applicant hereby applies for: (check one)

Municipal Classification	Rate	Fees
<input type="checkbox"/> Subdivision: Sketch	no charge	
<input checked="" type="checkbox"/> Subdivision: Minor	\$100.00	\$ _____
<input type="checkbox"/> Subdivision: Preliminary	\$500.00 + \$25.00 per lot	\$ 100.00
<input type="checkbox"/> Subdivision: Final	\$100.00	\$ _____
<input type="checkbox"/> Site Plan: Multi-Family	\$500.00 + \$25.00 per dwelling unit	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential	\$500.00 + \$5.00 per new parking space	\$ _____
Total enclosed (payable to "Treasurer of Morris County").		\$ _____

Application completed by: Thomas J. Malman applicant / owner / attorney / engineer
(please print)

Signature:  Dated: 1.10.2023

* Applicant will apply for site plan approval if the use variance application is approved.

Wells Fargo Bank, N.A.

P DAY PITNEY LLP

Attorney Business Account
One Jefferson Road
Parsippany, NJ 07054-2891

Check No. 5208068

Date: January 11, 2023

55-2
212

Pay: One hundred and 00/100***** \$ ***100.00***

VOID AFTER 180 DAYS

PAY TO THE ORDER OF: MORRIS COUNTY PLANNING BOARD

Thomas D Goldberg

Authorized Signature

⑈0005208068⑈ ⑆021200025⑆ 5469610207⑈

Payee: MORRIS COUNTY PLANNING BOARD
Vendor ID: 07152

Check No. 5208068
Check Date: Jan 11/23

Memo:



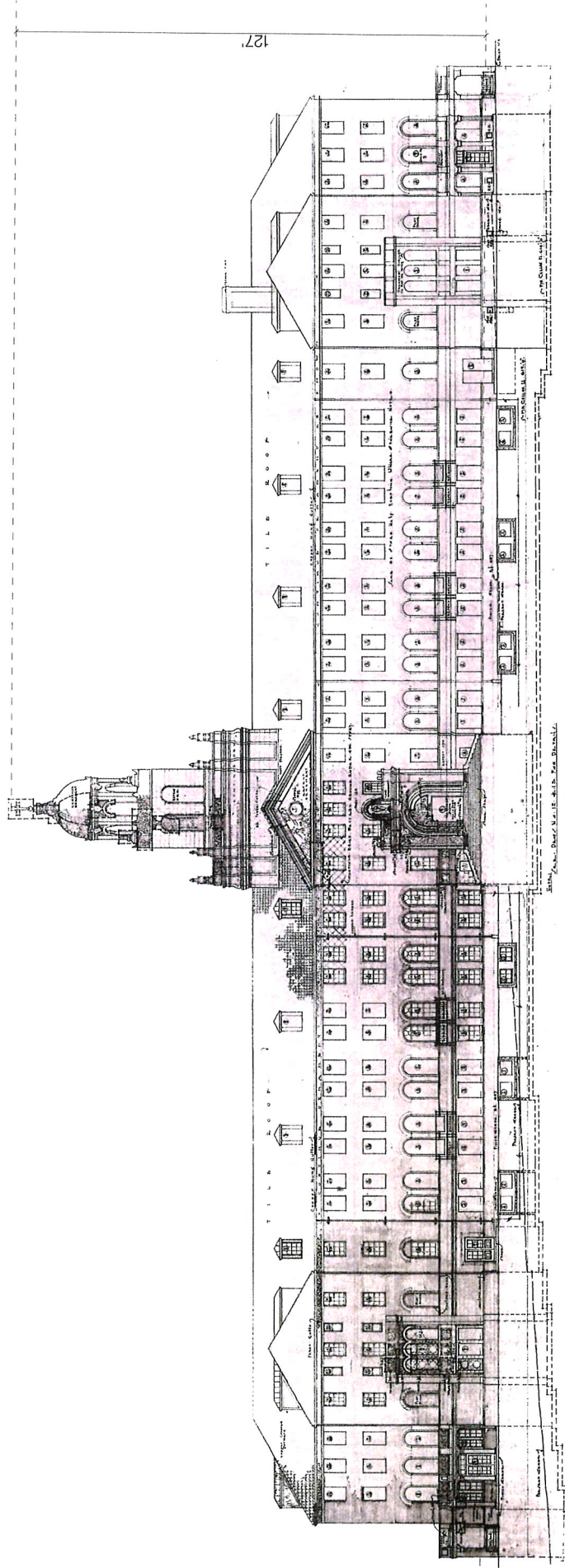
Invoice #	Inv. Date	Invoice Narrative	Inv. Total
MOR01102023	01/10/23	Application for Minor Subdivision, Use and Bulk Variances	\$100.00
Invoice Total:			\$100.00

Invoice #	Inv. Date	G/L Acct	Dept/Offc/PC/Emp	Client/Matter	Narrative	Amount	Inv. Total
MOR01102023	Jan 10/23		RELU/PI/4156	797643.000000	VENDOR: MORRIS COUNTY PLANNING BOARD; INVOICE#: MOR01102023; [\$100.00	\$100.00
Invoice Totals:						\$100.00	\$100.00

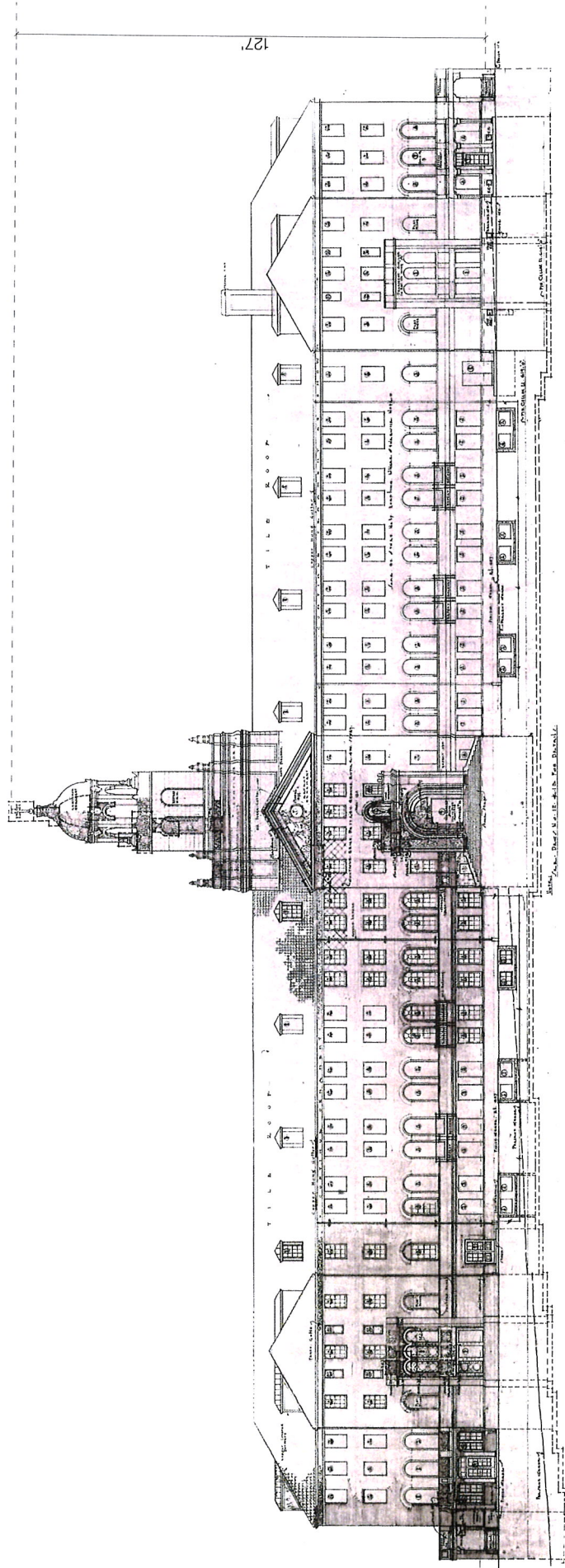
Request Number: 796196 Check Number: 5208068
Check Date: 01-11-23

Payee: MORRIS COUNTY PLANNING BOARD

East Facade - Existing



East Facade - Existing





**SISTERS OF CHRISTIAN
CHARITY
REDEVELOPMENT**
350 BERNARDSVILLE
ROAD, MENDHAM NJ
07945

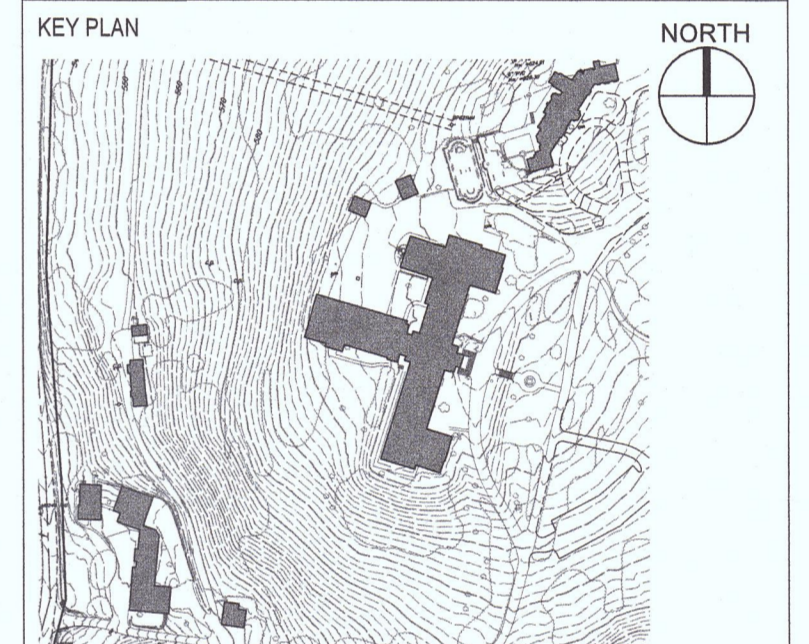
CLIENT
ACCORDIA REALTY VENTURES
100 PASSAIC AVENUE, SUITE 150, FAIRFIELD, NJ 07004

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

STRUCTURAL ENGINEER
NAME
ADDRESS

MEE ENGINEER
NAME
ADDRESS

LIGHTING CONSULTANT
NAME
ADDRESS



SIGNATURE

NOT FOR CONSTRUCTION

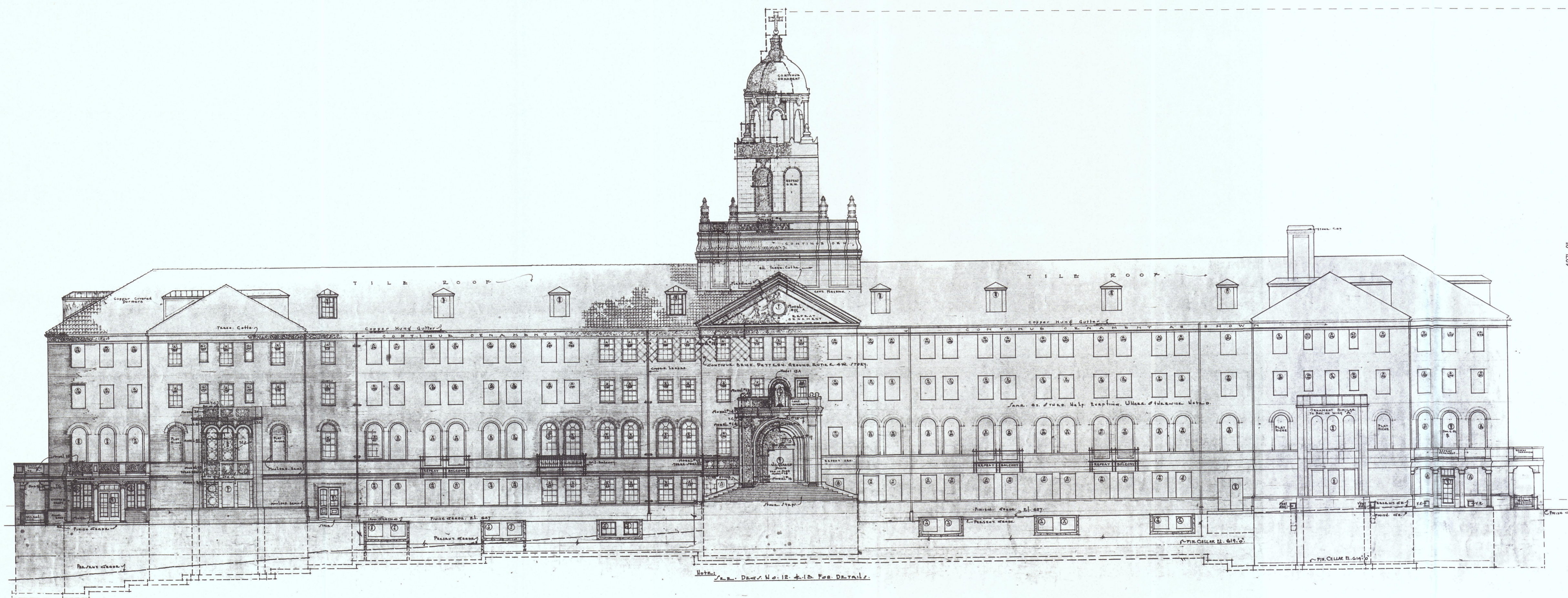
NO.	DATE	ISSUE OR REVISION

DRAWING TITLE:
EAST ELEVATION

SCALE: 1/16" = 1'-0"	DATE: 01/11/23
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QC BY: -	QA BY: -	PROJECT NO. 20178
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DRAWING NO.
A-08



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Sister Mary Edward Spohrer
The Society of the Sisters of Christian Charity of NJ
350 Bernardsville Road
Mendham, NJ 07945

FEB 11 2016

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1418-15-0004.1, FWW 150001
Applicant: The Society of the Sisters of Christian Charity of NJ
Block: 2301; Lot: 13
Mendham Borough, Morris County

Dear Sister Mary Edward Spohrer:

This letter is in response to your request for a Letter of Interpretation to have staff of the Division of Land Use Regulation (Division) verify the boundaries of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and a site inspection conducted by staff of the Division on November 16, 2015, the Division has determined that the wetlands and waters boundary lines as shown on the plan map entitled: "Sisters of Christian Charity, Wetlands Survey, Block 2301, Lot 13, Borough of Mendham, Morris County, New Jersey", Sheet No. 1 of 1, dated July 1, 2015, last revised December 29, 2015, and prepared by Omland Engineering Associates, Inc., are accurate as shown.

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Exceptional: WA1 to WA5; WB1 to WB23; WC1 to WC12; WD1 to WD59; WE2 to WE5; WE7 to WE12; WF1 to WF4; WG1 to WG13; and two off-site wetland areas identified as "approximate off-site wetlands line". [150 foot wetland buffer]

State Open Waters: The "pond" areas identified by the following points: WE1 to WE2, WE12 to WE17, and WE5 to WE7; and the feature labeled "stream" and "centerline of 3' - 5' wide water course" in the northeast portion of the property. [No wetland buffer]

The wetlands have been classified as Exceptional resource value because they drain to trout production waters and are a documented and suitable habitat for endangered and/or threatened species. State open waters are also present on and adjacent to the property. Specific State open water points are specified above. Unmarked State open waters are also located within the on-site wetlands (labeled as "stream") and off-site, adjacent to the off-site wetlands. There are no standard transition areas required adjacent to State open waters under the Freshwater Wetlands Protection Act rules. However, a riparian zone is required in accordance with the Flood Hazard Area Control Act rules, N.J.A.C. 7:13. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4 & 5) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as Exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act rules, you are entitled to rely upon this jurisdictional determination for a **period of five years** from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional

information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

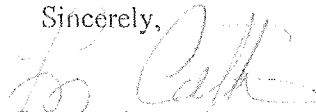
This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Susan Michniewski of our staff by e-mail at susan.michniewski@dep.nj.gov or by telephone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

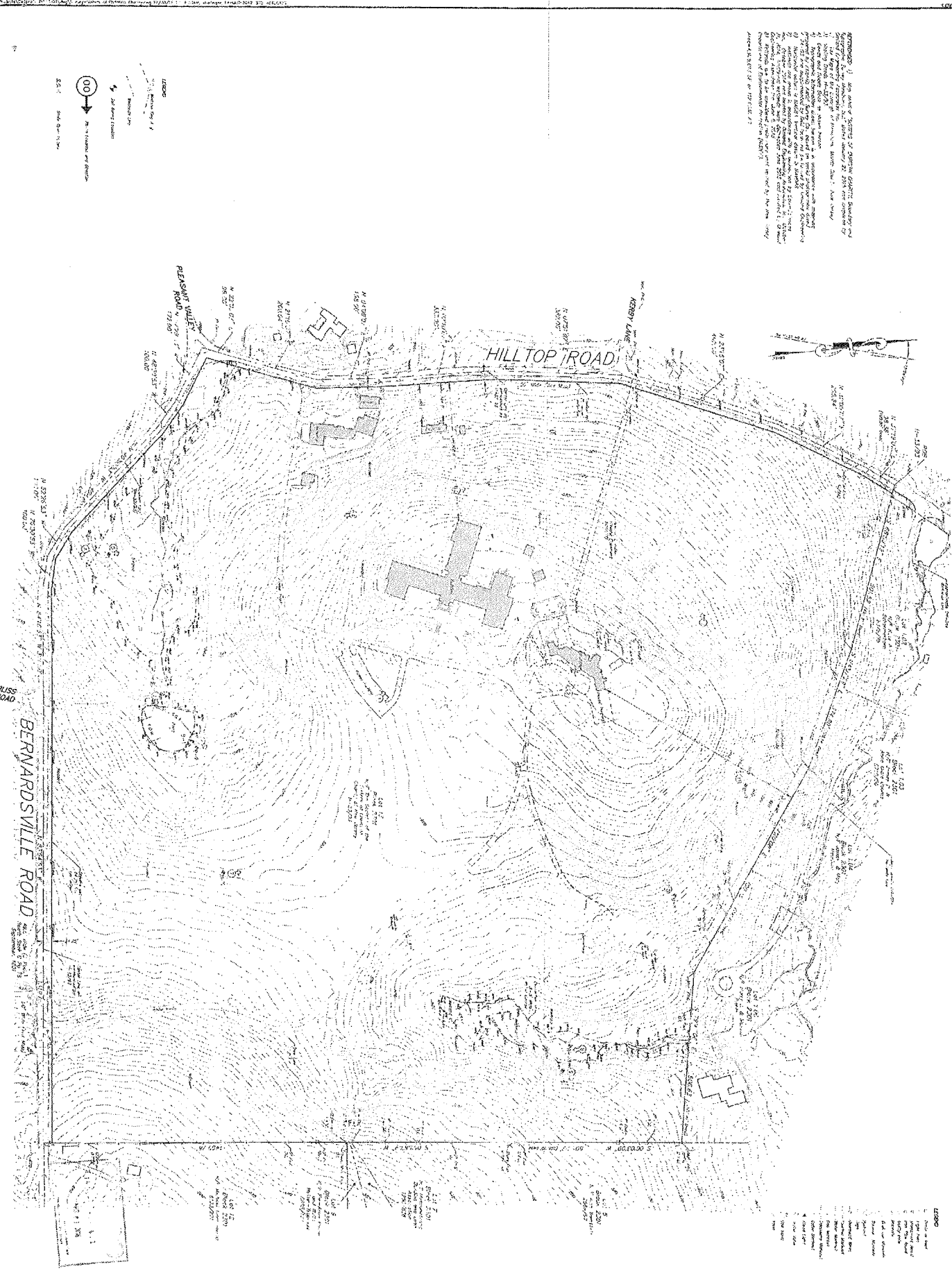
Sincerely,



Lou Cattuna, Supervisor
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)

ATTENTION: It is the policy of the State of New Jersey to preserve and protect its natural resources and to prevent the loss of its wetlands. The State Department of Environmental Protection and Pollution Control is the lead agency in this regard.



LEGEND

000 Feet Spot Height

15' Contour Interval

100' Contour Interval

200' Contour Interval

300' Contour Interval

400' Contour Interval

500' Contour Interval

600' Contour Interval

700' Contour Interval

800' Contour Interval

900' Contour Interval

1000' Contour Interval

1100' Contour Interval

1200' Contour Interval

1300' Contour Interval

1400' Contour Interval

1500' Contour Interval

1600' Contour Interval

1700' Contour Interval

1800' Contour Interval

1900' Contour Interval

2000' Contour Interval

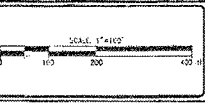
1
1

SISTERS OF CHRISTIAN CHARITY
WETLANDS SURVEY
 BLOCK 2301 LOT 13
 BOROUGH OF LINDEN, MORRIS COUNTY, NEW JERSEY

OMLAND
 400 60

DATE	1/20/00
DRAWN BY	DLG
CHECKED BY	DLG
SCALE	AS SHOWN
SHEET NO.	1 OF 1
PROJECT NO.	00000000

NO.	DESCRIPTION	DATE
1	AS SHOWN	1/20/00
2	AS SHOWN	1/20/00
3	AS SHOWN	1/20/00
4	AS SHOWN	1/20/00
5	AS SHOWN	1/20/00





State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Acting Commissioner

April 20, 2021

Sister Joann Marie Aumand
The Society of the Sisters of Christian Charity of NJ
350 Bernadsville Road
Mendham, New Jersey 07945

RE: Freshwater Wetlands Letter of Interpretation Line Verification - Extension
File No.: 1418-15-0004.1
Activity Number: FWW210001
Applicant: The Society of the Sisters of Christian Charity of NJ
Block: 2301 Lot: 13
Borough of Mendham, Morris County

Dear Sister Aumand:

The Division of Land Resource Protection (Division) issued an original Freshwater Wetlands Letter of Interpretation Line Verification (LOI) for the referenced site on February 1, 2016. You have requested that this LOI be extended in accordance with the requirements at N.J.A.C. 7:7A-4.6.

After review of the most recently updated resource value information and site conditions, the Division hereby extends the original LOI without modification to January 31, 2026, five years from expiration of the original LOI. Please be advised that wetland resource value of the wetlands on the property is subject to change if new information is received by the Division.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.nj.gov/dep/landuse/forms.html. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.nj.gov/dep/bulletin. In

addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Mark Davis of our staff by e-mail at Mark.Davis@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Digitally signed by
Cathryn Schaffer
Date: 2021.04.20 09:36:28
-04'00'

Cathryn Schaffer, Environmental Specialist 3
Division of Land Resource Protection

c: Borough of Mendham Township Clerk
Borough of Mendham Township Construction Official
Agent: Karin Tekel, EcolSciences, Inc.