



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME  
Joseph P. Byrne, PE  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark W. Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED AP  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

February 10, 2023

Lisa Smith, Secretary  
Mendham Borough Joint Land Use Board  
2 West Main Street  
Mendham, New Jersey 07945

Re: Traffic Engineering Review  
Accordia Realty Use Variance Application  
Block 2301, Lot 13  
350 Bernardsville Road  
FEI Project No. 22MB215

Dear Lisa:

Our office has prepared the following review focusing on the traffic aspects of the application as a supplement to our February 9, 2023 review for the use variance application involving the conversion of the existing, unoccupied convent building (Mother House) on the Sisters of Christian Charity property. Components of the applicant's submission reviewed for the traffic elements of the project are:

1. Land Development Application, dated December 19, 2022, prepared by Thomas J. Malman, Esq.
2. Planning Report, dated September 23, 2022, prepared by M. McKinley Mertz, PP, AICP
3. Photographic Documentation, dated May 4, 2022, prepared by M. McKinley Mertz, PP, AICP
4. Planning Board Resolution, dated May 9, 2016
5. Traffic Impact Assessment, dated October 4, 2022, prepared by Gray W. Dean, PE and Rianna S. Kirchhof, PE
6. Variance Plans, consisting of three sheets dated December 9, 2022, prepared by Robert C. Moschello, PE

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

A. Traffic Review

1. The Traffic Impact Assessment analyzes traffic operations on the roads adjacent to the subject property with and without the influence of new traffic trips generated by the proposed development to identify potential impacts to the traffic operations attributable to the project. The overall methods of analysis and assessment described in the report are consistent with conventional methods to evaluate the potential impact to traffic attributable to a development project. With respect to the components of the analysis described in the report, we offer the following for consideration by the Board:

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Ferriero Engineering, Inc.

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- a. The existing roadway descriptions and traffic volumes focus on the three-leg intersection of Hilltop Road / Bernardsville Road and Pleasant Valley Road. Weekday peak-hour traffic volumes were recorded at the aforementioned intersection and the existing site driveway on Hilltop Road to establish two analysis points for the report. The current property contains a second access driveway on Bernardsville Road that should be considered in the Traffic Impact Assessment. The application proposes a subdivision that would separate the former “mother house” from the current operations associated with the Sisters of Christian Charity into two separate lots. Any potential changes to the operation of the second driveway as a result of the proposed subdivision should be considered in the traffic impact assessment.
  - b. The applicant should address whether the traffic volume counts recorded in May 2022 reflect typical conditions that were not influenced by changed traffic patterns related to the pandemic.
2. The alignment of Hilltop Road / Bernardsville Road, as it crosses Pleasant Valley Road, is aligned as a through road on a curvilinear alignment. The available line of sight and visibility between the vehicles traversing the curved portion of the road and the site driveway should be evaluated and discussed with the Board.
  3. The section of the Traffic Impact Assessment entitled Site Access, Circulation and Parking does not address changes to the internal site circulation following the subdivision of the property.
  4. The width of the curved road at the entrance to the former “mother house” should be evaluated to determine if it is of sufficient width to support circulation for the two proposed banks of right-angle parking.

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

Very truly yours,



Mark Kataryniak, PE, PTOE  
Ferriero Engineering, Inc.

cc: Board members  
Thomas Germinario, Esq.  
Jessica Caldwell, PP/AICP  
Tom Malman, Esq.