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July 1, 2026

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

SITE PLAN REPORT

NAME: The Greens at Mendham (2/12/2026)
LOCATION: 80-88 West Main Street (County Route 510)
FILE NUMBER: 2026-18-2-SP-0

ADVISORY REVIEW

The applicant submitted the following for review:

1. Preliminary and Final Major Site Plan, prepared by Bowman Consulting Group, Ltd., dated February 12, 2026;
2. Stormwater Management Report, prepared by Bowman Consulting Group, Ltd., dated February 12, 2026;
3. Boundary and Topographic Survey, prepared by Bowman Consulting Group, Ltd., last revised February 9, 2026;
4. Traffic Engineering Evaluation, prepared by Bowman Consulting Group, Ltd., dated February 12, 2026;
5. NJDEP Flood Hazard Area Verification Approval, dated June 4, 2025;
6. NJDEP Freshwater Wetlands Letter of Interpretation, dated February 19, 2025;

This application is for the redevelopment for the former St. John the Baptist School into a 147-unit townhome development on 26 acres. The former school and associated improvements will be removed. There will be 27 units designated as affordable housing. Site access will be from a boulevard-style, full-access driveway connection to West Main Street (CR 510). Access to the Community of St. John the Baptist on the adjacent parcel will remain from this reconstructed access way. There are no amenities proposed on-site for residents.

The Morris County Office of Planning & Preservation and Engineering Division have concerns about the sight distance at the proposed driveway. It is unclear if the sight distance lines consider the grade and vegetation, both existing and proposed, along West Main Street (CR 510) in both directions. Morris County Office of Planning & Preservation staff conducted a site visit on June 24, 2026 and noted difficulties with

the sight distance due to these factors. The applicant shall provide sight line diagrams and profiles that take the proposed conditions, both natural and manmade, into consideration to prove that the depicted sight distance lines are possible. The full extent of these areas is to be depicted in the diagrams. No vegetation will be permitted within the County right-of-way and any vegetation that impacts sight distance shall be removed.

The Traffic Engineering Evaluation does not provide analysis or counts for Mountain Ave (municipal) or Hilltop Road (CR 525). The report shows diagrams for Linden Lane (municipal), which is a minor residential street, while the greatest impact the development could have would be at the signalized intersection of Main Street (CR 510)/Mountain Ave (municipal)/Hilltop Road (CR 525). The report shall be expanded to show analysis for this intersection, as these roadways are critical to travel in and out of the Borough from Main Street (CR 510).

The property will be served by public sewer and water. Stormwater management entails the use of 12 bioretention basins and one underground infiltration basin. There is a proposed sanitary sewer pump station at the rear of the site. During the June 24, 2026 site visit, staff noted the presence of scour marks from stormwater flowing down the gravel roadway to the cell tower. The applicant shall confirm that the site layout and stormwater design will not continue this off-site surface flow and increase the degradation of this roadway.

The site is encumbered and surrounded by several environmental and special concerns. There are freshwater wetlands (NJDEP Verification #1418-04-0003.1 FWW230001) and a 300 ft. riparian zone (NJDEP Verification #1418-04-0003.1 LUP250001) at the rear of the site. The development will not disturb these areas. The site is located adjacent to Hidden Pond Tree Farm to the east. The applicant should consider providing a greater level of screening between the farm and site than is proposed. Agricultural uses produce sounds, scents, and debris that will travel to surrounding properties. Dense screening can create a significant buffer between the residential and agricultural uses and limit the spread of any spraying that may occur. The Community of St. John Baptist will continue to share site access with the reconstructed driveway connection. The Community of St. John Baptist received multiple grants from the Morris County Historic Preservation Program between 2005 and 2012. The existing entrance sign for the site does not appear to be depicted on the site plan. The applicant shall depict its location on the plan. The signage shall be maintained, because a condition of Morris County Historic Preservation funding is that public access to a funded site is required.

Schiff Nature Preserve and McVickers Brook Preserve are located to the west and south of the site. A Memorandum of Agreement was recorded on March 31, 2009 with the Morris County Clerk, which provided Schiff Nature Preserve with a right of first offer for this property. Morris County Office of Planning & Preservation staff spoke with a representative of the Preserve and was informed they were unable to fund the purchase of the property. At the time of meeting with the Community of St. John Baptist regarding this agreement, they expressed it would be beneficial to secure access to both preserves through the property. The applicant should consider allowing signage for the trails near the entrance, access easements, and/or a small parking area to the rear of the site for alternative access points to the preserves and their trails for the community.

This development will be highly automobile dependent. There is a lack of services, amenities and public transit options within walking distance of this development. A development of this density is more suited being sited closer to transit and basic services. This could prove to be a burden for low to moderate income families. The applicant should work with the Borough to extend the sidewalk network along the frontage and to Linden Road to the east, where a complete sidewalk network will allow residents to walk into the downtown area just under a mile from the development. The applicant should expand opportunities for outdoor recreation for residents such as walking paths, additional landscaped areas, and a playground for children on undeveloped portions of the property. Additionally, there are no schools within walking distance of the development. The applicant should work with the Borough and the Board of Education to establish a bus stop or more within the development.

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

The Morris County Office of Planning & Preservation and Morris County Engineering Division have reviewed the submitted materials. Morris County Planning Board site plan approval is withheld until the following requirements have been satisfied:

1. Depict, by line and dimension, the right-of-way centerline and right-of-way line of West Main Street (CR 510). The right-of-way line shall be 33' from the right-of-way centerline. Where there is a right-of-way deficiency, the County Planning Board will require a right-of-way dedication; add note "Area to be dedicated to the County of Morris" on revised plan;
2. West Main Street (CR 510) is under a mandatory road opening moratorium until October 13, 2027;
3. Traffic Engineering Evaluation shall be expanded to include traffic counts and analysis for the Main Street (CR 510)/Mountain Ave (municipal)/Hilltop Road (CR 525) intersection, as was completed for Linden Lane (municipal);
4. Retaining walls shall not be permitted within the County right-of-way. The wall shall be four feet behind the existing, or proposed if a dedication is required, right-of-way line;
5. Driveway to conform with Morris County Land Development Standard Table 500-4 (Maximum allowable width of 30 feet measured at the right-of-way line);
6. Submit sight distance profiles for the proposed driveway;
7. UAJE plants along the right-of-way line at the driveway to be removed. This plant is also not listed in the table on Sheets 13 and 14 and should be included;
8. Confirm the impact of stormwater flow on the gravel driveway for the cell tower and mitigate if applicable;
9. Curbing
 - a. Show depressed curb across driveway;
 - b. Show depressed concrete curb detail, ½" face (See Figure 500-11 attached);
 - c. Show abandoned depressed curb to be replaced with full height curb;
10. Detail 2-foot wide full depth pavement repair strip;
11. Show detail for full depth pavement construction consisting of 2" HMA 9.5M64, 5" HMA 19M64, and 6" Dense Graded Aggregate Base (See Figure 500-14 attached);
12. Show roadway sawcut lines across proposed driveway and utility trenches encroaching the roadway;

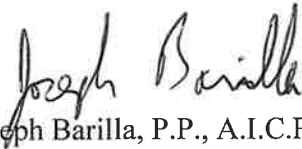
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13. Signage for The Community of St. John The Baptist shall be provided.
14. After revision, submit two hard copies of all materials to the Morris County Planning Board and a digital copy of each material to mcdevreview@co.morris.nj.us for review and approval.

MORRIS COUNTY PLANNING BOARD



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Senior Planner



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Planning Director

cc: Morris County Planning Board Members
80-88 W. Main, LLC
Eric Keller, Bowman Consulting Group, Ltd.
Michael Castore, Esq., Day Pitney
Paul Ferriero, Borough Engineer
Schiff Nature Preserve
Trust for Public Land
Community of St. John Baptist
Township of Mendham Planning Board
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