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January 13, 2023

Lisa Smith, Joint Land Use Coordinator
Borough of Mendham Joint Land Use Board
2 West Main Street
Mendham, NJ 07945

SITE PLAN REPORT

NAME: V-Fee Mendham Apartments, LLC (10/20/22)

LOCATION: East Main Street (CR 510)

FILE NUMBER: 2022-18-2-SP-0; 2022-18-3-SP-0

ADVISORY REVIEW

The applicant has submitted the following materials for review:

1. Transmittal letter from Stonefield Engineering and Design dated December 15, 2022;
2. Preliminary and Final Site Plans, prepared Stonefield Engineering and Design, dated October 20, 2022;
3. Stormwater Management Report, prepared by Stonefield Engineering and Design, dated October 20, 2022;
4. Traffic Impact Statement, prepared by Stonefield Engineering and Design, dated October 20, 2022;

This site plan is for the redevelopment of the former Mendham Health and Racquet Club, which is in the rear of the Mendham Village Shopping Center lot (13.27 acres). The commercial portion of this application is for an auto sales & service office with 38 under building parking spaces. Additionally, large areas of the existing shopping center parking lot will be reconstructed to accommodate the proposed access to this new structure and revised driveway layout from E. Main Street (CR 510). The residential portion of this application includes a four-story 75-unit structure with 106 under building parking spaces, 28 surface parking space, and an additional 15 spaces shared with the auto sales and service office. Proposed on-site amenities include a pool and clubhouse with a pool lounge and bathrooms.

There are 33 one-bedroom units, 39 two-bedroom units, and three three-bedroom units proposed. The site plan materials do not indicate the proposed number of affordable housing units; however, per the zoning ordinance for the East Business Zone – Affordable Housing Zone, it must be at least 20% of the total constructed units.

There are currently three full access driveway connections to E. Main Street (CR 510). This site plan calls for two full access driveways and an entrance only driveway. The eastern driveway will remain a full access driveway, the central driveway will be removed and relocated farther west with a single entrance lane and dual exit lanes (boulevard style), and the western driveway will be designated as entrance only. The Morris County Engineering Division has plans for future improvements along E. Main Street (CR 510) between Cold Hill Road and Tempe Wick Road, but these will not be impacted by the improvements being made to the Mendham Village Shopping Center.

The property will be served by public sewer and water. There will be slightly more than half an acre reduction in impervious coverage. Stormwater management entails the use of permeable pavement for stormwater infiltration under some of the parking spaces and a portion of the driveway for the new structure. The remaining portions of the site will be utilizing the existing inlets and conveyance system. Stormwater will be discharged towards the wetlands to the north of the development.

There are wetlands and streams located along the northern portion of the site and adjacent parcels behind the proposed structure. The structure is not located within the wetlands area; however large portions of the structure are located within the 300-ft riparian buffer and 150-ft wetlands buffer. The applicant shall submit any NJDEP permits related to these areas, and if changes are made to the drainage because of the permitting process, the applicant shall have to resubmit an updated stormwater management plan for review.

The location of this development adjacent to the Mendham Village Shopping Center will greatly benefit the residents, especially the low- to moderate-income families that may not own an automobile. There are a variety of commercial establishments, including Kings, CVS, Wells Fargo Bank, and several restaurants and other retail locations. Additionally, there are several open space and recreation areas located within a mile of the development. There are no public transit options near the development, so low- to moderate-income residents may have difficulties travelling outside of the immediate area. There are two potential local transportation options for Mendham Borough residents. Morris Area Paratransit System (MAPS) is available for senior citizens, people with disabilities, and veterans. It also provides service to the public residing in rural areas of the county, which this property may qualify for. Mendham Area Senior Transportation is also available for seniors and disabled adult residents.

West Morris Mendham High School is approximately ½ mile away from the development, which would be a walkable distance for high school aged children. Hilltop Elementary is approximately one mile away and Mountain View Middle School is slightly over a mile away from the development. These distances may be too far for young children to walk. The applicant should work with the Township and the Board of Education to establish a bus stop within the development.

COUNTY REQUIREMENTS (R.S. 40:27-6.7)

The Morris County Office of Planning & Preservation and Engineering Division have reviewed the submitted materials. Morris County Planning Board site plan approval is granted.

If applicable, submit copies of all state issued riparian or wetlands permits when obtained. If changes are made to the stormwater management system because of NJDEP review requirements, the applicant shall submit and updated stormwater management plan for review.

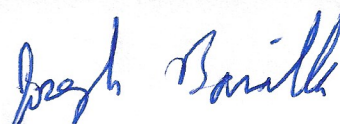
PROCEDURAL REQUIREMENTS

Prior to the start of any work in the County right-of-way, a Permit must be applied for and issued by the County Engineering Division. When applying for a Permit, a copy of the Morris County Planning Board approval report, a copy of the Municipal resolution of approval and one set of the approved plans must be submitted to Mauricio Cabrera, Supervising Engineer, County Division of Engineering and Transportation, P.O. Box 900, Morristown, NJ 07963-0900, (973) 285-6750. This office is located at 30 Schuyler Place, 3rd floor, Morristown.

MORRIS COUNTY PLANNING BOARD



Mike DiGiulio, PP, AICP, CFM
Senior Planner



Joseph Barilla, P.P., A.I.C.P.
Planning Director

- cc: Morris County Planning Board Members
V-Fee Mendham Apartments, LLC
Matthew J. Seckler, P.E., Stonefield Engineering and Design
Paul Ferriero, PE, Municipal Engineer
Mauricio Cabrera, Supervising Engineer