

PROJECT PROPOSAL

Accordia Realty Assets LLC (“Accordia”) is seeking minor subdivision approval and variance relief, as more particularly described below, relating to property located at 350 Bernardsville Road and designated as Block 2301, Lot 13 on the official tax map of the Borough of Mendham (the “Property”). The Property is approximately 110 acres and is located in the 5-Acre and Religious Campus zoning district. This application was originally submitted on December 20, 2022 and is now being revised as described below. Accordia is scheduled to appear before the Joint Land Use Board on March 21, 2023.

The Property is currently owned by the Society of Sisters of Christian Charity (the “SSCC”) and contains a “Motherhouse”, the Villa Pauline building, the former Motherhouse, commonly known as the Mallinckrodt Convent (“Convent”), and other accessory dwellings, barns, garages, parking areas, driveways and associated improvements, including a cellular antenna situated within the Convent. The Convent is currently vacant. The SSCC is under an agreement with Accordia to lease an approximately twenty three (23) acre portion of the Property (“Proposed Lot 13.01”) that includes the Convent and many of the accessory buildings on the Property. Accordia is proposing to convert the Convent into ninety four (94) residential units – eighty eight (88) of such units are proposed to be market rate units and six (6) of such units are proposed to be affordable units. Accordia is also proposing to convert some of the existing accessory buildings on Proposed Lot 13.01 into seventeen (17) affordable residential units, for a total of one hundred eleven (111) residential units, including a total of twenty-three (23) affordable housing units, on Proposed Lot 13.01. This complies with the twenty percent (20%) affordable housing set aside required pursuant to Ordinance 60-3(B). The Applicant had originally proposed a fifteen percent (15%) set aside and requested a variance from Ordinance 60-3(B), but is now revising its application to meet the twenty percent (20%) set aside requirement.

Accordia also plans to construct some additional improvements on Proposed Lot 13.01, including, but not limited to, outdoor recreational amenities serving the residential units, additional on-site parking, some of which will be situated in a covered structure, stormwater improvements and wastewater treatment facilities.

Accordia is seeking minor subdivision approval to subdivide the Property into two lots – Proposed Lot 13.01 and a lot consisting of approximately eighty seven (87) acres (“Remaining Lot 13”) that will contain the Motherhouse, Villa Pauline and other associated improvements. Accordia is seeking a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit the proposed multi-family residential development described above. If required by the Board or its professional consultants, Accordia will also seek a variance pursuant to N.J.S.A. 40:55D-70(d)(5) to permit an increase in permitted density on Proposed Lot 13.01 and a variance pursuant to N.J.S.A. 70:55D-70(d)(3) to permit the proposed residential units to be situated within the setback limitations specified in the Borough’s Wireless Telecommunications Technology Ordinance (Section 215-12.6 et. seq.) from the existing cellular antenna situated within the Convent. Accordia is also seeking the following bulk variance relief pursuant to N.J.S.A. 40:55D-70:

1. A side yard setback between Villa Pauline on Remaining Lot 13 and the new lot line with Proposed Lot 13.01 of approximately 62.1 feet, where 200 feet is required.

2. A side yard setback between an existing accessory building on Proposed Lot 13.01 and the new lot line with Remaining Lot 13 of approximately 26.3 feet, where 40 feet is required.
3. A variance to permit approximately 19.6% impervious coverage on Proposed Lot 13.01, where a maximum of 10% is permitted.
4. A variance to permit approximately 5.78% building coverage on Proposed Lot 13.01, where a maximum of 4% is permitted.
5. A variance to permit the proposed affordable residential units to be situated in the existing accessory buildings on Proposed Lot 13.01 which are presently situated within the required seventy-five (75) foot front yard setback for principal buildings.

Accordia is also seeking a design waiver from Ordinance 195-45.C(2)(b) to permit parking spaces measuring 9 feet wide by 18 feet long, where 10 feet wide and 20 feet long is required.

At this time, Accordia is not seeking preliminary and final site plan approval for the proposed development. In the event that the Board approves this application, Accordia will submit a preliminary and final site plan application to the Board for which additional public notice will be provided.