

# 350 BERNARDSVILLE ROAD

## BOROUGH OF MENDHAM

### MORRIS COUNTY, NEW JERSEY

REVISIONS		
NO.	DATE	DESCRIPTION

#### PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	PROPERTY OWNERS	BLOCK	LOT	PROPERTY OWNERS
2201	5	WANG, XUMIN/ZHU, BEI HUA 271 HILLTOP RD MENDHAM, NJ 07945	2301	1.06	RISKIN, HARRY J & MAXINE 10 CROWWELL LN MENDHAM, NJ 07945
2201	6	WADE FUND NEUFVILL, JOHN/DAVID 232 MAIN ST., 2ND FL. CHATHAM, NJ 07928	2301	6	SPRING TRAILS LLC C/O P5ADMIN 100 TOURNAMENT DR STE 250 CHATHAM, NJ 07928
2201	7	BARNA & TSALKIS, GREGORY & NIKI K 291 HILLTOP RD MENDHAM, NJ 07945	2301	7	ANSEDE, JOHN B & KARINE G 8 HORSESHOE BEND LN MENDHAM, NJ 07945
2201	8	SLAHETKA, RONALD J/SUSAN D 201 HILLTOP RD MENDHAM, NJ 07945	2301	9	WEINER, PRE-ARNE & WALLIS TRAPNESS 4 HORSESHOE BEND LN MENDHAM, NJ 07945
2201	9	GOMERINGER, MARY CLAIRE 307 HILLTOP RD MENDHAM, NJ 07945	2301	12	LGM 2018 TRUST 460 BERNARDSVILLE RD MENDHAM, NJ 07945
2201	10	MUND, MITCHEL/BETH 1 KERBY LN MENDHAM, NJ 07945	2501	5.01	GORMAN, GERALD J/EAN 415 BERNARDSVILLE RD MENDHAM, NJ 07945
2201	11	DIBBLE, PERSTON L & MARY 337 HILLTOP RD MENDHAM, NJ 07945	2501	5.02	WRAGO, MICHAEL F & GAIL E 425 BERNARDSVILLE RD MENDHAM, NJ 07945
2201	12	LAMPIETTI, PHILIPPE K/RENEE E 339 HILLTOP RD MENDHAM, NJ 07945	2501	12	MAOLI, THOMAS 475 BERNARDSVILLE RD MENDHAM, NJ 07945
2201	13	QUIGLEY, JUDY CUNIO 351 HILLTOP RD MENDHAM, NJ 07945	2501	13	MAOLI, THOMAS 475 BERNARDSVILLE RD MENDHAM, NJ 07945
2201	14	KOREC, SHERY/KOPP, SCOTT 11 PLEASANT VALLEY RD MENDHAM, NJ 07945	2501	14	JU, WILLIAM D./DORIS K 435 BERNARDSVILLE RD MENDHAM, NJ 07945
2301	1.02	SCHREIBERHORN, TODD TRUSTEE 2 CROWWELL LN MENDHAM, NJ 07945	2601	2.01	BAILEY, JOHN E & KAREN C 1 BALBROOK DR MENDHAM, NJ 07945
2301	1.03	SCHWARTZ, BENNET & DEBRA 4 CROWWELL LN MENDHAM, NJ 07945	2601	2.02	PIERONI, JOSEPH/TRUSTEE 5 BALBROOK DR MENDHAM, NJ 07945
2301	1.04	PARR, ANDREW/ELISA 6 CROWWELL LN MENDHAM, NJ 07945	2601	2.03	IDLE, DAVID S & KRISTIN 9 BALBROOK DR MENDHAM, NJ 07945
2301	1.05	POTESTA, TIFFANI A 8 CROWWELL LN MENDHAM, NJ 07945			

#### UTILITIES INFORMATION

JOPAL, C/O FE SERV. TAX DEPT.  
P.O. BOX 1911  
MORRISTOWN, NJ 07962-1911

VERIZON, C/O DUFF & PHELPS  
PO BOX 2749  
ADDISON, TX 75001

AT&T  
900 ROUTE 202/206 NORTH  
BEDMINSTER, NJ 07921

PUBLIC SERVICE ELECTRIC & GAS CO.  
80 PARK PLAZA  
NEWARK, NJ 07102

MORRIS COUNTY PLANNING BOARD  
PO BOX 900  
MORRISTOWN, NJ 07963-0900

#### UTILITIES INFORMATION

AMERICAN WATER SSC/GENERAL TAX DEPT.  
PO BOX 5627  
CHERRY HILL, NJ 08034

MENDHAM BOROUGH SEWER UTILITY  
35 IRONIA RD  
MENDHAM, NJ 07945

COMCAST  
300 RAHWAY AVE.  
UNION, NJ 07083

CABLEVISION, ATTN: KATHY BAKER  
683 ROUTE 10  
RANDOLF, NJ 07869

#### LOT COVERAGE SUMMARY

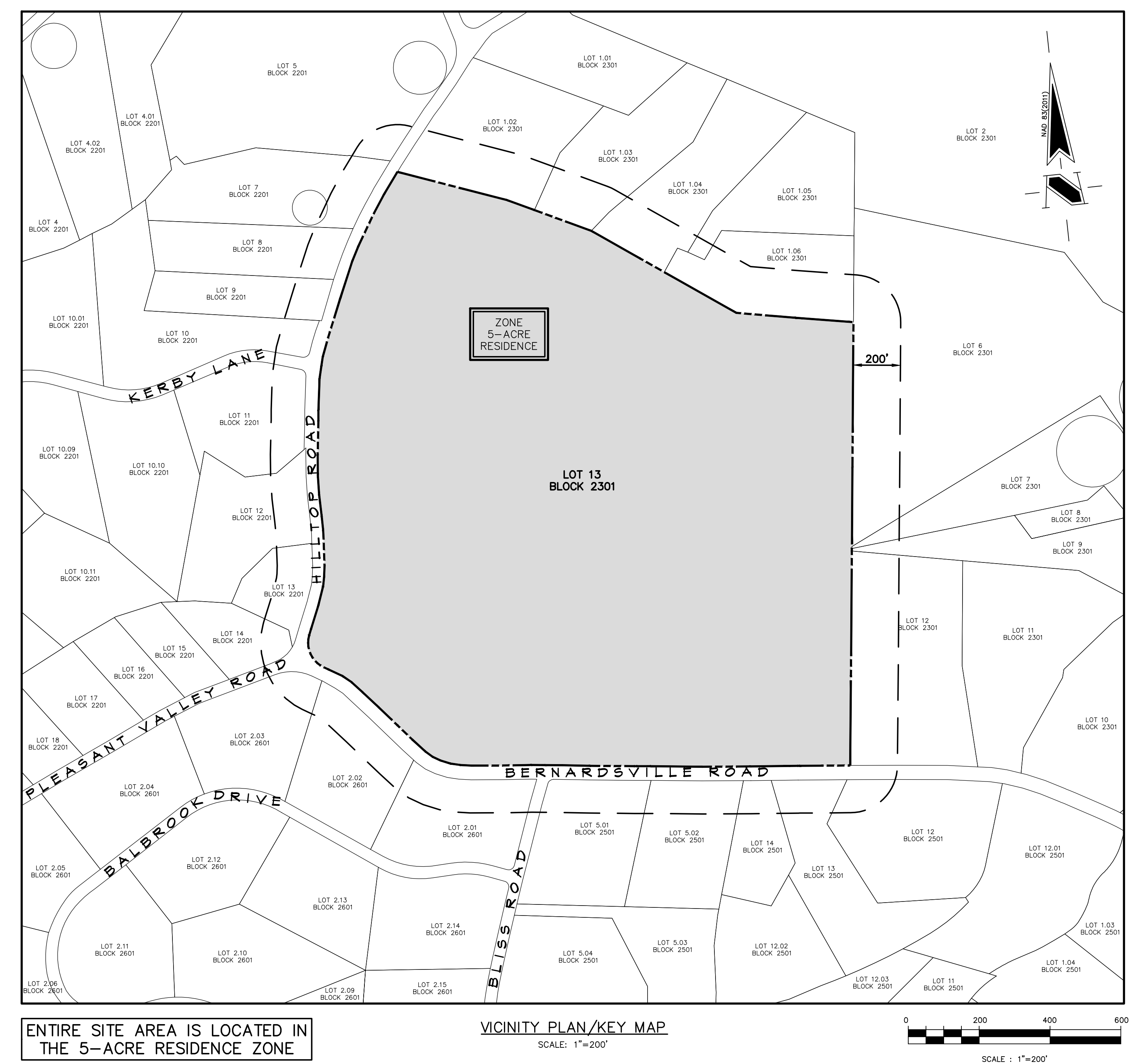
EXISTING TRACT	PROPOSED LOT 13	PROPOSED LOT 13.01	
BUILDINGS	150,917 S.F.	92,679 S.F.	57,903 S.F.
ROADS/PARKING	202,537 S.F.	103,164 S.F.	89,990 S.F.
SIDEWALKS/PATIOS/MISC.	36,962 S.F.	25,252 S.F.	48,212 S.F.
TOTAL	390,016 S.F. (8.95 AC.)	221,095 S.F. (5.09 AC.)	196,605 S.F. (4.51 AC.)
	7.95 %	5.85 %	19.6 %

#### REQUIRED PARKING SUMMARY

USE	NUMBER OF UNITS	PARKING FACTOR	PARKING REQUIRED	PARKING PROVIDED
<b>MAIN BUILDING</b>				
1-BEDROOM APARTMENT	9	1.8	16.2 SPACES	197 SPACES (143 COVERED/54 SURFACE)
2-BEDROOM APARTMENT	75	2.0	150.0 SPACES	
3-BEDROOM APARTMENT	10	2.1	21.0 SPACES	
SUBTOTAL	94		187.2 SPACES	
<b>OUTBUILDINGS</b>				
1-BEDROOM APARTMENT	3	1.8	5.4 SPACES	35 SPACES (4 GARAGE/31 SURFACE)
2-BEDROOM APARTMENT	10	2.0	20.0 SPACES	
3-BEDROOM APARTMENT	4	2.1	8.4 SPACES	
SUBTOTAL	17		33.8 SPACES	
TOTAL PARKING REQUIRED			221 SPACES <sup>1,2</sup>	
TOTAL PARKING PROVIDED			232 SPACES	

<sup>1</sup> WHEN THE CALCULATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.

<sup>2</sup> PER R.S.1.S. - MULTIFAMILY/APARTMENT ATTACHED UNITS INCLUDE PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT). PARKING SHALL BE PROVIDED FOR ON-STREET OR IN COMMON PARKING AREAS (56 SPACES REQUIRED, 85 PROVIDED).



#### ZONING REQUIREMENTS

##### 5-ACRE RESIDENCE/RELIGIOUS CAMPUS

	REQUIRED	EXISTING	PROPOSED	REMAINING LOT 13
	5-ACRE RES.	RELIGIOUS CAMPUS	5-ACRE RES.	RELIGIOUS CAMPUS
MIN. LOT AREA	5 AC.	80 AC.	109.92 AC.	23.00 AC.
MAX. PEOPLE PER CAMPUS <sup>1</sup>	-	157	-	-
MAX. FAMILIES PER LOT	1	-	-	-
MIN. STREET FRONTAGE	-	1,000 FT.	±2,075 FT.	±2,308 FT.
MIN. LOT WIDTH <sup>2</sup>	400 FT.	-	±2,075 FT.	±1,124 FT.
MAX. BUILDING HEIGHT	45 FT.	45 FT.	36.45 FT. <sup>3</sup> (MOTHERHOUSE)	36.45 FT. <sup>2</sup>
			±127 FT. <sup>4</sup> (RESIDENTIAL)	±127 FT. <sup>4</sup>
MAX. LOT COVERAGE	10 %	10 %	8.15 %	5.85 %
MAX. BUILDING COVERAGE	4 %	5 %	3.15 %	2.45 %
<b>MAIN BUILDING (MOTHERHOUSE)</b>				
MIN. FRONT YARD SETBACK	-	400 FT.	831 FT. <sup>2</sup>	839.1 FT.
MIN. REAR YARD SETBACK	-	200 FT.	905 FT. <sup>2</sup>	261.8 FT.
MIN. SIDE YARD SETBACK <sup>5</sup>	-	200 FT.	262 FT. <sup>2</sup>	237.2 FT.
<b>MAIN BUILDING (RESIDENTIAL/MULTI-FAMILY)</b>				
MIN. FRONT YARD SETBACK	75 FT.	-	408.3 FT. <sup>2</sup>	408.3 FT.
MIN. REAR YARD SETBACK	60 FT.	-	1,539 FT.	153.7 FT.
MIN. SIDE YARD SETBACK <sup>6</sup>	40 FT.	-	1,022 FT.	47.2 FT.
<b>ACCESSORY BUILDING</b>				
MIN. FRONT YARD SETBACK	75 FT.	400 FT.	23.4 FT. <sup>2</sup>	23.4 FT. <sup>4</sup>
MIN. REAR YARD SETBACK	40 FT.	200 FT.	1,340 FT.	398.9 FT.
MIN. SIDE YARD SETBACK	40 FT.	200 FT.	646.3 FT.	26.3 FT. <sup>6</sup>

<sup>1</sup> MAXIMUM DENSITY OF 1.75 PERSONS PER ACRE FOR RELIGIOUS CAMPUS ZONE.

<sup>2</sup> TAKEN FROM PLANS REFERENCED IN NOTE 2B.

<sup>3</sup> NO PARKING OR DRIVEWAYS SHALL BE WITHIN THE SIDE YARD SETBACKS.

<sup>4</sup> EXISTING NON-CONFORMING CONDITION- NO CHANGE.

<sup>5</sup> FOR CORNER LOTS, THE LESSER FRONTAGE SHALL BE THE LOT WIDTH.

<sup>6</sup> VARIANCE REQUESTED.

#### VARIANCES AND DESIGN WAIVERS REQUESTED:

- A VARIANCE IS BEING REQUESTED FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE 5-ACRE RESIDENTIAL ZONE WHERE NO SUCH USE IS PERMITTED.
- A VARIANCE IS BEING REQUESTED FROM SECTION 215-13.1.0.(7)(b) FOR A SIDE YARD SETBACK OF 62.1 FT. FOR THE VILLA PAULINE BUILDING ON REMAINING LOT 13 WHERE 200 FT. IS REQUIRED.
- A VARIANCE IS BEING REQUESTED FROM SECTION 215-13.1.0.(1) FOR A SIDE YARD SETBACK OF 26.3 FT. FOR THE EXISTING GENERATOR BUILDING ON PROPOSED LOT 13.01 WHERE 40 FT. IS REQUIRED.
- A VARIANCE IS BEING REQUESTED FROM SECTION 215-31.1.H.(1) FOR PROPOSED LOT COVERAGE OF 19.6% FOR PROPOSED LOT 13.01 WHERE 10% IS PERMITTED.
- A VARIANCE IS BEING REQUESTED FROM SECTION 215.31.1.(1) FOR A PROPOSED BUILDING COVERAGE OF 5.78% FOR PROPOSED LOT 13.01 WHERE 4% IS PERMITTED.
- A VARIANCE IS BEING REQUESTED FROM SECTION 215-66.A. FOR A PROPOSED AFFORDABLE HOUSING SET-ASIDE OF 15% OF THE TOTAL NUMBER OF UNITS WHERE 20% IS REQUIRED.
- A DESIGN WAIVER IS BEING REQUESTED FROM SECTION 195-45.C(2)(b) FOR A PROPOSED PARKING STALL SIZE OF 9 FT. IN WIDTH BY 18 FT. IN LENGTH WHERE 10 FT. BY 20 FT. IS REQUIRED.

#### INDEX OF SITE PLAN DRAWINGS

SHEET NO.	TITLE
1 OF 3	PROJECT DATA & VICINITY PLAN
2 OF 3	OVERALL ENVIRONMENTAL CONSTRAINTS PLAN
3 OF 3	VARIANCE PLAN

#### INDEX OF SUPPLEMENTAL DRAWINGS

SHEET NO.	TITLE
1 OF 1	CONCEPTUAL SUBDIVISION PLAN

#### GENERAL NOTES:

- THE PURPOSE OF THESE PLANS IS TO OBTAIN A USE VARIANCE FOR A 94-UNIT RESIDENTIAL BUILDING WITHIN THE FORMER MOTHER HOUSE, PROVIDE A TOTAL OF 17 AFFORDABLE UNITS WITHIN THE EXISTING OUTBUILDINGS, ALONG WITH ASSOCIATED SITE IMPROVEMENTS FROM THE MENDHAM BOROUGH BOARD OF ADJUSTMENT.
- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:  
A. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 350 BERNARDSVILLE ROAD, LOT 13 BLOCK 2301, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED APRIL 11, 2022, PREPARED BY GLADSTONE DESIGN, INC.  
B. PLAN ENTITLED "SISTERS OF CHRISTIAN CHARITY BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 2301 LOT 13, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED JANUARY 22, 2015 AND REVISED THROUGH JANUARY 14, 2016, PREPARED BY OMLAND ENGINEERING ASSOCIATES, INC., A BOWMAN CONSULTING COMPANY.  
C. PLANS ENTITLED "PRELIMINARY AND FINAL SITE PLANS FOR SISTERS OF CHRISTIAN CHARITY" DATED OCTOBER 22, 2015 AND REVISED THROUGH APRIL 18, 2016, PREPARED BY OMLAND ENGINEERING ASSOCIATES, INC., A BOWMAN CONSULTING COMPANY.
- PROPOSED ARCHITECTURAL IMPROVEMENTS TAKEN FROM PRESENTATION DECKS RECEIVED MARCH 22, 2022 AND SEPTEMBER 2, 2022, PREPARED BY HLW ARCHITECTURE, LLC.
- PUBLIC WATER SHALL BE PROVIDED BY NEW JERSEY AMERICAN WATER.
- PUBLIC SANITARY SEWER SERVICE SHALL BE PROVIDED BY NEW JERSEY AMERICAN WATER.
- ELECTRIC SERVICE SHALL BE PROVIDED BY JERSEY CENTRAL POWER AND LIGHT.
- TELEPHONE SERVICE SHALL BE PROVIDED BY VERIZON.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
- THIS PROJECT IS SUBJECT TO MORRIS COUNTY PLANNING BOARD APPROVAL.
- ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO GLADSTONE DESIGN, INC. BY THE OWNER AND OTHER PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY DESIGN ENGINEER, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING DESIGN ENGINEER WRITTEN NOTIFICATION OF SAME AND DESIGN ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGEMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
- PROPOSED LOT NUMBERS TO BE COORDINATED WITH BOROUGH.
- THESE PLANS ARE TO BE USED FOR OBTAINING A USE VARIANCE ONLY AND ARE NOT FOR CONSTRUCTION.

**MENDHAM BOROUGH**  
**BOARD OF ADJUSTMENTS APPROVALS**

CHAIRMAN	DATE
SECRETARY	DATE
BOROUGH ENGINEER	DATE

**OWNER:**  
SIC SISTERS OF CHRISTIAN CHARITY  
350 BERNARDSVILLE ROAD  
MENDHAM, NJ 07945

**APPLICANT:**  
ACCORDIA REALTY ASSETS LLC  
100 PASSAIC AVE, SUITE 150  
FAIRFIELD, NJ 07004

**ATTORNEY:**  
THOMAS MALMAN, ESQ.  
DAY PITNEY  
ONE JEFFERSON ROAD  
PARSHIPPANY, NJ 07054  
(973) 966-8086

**TRACT INFORMATION:**  
BLOCK 2301  
LOT 13  
TOTAL TRACT AREA: 112.60 AC.  
MENDHAM BOROUGH  
TAX MAP SHEET: No. 23  
ZONE: 5-ACRE RESIDENTIAL

**GLADSTONE DESIGN, Inc.**

Consulting Engineers  
Land Surveyors  
Landscape Architects  
Land Planners

265 Main Street, P.O. Box 400  
Gladstone, New Jersey 07934  
T: (908) 234-0309  
F: (908) 719-3320

NJ Certificate of Authorization  
No. 24GA28034400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP  
Kurt T. Hanis, P.L.S.  
Robert C. Morris  
Robert C. Moschello, P.E.

**ROBERT C. MOSCHELLO, P.E.**  
NJ PROFESSIONAL ENGINEER  
LICENSE No. GE44279

**PROJECT**

**350 BERNARDSVILLE ROAD**

LOT 13 BLOCK 2301

BOROUGH OF MENDHAM  
MORRIS COUNTY  
NEW JERSEY

**SHEET TITLE**

VARIANCE PLANS

**PROJECT DATA/  
VICINITY PLAN**

DATE	DECEMBER 9, 2022
SCALE	AS NOTED
JOB NO.	1102-01
DRAWN	CR
SHEET NO.	1 OF 3
CHKD.	RCM2

# VARIANCE PLANS



REVISIONS		
NO.	DATE	DESCRIPTION



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PROJECT

**350 BERNARDSVILLE ROAD**

LOT 13 BLOCK 2301

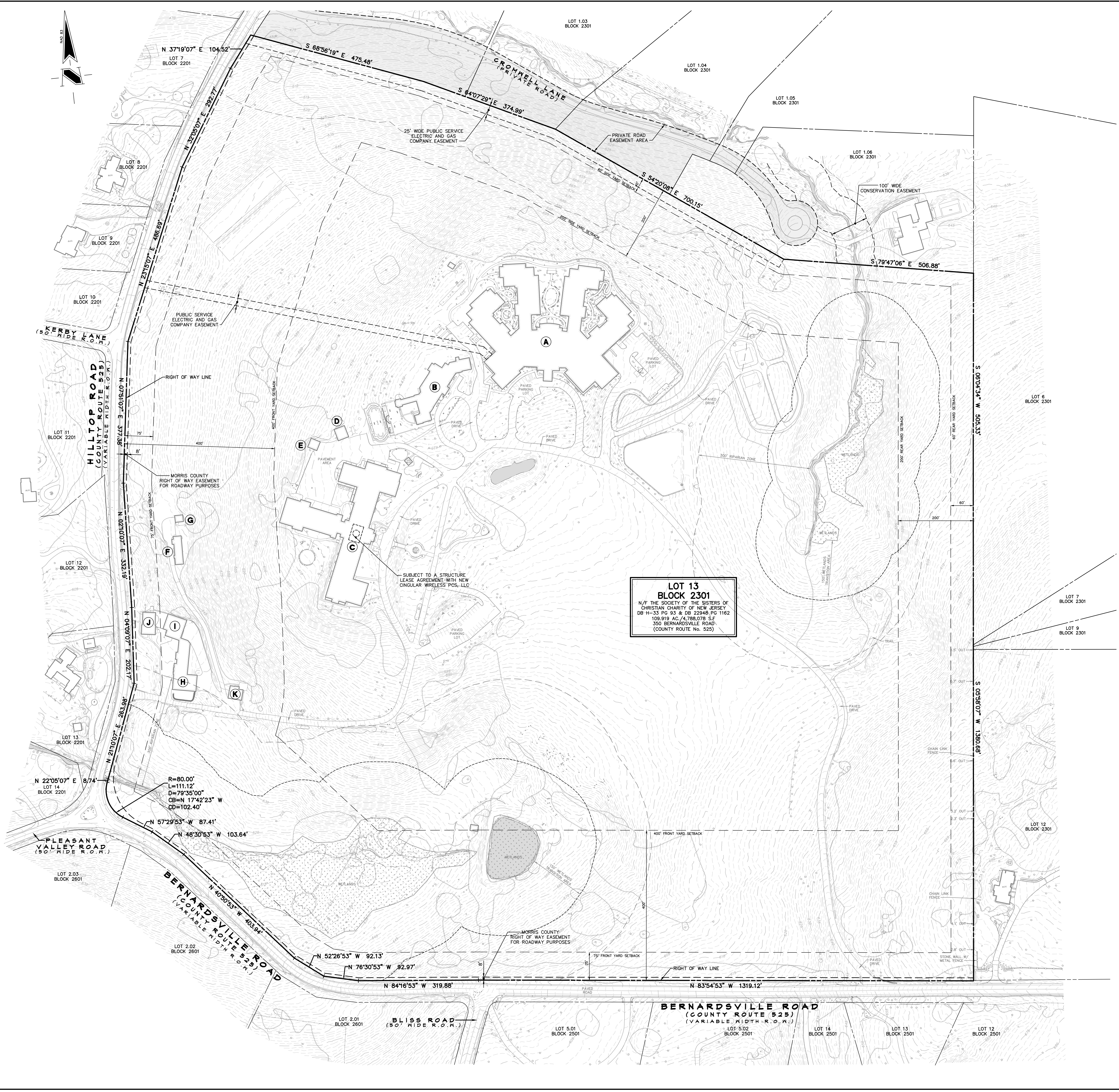
BOROUGH OF MENDHAM  
 MORRIS COUNTY  
 NEW JERSEY

SHEET TITLE

VARIANCE PLANS

**OVERALL ENVIRONMENTAL CONSTRAINTS PLAN**

DATE	DECEMBER 9, 2022
SCALE	1" = 100'
DRAWN	CR
CHKD.	RCM2
JOB NO.	1102-01
SHEET NO.	2 OF 3

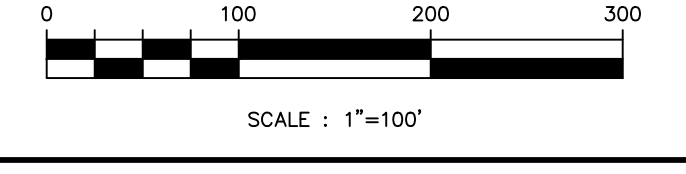


**STRUCTURES LEGEND**

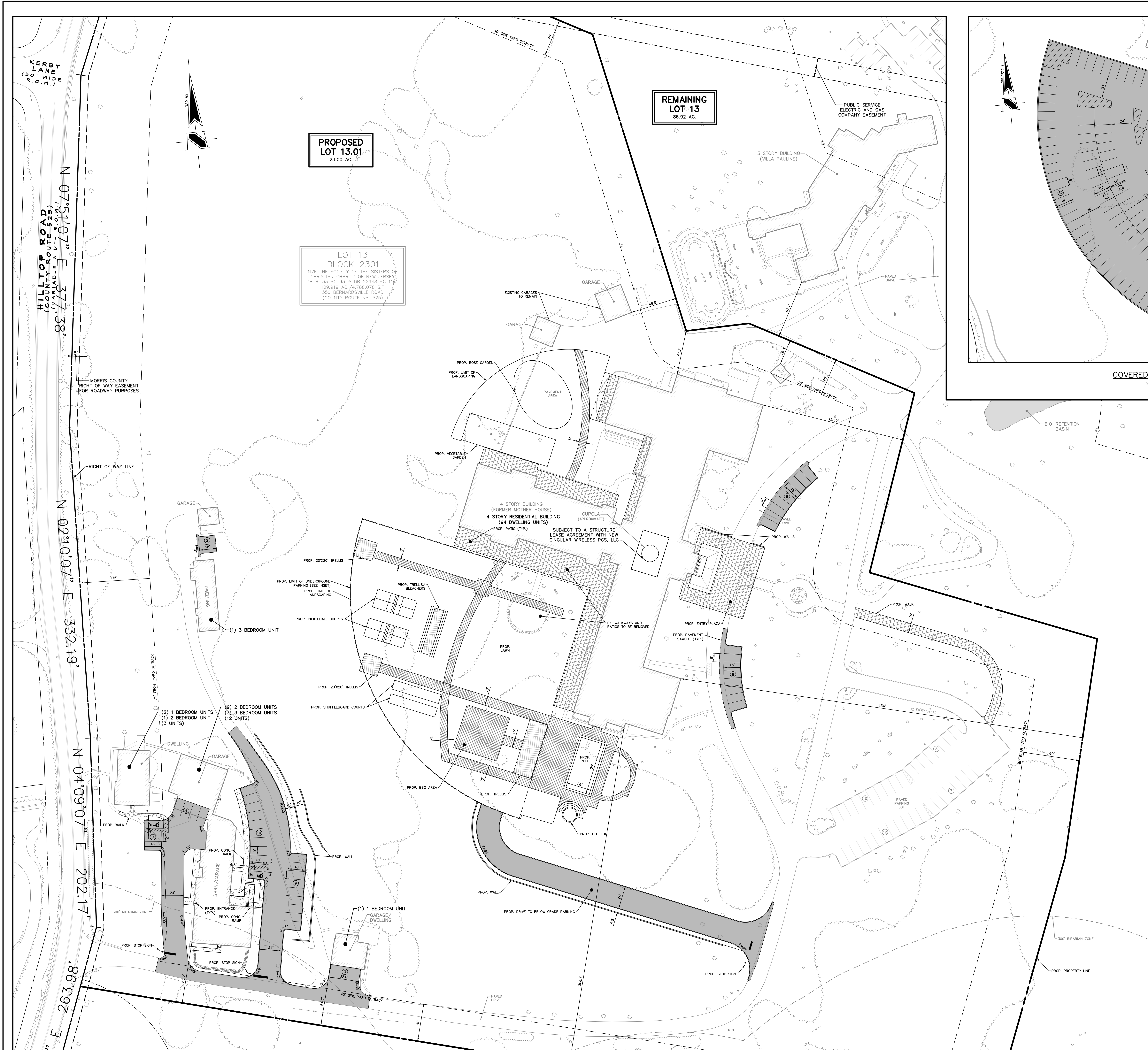
BLDG. ID	EXISTING USE
A	MOTHER HOUSE BUILDING
B	VILLA PAULINE BUILDING
C	FORMER MOTHERHOUSE
D	GARAGE
E	GARAGE
F	COTTAGE/RESIDENTIAL DWELLING
G	GARAGE
H	BASIN/GARAGE
I	GARAGE
J	APARTMENT/RESIDENTIAL DWELLING
K	APARTMENT/RESIDENTIAL DWELLING/GARAGE

**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
  - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 350 BERNARDSVILLE ROAD, LOT 13 BLOCK 2301, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED APRIL 11, 2022, PREPARED BY GLADSTONE DESIGN, INC.
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  - PLAN ENTITLED "AS-BUILT SURVEY SISTERS OF CHRISTIAN CHARITY, BLOCK 2301 LOT 13, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED JUNE 20, 2018 AND REVISED THROUGH OCTOBER 30, 2018, PREPARED BY BOWMAN CONSULTING GROUP, LTD.



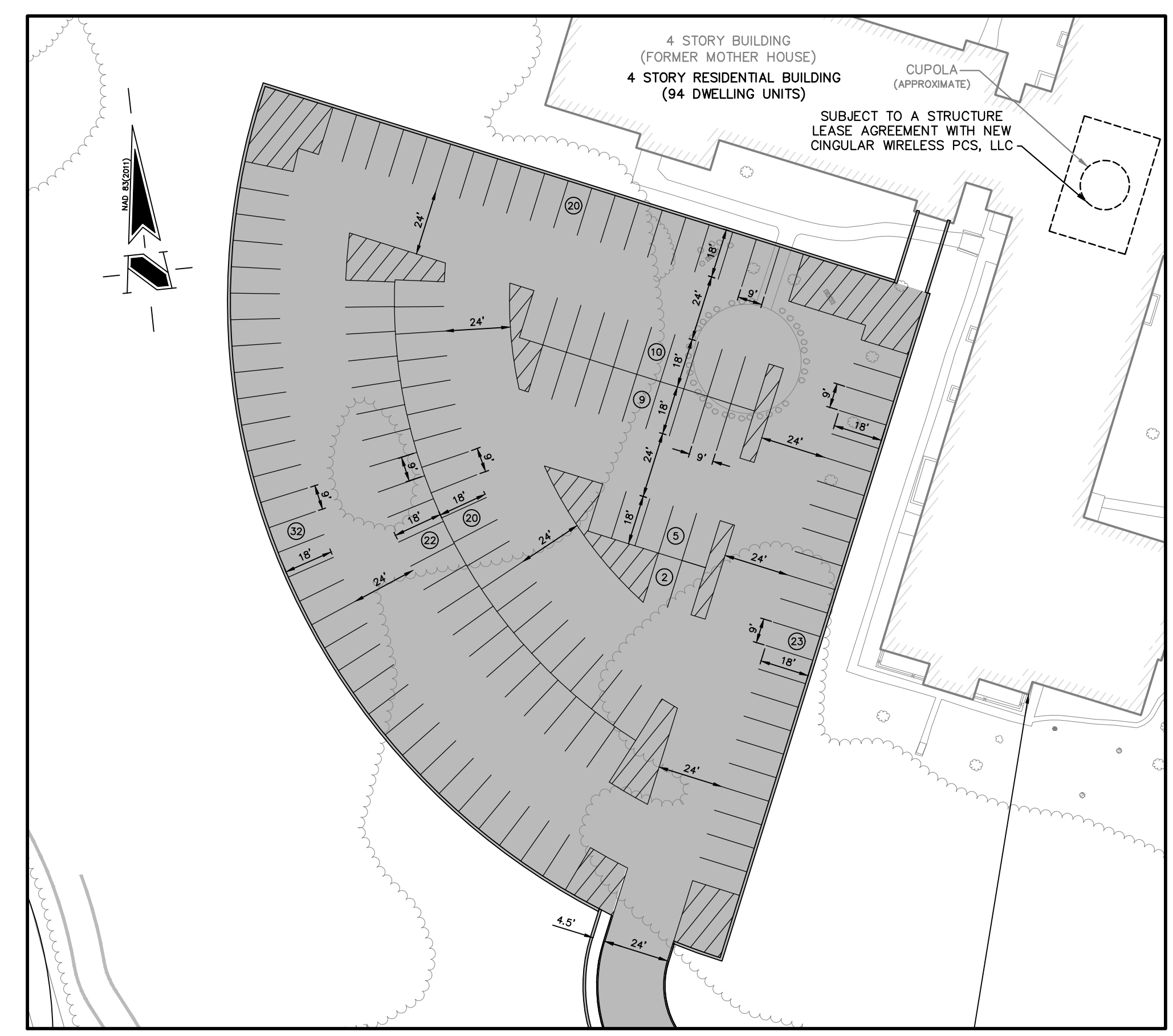




**PROPOSED LOT 13.01**  
23.00 AC.

**REMAINING LOT 13**  
86.92 AC.

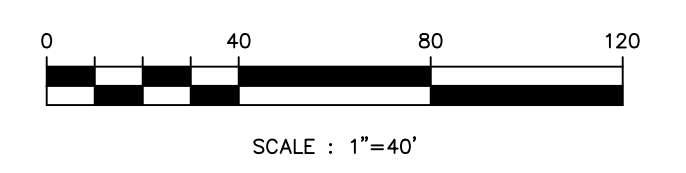
**LOT 13 BLOCK 2301**  
N/F THE SOCIETY OF THE SISTERS OF CHRISTIAN CHARITY OF NEW JERSEY DB H-33 PG 93 & DB 22948 PG 1162 109.919 AC, 4,788,078 S.F. 350 BERNARDSVILLE ROAD (COUNTY ROUTE No. 525)



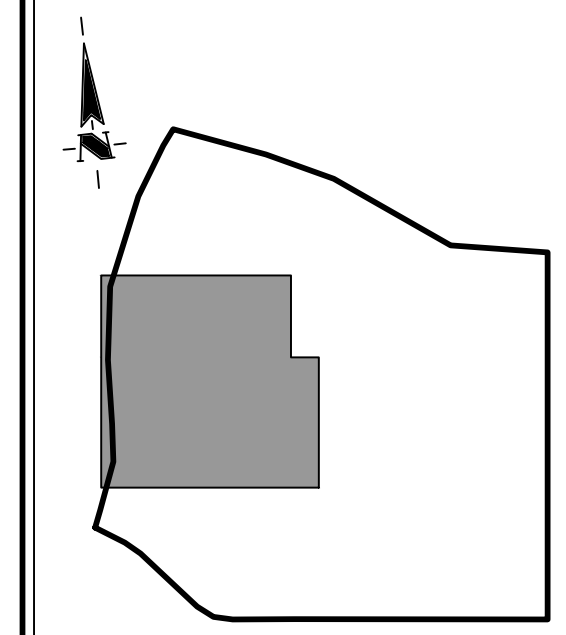
**COVERED PARKING INSET**  
SCALE: 1"=40'

**AREA OF DETAIL**  
SCALE: 1"=40'

- GENERAL NOTES:**
- PROPOSED IMPROVEMENTS TAKEN FROM PLANS RECEIVED MARCH 22, 2022 AND SEPTEMBER 2, 2022 PREPARED BY HLW ARCHITECTURE, LLC.
  - TBR = TO BE REMOVED.
  - ALL EXISTING PAVED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR.
  - ALL DEPRESSED CURB AREAS TO HAVE DETECTABLE WARNING PADS PER ADA REGULATIONS AND CURB SHALL BE FLUSH WITH PAVEMENT ALONG ACCESSIBLE ROUTES.



REVISIONS		
NO.	DATE	DESCRIPTION



KEY MAP



**GLADSTONE DESIGN, Inc.**

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Land Surveyors  
Landscape Architects  
Land Planners

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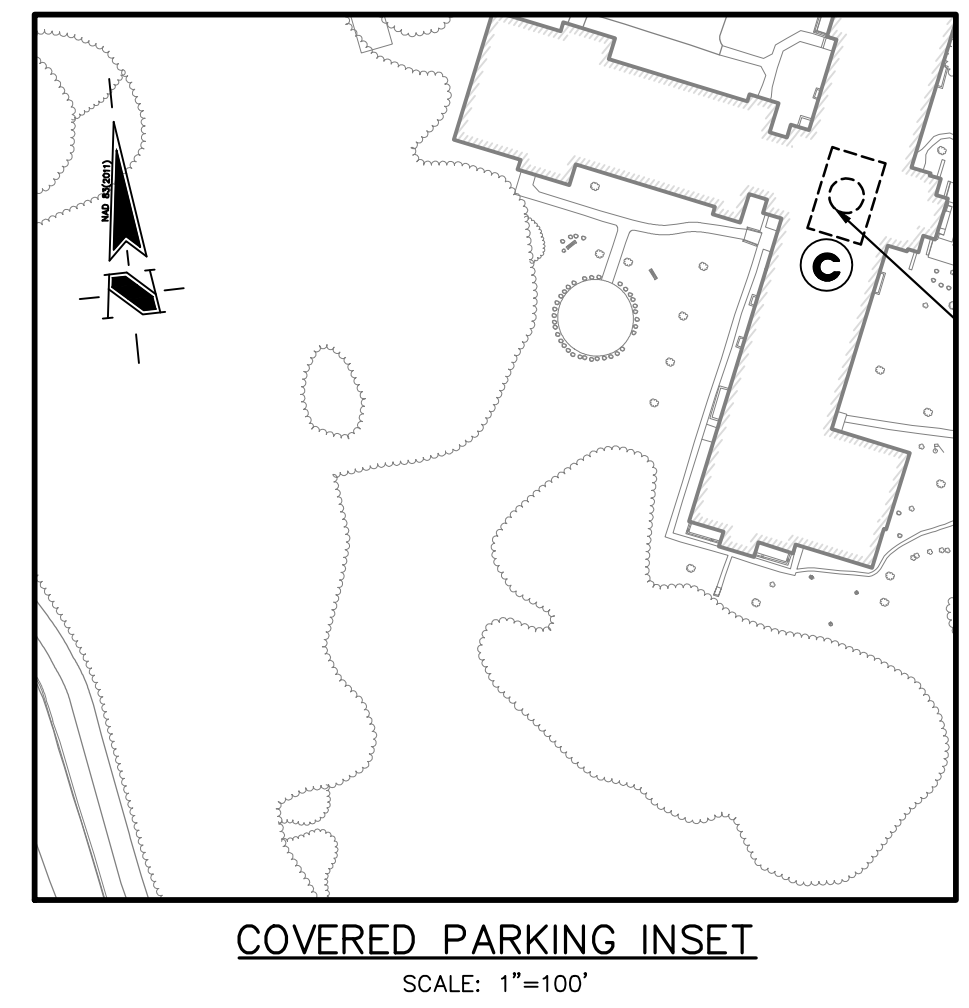
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**350 BERNARDSVILLE ROAD**  
LOT 13 BLOCK 2301  
BOROUGH OF MENDHAM  
MORRIS COUNTY  
NEW JERSEY

**SHEET TITLE**  
VARIANCE PLANS  
**VARIANCE PLAN**

DATE	DECEMBER 9, 2022
SCALE	1" = 40'
DRAWN	CR
CHKD.	RCM2
JOB NO.	1102-01
SHEET NO.	3 OF 3



REVISIONS		
NO.	DATE	DESCRIPTION



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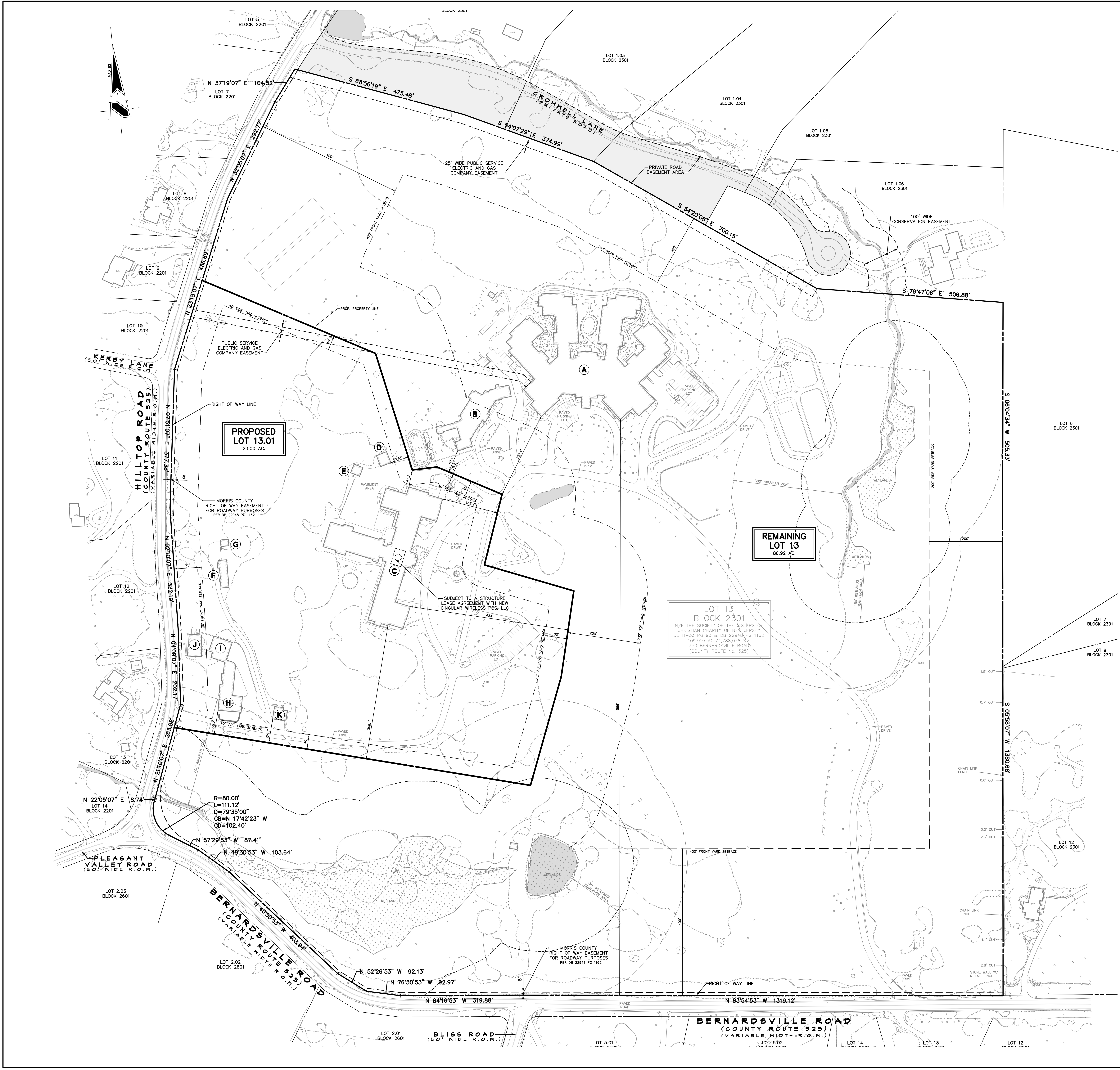
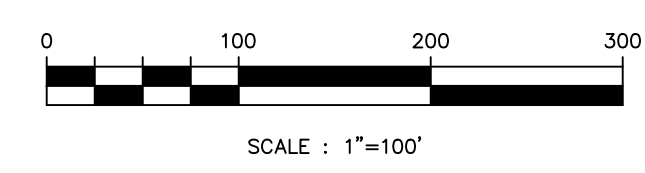
**350 BERNARDSVILLE ROAD**  
 LOT 13 BLOCK 2301  
 BOROUGH OF MENDHAM  
 MORRIS COUNTY  
 NEW JERSEY

**CONCEPTUAL SUBDIVISION PLAN**

DATE: DECEMBER 9, 2022  
 SCALE: 1" = 100'  
 JOB NO.: 1102-01  
 DRAWN: CR  
 SHEET NO.: 1 OF 1  
 CHKD: RCM2

STRUCTURES LEGEND		
BLDG. ID	EXISTING USE	PROPOSED USE
A	MOTHER HOUSE BUILDING	MOTHER HOUSE BUILDING
B	VILLA PAULINE BUILDING	VILLA PAULINE BUILDING
C	FORMER MOTHERHOUSE	MULTI-FAMILY RESIDENTIAL BUILDING
D	GARAGE	GARAGE
E	GARAGE	GARAGE
F	COTTAGE/RESIDENTIAL DWELLING	COTTAGE/RESIDENTIAL DWELLING
G	GARAGE	GARAGE
H	BARN/GARAGE	MULTI-FAMILY RESIDENTIAL BUILDING
I	GARAGE	MULTI-FAMILY RESIDENTIAL BUILDING
J	APARTMENT/RESIDENTIAL DWELLING	APARTMENT/RESIDENTIAL DWELLING
K	APARTMENT/RESIDENTIAL DWELLING/GARAGE	APARTMENT/RESIDENTIAL DWELLING/GARAGE

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED FOR ZONING REVIEW TO CONVERT THE FORMER MOTHERHOUSE BUILDING INTO A MULTI-FAMILY RESIDENTIAL BUILDING WITH APPROXIMATELY 84 UNITS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
    - A. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 350 BERNARDSVILLE ROAD, LOT 13 BLOCK 2301, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED APRIL 11, 2022, PREPARED BY GLADSTONE DESIGN, INC.
    - B. PLAN ENTITLED "SISTERS OF CHRISTIAN CHARITY BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 2301 LOT 13, BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED JANUARY 22, 2019, AND REVISED THROUGH JANUARY 14, 2016, PREPARED BY OMLAND ENGINEERING ASSOCIATES, INC., A BOWMAN CONSULTING COMPANY.
    - C. PLANS ENTITLED "PRELIMINARY AND FINAL SITE PLANS FOR SISTERS OF CHRISTIAN CHARITY" DATED OCTOBER 22, 2015 AND REVISED THROUGH APRIL 15, 2016, PREPARED BY OMLAND ENGINEERING ASSOCIATES, INC., A BOWMAN CONSULTING COMPANY.
    - D. PLAN ENTITLED "AS-BUILT SURVEY SISTERS OF CHRISTIAN CHARITY, BLOCK 2301, LOT 13, TOWNSHIP OF MENDHAM, MORRIS COUNTY, NEW JERSEY" DATED JUNE 20, 2018 AND REVISED THROUGH OCTOBER 3, 2018, PREPARED BY BOWMAN CONSULTING GROUP, LTD.
  - PROPOSED IMPROVEMENTS TAKEN FROM PLANS RECEIVED MARCH 22, 2022 AND SEPTEMBER 2, 2022, PREPARED BY HLW ARCHITECTURE, LLC.
  - PROPOSED LOT NUMBERS TO BE COORDINATED WITH BOROUGH.
  - THIS PLAN IS FOR ZONING REVIEW ONLY AND IS NOT FOR CONSTRUCTION.



**PROPOSED LOT 13.01**  
23.00 AC.

**REMAINING LOT 13**  
86.92 AC.

**LOT 13 BLOCK 2301**  
N/F THE SOCIETY OF THE SISTERS OF CHRISTIAN CHARITY OF NEW JERSEY  
DB H-33 PG 93 & DB 2234A PG 1162  
109.919 AC, 4,788.078 S.F.  
350 BERNARDSVILLE ROAD  
(COUNTY ROUTE No. 525)

R=80.00'  
L=111.12'  
D=79.35'00"  
CB=N 17°42'23" W  
CD=102.40'

SCALE: 1"=100'