

**MINUTES OF THE  
MENDHAM BOROUGH PLANNING BOARD  
MARCH 14, 2016**

**Garabrant Center, 4 Wilson Street, Mendham, NJ**

**CALL TO ORDER**

The regular and reorganization meeting of the Mendham Borough Planning Board was called to order by Mr. Kraft at 7:50PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

**OPENING STATEMENT**

Notice of this meeting was published in the *Observer Tribune* and in the *Daily Record* on January 14, 2016 and was posted on the bulletin board in the Phoenix House in accordance with the Open Public Meetings Act, and furnished to all those who have requested individual notice and have paid the required fee.

**ATTENDANCE**

Mayor Henry – Absent  
Mr. Bradley – Present  
Ms. Lichtenberger – Present  
Administrator Merkt – Present

Mr. Kraft - Present  
Mr. Cascais – Present  
Councilman Badal – Absent  
Mr. Sprandel – Present

Alternates:

Mr. Kay, Alternate I – Present

Also Present:

Mr. Ferriero, Engineer  
Mr. Henry, Esquire  
Mr. McGroarty, Planner

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**MINUTES**

Mr. Henry suggested grammatical changes to pages 13 and 14. Ms. Lichtenberger motioned to approve the amended minutes of the regular meeting of February 8, 2016 and Mr. Kay seconded. On a voice vote the minutes passed.

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**PUBLIC COMMENT**

Mr. Kraft opened the meeting to questions and comments on items not included in the agenda. There being none, the public comment session was closed.

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**APPLICATIONS****PB # 15-15 Sisters of Christian Charity** 350 Bernardsville Rd, Block 2301, Lot 13  
Preliminary and Final Site Plan with Variance

**Present:** Mr. Ed Buzak, Esq., Attorney for Applicant  
Sister Theresa Ann Jacobs  
Jeffrey Roesch, Landscape Architect  
Eric Keller, Engineer for Attorney  
Mr. Richard Rosen, Architect for Attorney  
Sister Theresa Ann Jacobs  
Mr. Robert Pizzano, NJ Qualified Architect

The hearing was carried from the February 8, 2016 meeting.

Mr. Buzak explained that the Applicant was requesting a variance for pre-existing nonconforming building setbacks from Hilltop Road. The Applicant is also requesting a waiver for a reduced parking space size of 9' by 18', from the standard 10' by 20', and an increased number of parking spaces for which there is no set standard. Additionally, the Applicant is requesting a waiver on tree removal; they are proposing to remove 98 trees and plant 199 new trees with evergreens that are 20' – 25' feet high.

Mr. Rosen, already sworn and qualified, introduced Exhibit A-8, a sight line drawing of the mechanical equipment on the roof of the proposed new motherhouse. Questions were raised about the proposed height of the building, and the calculation for the height of the building, which is proposed to reach approximately 36 feet. Signage was also discussed, with only one or two directional signs expected to be added within the property boundary.

Questions were raised from the public regarding the noise generated from the HVAC units and also about lighting. An attorney for a neighboring property asked about the visibility of the roof units from adjacent homes.

Sister Theresa Ann Jacobs was sworn. She described the sisters' daily activities and uses of the proposed new motherhouse. She also discussed transportation and the current sharing of 23 cars between them, with the possibility of 5 more cars being added after the new motherhouse is finished. When the new motherhouse is completed it is anticipated that there will be approximately 136 residents including staff on the property. She explained that the present motherhouse would be shuttered and maintained. Concerns were raised about the use of the existing motherhouse once the new motherhouse was constructed, and the Board advised the public that the SCC would have to submit another application to the Board for any new use of the current motherhouse. There are no plans for the present motherhouse at this time.

Jeffrey Roesch, landscape architect, was sworn and qualified. He submitted exhibits A-9 and A-10, renderings of the overall landscape plan. He also submitted Exhibit A-11, the LED shoebox lighting proposed for the parking lot, and Exhibit A-12, the lamp post lighting fixture for the driveway and back walkway. The perimeter and walkway lights will be motion censored and turned off at 11pm. The parking lot and driveway lights were proposed to be on all night. He also submitted Exhibit A-13, the MTR Bollard LED lighting specifics for the courtyard walkway. Questions were raised from attorneys hired by adjacent neighbors if the lighting would be visible from their clients' property.

Board professionals commented on the tree replacement Ordinance and if the Board would determine if it would apply. Mr. Ferreiro recommended that a waiver might make sense if the Board deems the Ordinance applicable as the trees being replanted are much more massive than the trees removed. There are 199 proposed new plantings, and the applicant needed 221 per the Borough's tree replacement Ordinance.

Sister Theresa Ann Jacobs was recalled to explain that lights were needed all night on the parking lot because of the sisters arriving late at night from the airport. She stated that they would be willing to

use switch lighting on the driveway. It was also mentioned that the Villa Pauline and new mother house could be used as emergency storm shelters.

Mr. Rosen was recalled to address the visibility of a cooling tower on the roof of the new motherhouse, and he said he would get back with more information at the next meeting.

Mr. Keller was recalled and asked about the current lighting situation around the current motherhouse and existing parking lot, which was unknown. He mentioned that there is an existing well on the site that is believed to serve the existing motherhouse, however the proposed new motherhouse will only be connected to public water. He also submitted Exhibit A-14 showing the 35 spot grades used to calculate the building height of 36.45 feet.

The hearing was carried to the next Planning Board meeting on April 11, 2016.

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#### **OTHER DISCUSSION ITEMS**

##### **TRC**

There is one application, a site plan waiver, to be considered. The applicant is a new massage and spa at 19 East Main Street.

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#### **ADJOURNMENT**

There being no additional business to come before the Board, Chair Kraft adjourned the meeting at 10:44pm. The next regular scheduled meeting of the Planning Board will be held on **Monday, April 11, 2016 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully submitted,

*Carolyn Mazucco*

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Board Secretary