

BOROUGH OF MENDHAM

Morris County, New Jersey



Master Plan
2006

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- Introductory Statement 2006 Master Plan
- Housing Element & Fair Share Plan 2008
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- Master Plan & Development Regulations Reexamination Report 2016
- Housing Element & Fair Share Plan 2020
- Historic District Expansion Phase I 2009
- Historic District Expansion Map 2009
- Historic District Expansion Phase II 2011
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- Loop Trail Plan 2011

V. COMMUNITY FACILITIES PLAN

INTRODUCTION

The quality and adequacy of community facilities and services play a significant role in making a community a desirable place to live. The Community Facilities Plan provides an evaluation of the public service and facility needs of Mendham Borough as set forth in the Municipal Land Use Law (MLUL) to include: educational facilities, cultural facilities, libraries, fire houses, police stations, and other municipal facilities including their relation to the surrounding areas.

The purpose of this plan is in general:

- ◆ To inventory existing Borough community facilities and assess their adequacy or inadequacy
- ◆ To make recommendations for future improvement to Borough community facilities

BACKGROUND AND ASSUMPTIONS

The Borough has a historical track record of investing in the facilities needed to support this community. Over the years, we have reaped the benefits of these early investment decisions, providing for the ownership of buildings and/or land to house our municipal services. As the Borough is nearing “build-out”, our focus is now placed on cost effective maintenance of our community facilities, insuring the adequacy of our older facilities in light of changing needs and technology and the mutual sharing of all major facilities within the Borough regardless of ownership to the benefit of all Borough residents.

Major factors affecting community facilities and the need for investing in their maintenance include:

- ◆ **Sense of community.** Our goal is to preserve the sense that Mendham Borough is a community of good neighbors. Facilities that enable our residents to come together foster this sense of community.
- ◆ **Commitment to our historical heritage.** Mendham is highly regarded for its streetscape and historical character. Our community facilities should contribute to sustaining our rich historical roots and the village character.
- ◆ **Volunteers.** The Borough has been built on the contributions of its residents who have committed themselves to our community as volunteers over the course of our history. The Borough depends on its citizens to provide many of the services on which Borough residents depend. Quality facilities for the provision of these services and acknowledged as well as public support for our citizen volunteers all play an integral role in maintaining our cost structure and our sense of community.

- ◆ **Inter-municipal services.** The Borough has established with adjacent municipalities mutual service agreements from informal sharing of equipment to formal mutual assistance agreements for fire fighting, police and first aid services and a combined municipal court.

Our community facilities are located from the eastern end of town (the Police Department) to the west (Department of Public Works). Our schools and library are centrally located along with our other major municipal services.

OUR COMMUNITY FACILITIES

Exhibit #4, *Community Facilities*, shows each of the facilities listed below. This section provides an in-depth description of these listed facilities:

Municipal Services

- Administrative Offices: Phoenix House and Bowers Building
- Police Department
- Fire Department
- First Aid Squad
- Department of Public Works
- Water Reclamation Facility

Garabrant Center

Carriage House

Mendham CO-OP Building

Library

Schools

The description of our parks is in the Recreation element of this report.

MAP REPLACES THIS PAGE – exhibit #4

MUNICIPAL SERVICES

Mendham's community facilities include several Borough offices, the Police and Fire Departments, the Department of Public Works compound, a Wastewater Reclamation Facility, and a Senior Citizens Center/Meeting Facility. The Borough also owns a recreation facility and a building that currently houses the Mendham CO-OP.

ADMINISTRATIVE OFFICES

Mendham Borough's Administrative Offices are located in the Phoenix House at 2 West Main Street and the Bowers Building at 6 West Main Street. The site contains 0.7 acres of land. The Phoenix House is a historical, two-story building built in 1801 containing a total of 3800 square feet. The Bowers Building is a two-story structure built in 1900 contains 2434 square feet.

Phoenix House



Current Use

The Phoenix House contains municipal office space (for five (5) full-time employees and three (3) part-time employees) and meeting rooms. This building houses the offices of the Borough Administrator, the Administrative Assistant, the Zoning Officer and the Borough Engineer, the Land Use Coordinator, the Borough Clerk, the Chief Financial Officer, the Welfare Director, and one administrative support person. The building also serves as meeting room space for a variety of governmental and quasi-governmental groups. The second floor meeting room, often referred to as the "Mayor's Meeting Room", holds approximately 10 people. The first floor "parlor" can hold up to 25 people.

The building layout is typical of a private home, built in the early 1800s. At one time, the building's attic was used to store a number of old and unused items and furniture. During the major building renovation (2003-2004), the attic was cleaned out to make way for air conditioning equipment. The project architect, structural engineer, and contractor strongly advised against using the attic for storage in the future. The second floor contains four (4) rooms: Borough Administrator, Administrative Assistant, Land Use Coordinator, and the "Mayor's Meeting Room". There is a very small storage room, which also serves as the access to the second floor porch. In addition to storage space, this room has a computer workstation and is used by the occasional college intern. The first floor contains two (2) rooms, which serve as the Borough Clerk and Chief Financial Officer's offices. The aforementioned "parlor" runs the depth of the building and contains a medium sized table, chairs, and couch. A small room off of the parlor serves as the copy room and supply storage. The basement of the building contains a kitchenette, restroom facilities, boiler and related mechanical equipment, janitorial and record storage, a vault, and two (2) additional rooms. The Zoning Officer and administrative support employee, both of whom are part-time, use the first room. The second room is used for record storage and as a temporary workspace for the Borough's audit team once a year. This room is small, cramped, poorly ventilated, and should not be considered as potential, permanent office space.

The groups and organizations that use the Phoenix House for meetings include: Borough Council Standing and Ad Hoc Committees, the Mendham Women's Garden Club, the Mendham Borough Historical Society, and various employee staff meetings.

Location

The Phoenix House is located at the corner of West Main Street and Hilltop Road in the center of the Borough. The location is appropriate for its use, being a highly recognizable location, with parking that is adequate, albeit limited. As municipal offices, the Borough has adapted the building to suit its present needs, although because of size limitations, it does not hold all municipal administrative functions (see assessment of the Bowers Building for more details). In considering future needs, thought should be given to the cost/benefit of housing all Borough administrative functions in one location/building.

Size

The Phoenix House's size is adequate for its current use. However, two (2) areas of concern are employee growth and records storage. If additional full-time employees were needed, it would be necessary to rotate their workspace from location to location in the building. For example, the Zoning Officer is present in the building on Monday afternoons and Wednesday mornings. The part-time secretarial support staff member also shares his workspace. This part-time support staff member also performs some of her work (filing and some typing) in the Municipal Clerk's office, which does result in cramped conditions. If a decision were made to make either employee full-time, an issue of workspace availability would need to be addressed. Furthermore, record storage is a chronic problem for all municipalities. In addition to record storage space in individual offices, records are stored in the small room on the second floor, the small workspace in the basement, and in the vault, located off of the kitchenette. The vault also contains some records from other municipal operations.

The Phoenix House's layout does meet the need for current uses. The offices are a good size and allow for private meetings with several people if necessary. The Municipal Clerk's office is an exception as noted above.

As previously mentioned, record retention and employee expansion potential are the two (2) uses that are required but are not adequately being met.

Perhaps the most significant need that is not being met and would be desired is the lack of a formal lunch or break room for employees. The basement kitchenette is too small and the two (2) meeting rooms are not conducive for employee lunches. Most employees in the Phoenix House eat lunch at their desks.

Condition

The Phoenix House is generally in very good shape, primarily due to the exterior and structural work completed in 2004. The interior of the building will need attention in the next five (5) years; primarily the windows, carpeting, painting, and wallpaper will need to be updated. The Public Works Department, with landscaping assistance by the Mendham Garden Club, maintains the grounds around the building in good order.

With the addition of a first floor ramp to a renovated exterior door, The Phoenix House currently is handicap accessible. Wheelchair bound visitors are able to access the parlor via this arrangement and can meet with officials in the parlor. If privacy is needed, the parlor can be segregated from the rest of the building.

Site Amenities

The garden adjacent to the Phoenix House was originally built in 1938 and has been maintained by the Mendham Garden Club since its inception. Given its central location, it is a welcoming space for both the Borough employees who work in the Phoenix House and Bowers Buildings and strolling pedestrians.

The recent renovation of the Phoenix House caused some damage to this 5200 square foot garden. The Garden Club is working to replace selected specimen plants, recondition the soil, and patch areas where heavy foot traffic and equipment damaged the garden. The Mendham Garden Club has been funding this work. Additional needs include irrigation, grading improvements, additional plantings, and new fencing.

The future vision for the garden is to have its design reflect the "New American Garden Period" which would make it historically consistent with the period of the Phoenix House. A landscape architect has been commissioned to develop a new layout that, when implemented, will foster the garden's use as a community facility where visitors may relax and enjoy historic Mendham.

Forty-five (45) parking spaces are provided on-site to accommodate the needs of the Administrative Offices. This includes the spaces located to the rear of the Phoenix House and the Bowers Building. Separate driveways from Main Street provide access to these two (2) parking areas. While the parking lot is adequate to serve the Phoenix House, it leaves little room for expansion. Plans for expanding the Bowers Building lot will improve this situation.

Future

This historical building, gifted to the Borough by Arthur Whitney in 1938, is an icon of the Borough. Its place is cherished as part of our past and should always remain a Borough owned landmark in our future.

Bowers Building



Current Use

The Bowers Building contains municipal office space for two (2) full-time and five (5) part-time employees. This municipal building houses the offices of the major revenue collection functions of the Borough, as well as the Construction Code office, the Recreation Department, and health related functions. The building receives the bulk of visits from the public and is the location of the phone receptionist for all administrative (Bowers Building & Phoenix House) functions. The building also contains a drive-up window, a remnant of its past life as a bank. All manner of business takes place at the drive-up window, including issuance of dog and cat licenses, sewer utility and tax payments. The Bowers Building also houses the main server for the Borough's computer network. Ideally this equipment should be located in a more secure environment.

The first floor of the building contains a foyer where informational pamphlets are displayed and a large open office with two work stations (Board of Health Secretary/Recreation & Sewer Utility Payment/Pre-Closing Inspections/Receptionist). Also off of this large room are the Tax Collector's office, a kitchenette, copy room, restroom, and a storage closet. From the foyer, a set of stairs to the second floor lead to four (4) offices and a second rest room. The largest office on the second floor is used by the part-time Tax Assessor and his assistant. The next two (2) offices are used by the part-time Construction Office Technical Assistant and the part-time Construction Official. A small opening in the wall connects the rooms. The part-time Recreation Director uses the last room on the second floor. The basement of the Bowers Building stored records at one time. In the 1980s, a flood in the basement resulted in the destruction of a number of records and it has ceased to be used for that purpose. Storage of records is at a premium in the building. For example, the tax records are stored in several locations throughout the building, as well as in the Phoenix House.

Another concern is the physical distance between related or associate functions, such as zoning and building activities. Since the Zoning Officer's workstation is in the Phoenix House, the public and staff often have to travel back and forth between the Construction Code offices in the Bowers Building and the Phoenix House.

Because many employees have multiple responsibilities, the limitation of space and the layout of the building result in them having multiple workstations. One employee in particular splits her days between two (2) workstations located on two (2) different floors. Opportunities for creating efficiencies between these two (2) buildings should be sought.

Location

The Bowers Building is located next to the Phoenix House. It is a convenient location for the public and the drive-up window is heavily used. Employees and some members of the public use the parking lot in the rear of the building. Many members of the public use the Phoenix House parking lot when accessing the Bowers Building.

Size

While the size of the Bowers Building generally meets the current needs of the staff and public, it is lacking in some areas, and this building could not accommodate any increase in staff. The size of the Tax Collector's office limits the ability to hold confidential discussions, which are sometimes necessary with residents. There is no break or lunchroom, which currently is not a significant problem since most employees go home for lunch. The second floor is particularly cramped, limiting the ability of officials to review plans with members of the public. Space to review building plans with the Construction Official is limited.

The size of the building does significantly impact on record keeping. Ideally a more suitable method of centralized records keeping should be developed. Many municipal buildings maintain a central "lot and block" file where each property has a file folder that contains all activity relative to that property, including building permits, board approvals, health and environmental issues, and sometimes property tax assessment information.

Condition

The Bowers Building is in moderately good condition. Some exterior maintenance work needs to be addressed and the turning radius around the building as drivers approach the drive-up window should be reviewed along with the parking configuration.

The Bowers Building is not handicap accessible. The second floor has multiple levels, which require the public and staff to navigate several levels of steps.

The interior of the building needs to be addressed, including painting, wallpaper, and new carpet. The first floor, stairs, and Construction Code office on the second floor get significant use by the public.

Security is another issue, since the building is often staffed with one person during the day. This is due to the number of part-time employees who use the building.

Site Amenities

(Same as Phoenix House) Parking at the Phoenix House is shared with the adjoining Bowers Building. Parking in municipalities such as Mendham Borough is often an issue in commercial or downtown districts. While the parking lot is adequate to serve the Phoenix House, it leaves little room for expansion. Plans for expanding the Bowers Building lot will improve this situation.

The Public Works Department maintains the grounds of the Bowers Building.

POLICE DEPARTMENT

Police Headquarters



Police Headquarters is located at 3 Cold Hill Road South on 0.75 acres of land. The building was completed in 1984 and contains 5804 square feet. The one-story building includes five (5) offices, one conference room, and two (2) locker rooms: 1-male, 1-female. The building includes a sallyport- private entrance and exit for prisoners, a security area that includes two (2) cells, one processing room, and an alcohol testing room. Other rooms include: an armory, evidence room, command area, dark room, utility closet, and two (2) public restrooms. The building is handicap accessible.

The building is designed to accommodate a full-time force of 20 officers and is considered adequate for the present and future needs of the Borough. Currently, there are 12 full-time officers who are supported by two (2) full-time secretaries, five (5) part-time crossing guards, and four (4) part-time matrons. Currently the Department utilizes four (4) marked patrol cars, one unmarked car, one marked SUV, and one marked traffic detail car. There are also two (2) bicycles for bike patrols.

Police Department Building Assessment

The size and location of the building are appropriate for its current and future use. The overall condition of the building is good. There would be no anticipated alternate use for the building. Site amenities are all good.

Future needs for the building include an interview room. Morris County will supply all the recording equipment, but the room must be a dedicated room. Additional parking will also be necessary, and a storage shed will be required for the storage of patrol bikes and other equipment.

FIRE DEPARTMENT

Fire & First Aid Building



The Fire Department building is located on a 1-acre parcel on the northern side of Main Street between Mountain Avenue and Orchard Street. The building was completed in 1984. The one-story brick structure contains 9900 square feet. In 2000 a 1300 square foot garage was built behind the Fire House to house a 1955 OREN pumper, an antique fire truck owned by the Mendham Independent Hook & Ladder Company.

The building is shared with the Mendham First Aid Squad. After being part of the Fire Department for over 60 years, the First Aid Squad became an independent organization in January 2004. Approximately 2000 square feet of the building is utilized by the squad.

The Mendham Fire Department is a completely voluntary organization. A total of 53 volunteers currently serve the fire company. Approximately 18 respond to a typical alarm. The Department answers approximately 150 calls a year.

The firehouse is a one-story brick structure with a capacity to store five (5) pieces of fire apparatus and two (2) ambulances. The fire company currently keeps the following pieces of equipment on site in the firehouse:

1 – 75 foot aerial ladder
2 – Class A pumpers

1 – Heavy Rescue truck
1 – Incident Command vehicle

The Department anticipates replacing the 1986 Pumper in the near future at a cost of \$460,000. The Department also is anticipating the replacement of the 1992 Aerial ladder truck in 2012.

A total of 40 on-site spaces accommodate the parking needs of the fire-fighters and first-aiders.

Fire Department Standards

National standards for fire stations are set by the American Insurance Association. They pertain to fire station locations, service area coverage, and the coordination of facilities with the type of land use to be protected.

The Association standards recommend that a “high value” (defined as an area composed predominately of commercial, industrial, and apartment uses) be served by an engine company within a 1-mile radius. Areas composed predominately of medium-density single and two-family dwellings should be served by an engine company within a 1.5 mile radius and a ladder company within a 3-mile radius. For low-density residential areas response distance may be increased to two (2) miles for engine companies.

Nearly all of Mendham Borough falls within the recommended service area for engine and ladder companies. The only portion of the community which does not lie within the recommended service area radius is the southernmost section of the Borough. This includes the Pleasant Valley/Bernardsville Road and Bliss Road sections.

FIRST AID SQUAD

The Mendham First Aid Squad is responsible for providing emergency medical services in basic life support to the residents and visitors to the Borough. The entirely volunteer Squad serves the community 24 hours a day, 7 days a week. In addition, it provides and receives assistance from neighboring communities through mutual aid agreements. The squad serves an area of six (6) square miles, containing over 5100 residents and 125 businesses. The Borough provides operating and capital funds to the squad. The remainder of their budget comes from donations.

Calls

The squad has seen increases in the number of residents and visitors over the last 10 years, as well as dramatic changes in school enrollment, school sports activities, recreational activities, and traffic. Our senior population including the severity of critical care patients at the nursing home facility has resulted in drastically increased call volumes over the last few years. The squad responded to 420 calls in 2004 and 470 in 2005.

Staffing

Currently, the squad consists of 40 members. Thirty-five (35) members are certified as EMTs and eligible to respond to calls for basic life support. Ten (10) members are Special Members, belonging to other organizations or first aid squads. There are two (2) Cadet members, under the age of 18. Approximately 20 of the members respond on a regular basis. Approximately 10 are college students who respond during school breaks and summer vacation. The Borough is fortunate to have three (3) police officers trained as EMTs. In 2006 at least two (2) additional police officers will receive EMT training. In addition, all police officers are CPR and AED trained. They are frequently the “first responders” to EMS calls, where they provide care until the squad arrives. Because of this, all police officers hired in the Borough should be required to be trained EMTs.

In addition, having some DPW workers trained as EMTs would raise the level of service available to our residents particularly during the day, when a number of our volunteers are not available. With increased call volume, volunteerism decreasing, and a dwindling number of consistent responders, future considerations include:

- ◆ Dual membership with Mendham Township
- ◆ Completely joint operations with Mendham Township
- ◆ Contract services with a private ambulance (daytime/weekday only)
- ◆ Total paid responders (7 days a week)
- ◆ The developer/owner of any senior assisted living housing/facility be required to provide his/her own medical transportation

Recruitment & Retention

Recruitment and retention of volunteers continue to be a top priority. Due to the limited number of jobs in the immediate area, more commuting, and increased training hours, there is a significant loss of available volunteers. Some municipalities have offered incentives for emergency service volunteers. These have included affordable housing, property tax credits, and discounts open to municipal employees.

Training

Several years ago, the squad building was certified as an official State training site. This has enabled the squad to not only provide convenient local training to squad members, but also has allowed the squad to coordinate most of its training with the Mendham Township First Aid Squad at this location. In addition, the classes are available to neighboring mutual aid towns. After 9/11, the Department of Health and the Department of Homeland Security instituted more regulations, increased training, data collection/reporting, county/state/federal expectations of local resources for deployment, and the need to have training that first responders never have had before. There are currently state proposals to increase the number of hours of EMT training to over 150 hours. There are continuing education requirements, special training for state and national requirements, and an EMT must become recertified every three (3) years. The personal commitment that a volunteer must make has never been more demanding.

State Regulations

In addition to the new training regulations, new requirements for State reporting of call data were instituted on January 1, 2006. Squads will be required to provide monthly reporting of the demographics, call response times, types of calls, and other items to the State. Failure to comply will carry serious consequences.

Vehicles

The squad currently has two (2) Ford ambulances and anticipates replacing the 1996 ambulance in the near future at a cost of approximately \$175,000. Replacement of the 2001 ambulance is expected around the year 2011.

County/State/Federal Deployments

As previously mentioned, the squad is a resource to the county, state, and federal governments. In the past few years, the squad has deployed for 9/11, decontamination drills, the Republican National Convention, and other various standbys.

Community Resource

The squad provides many community services beyond responding to emergency medical calls. These include:

CPR/AED classes	Community education
EMS Day activities	Mendham HS Football Game standbys
Fire Prevention Day presentations	Mendham HS Humanities Festivals
Mendham HS Graduation standby	Labor Day Weekend Carnival standbys
Borough School presentations	Mendham Commons Lifeguard drill
Senior Citizen File of Life presentations	
Youth presentations (Boy Scouts, Girl Scouts, Cub Scouts and Brownies)	
Mendham Fire Department support on <u>all</u> calls	

Vision

The members of the Mendham First Aid Squad continue to strive to provide the best in emergency medical services for basic life support to our community and our neighbors. However, drastic changes in the EMS system, changing demographics, increased call volume, and new regulations and expectations for emergency services on the local, state, and federal levels have had a dramatic impact on an already dwindling number of volunteers. Recommendations for police officer/EMTs and other municipal employees, such as DPW employees becoming EMTs, to support the squad are the easiest, fastest, and most cost effective way to increase the number of responders for the community.

In the near future, an expanded facility for the squad will be a necessity in order to provide for the additional training requirements to meet state reporting demands, for instructor training, and to house required equipment. The ability to have proper radio communication with other agencies within or outside the community is required in order to adapt to a changing country and world.

Fire Department Building Assessment

This building is currently used by both the Fire Department and the First Aid Squad. On the Fire Department side of the building there are four (4) bays for the indoor parking of the fire apparatus. There is an office for the Fire Chief and a utility room called the Engineer's Room for the storage of tools, equipment, and other items necessary to maintain and service the apparatus.

On the First Aid Squad side of the building, there are two (2) bays for indoor parking of two (2) ambulances currently in use by the Squad. In addition, there is an office for the First Aid Captain and a storage room behind the bays for the storage of equipment, oxygen, and supplies. There are two (2) restrooms and a utility room located in the entrance hallway that separates the Fire Department from the First Aid Squad. The Fire Department and First Aid Squad share in the use of two (2) other rooms located in the rear of the building: a meeting room/classroom and a large recreation room that is also used for drills and social functions.

The building is located in the center of the Borough on the main east – west roadway. It is, therefore, an ideal location for the Fire Department and First Aid Squad to respond to calls in the Borough. It also provides easy access to volunteer members responding to the firehouse from all parts of the Borough. There does not appear to be any preferred alternate use for this building due to its location and size. The building is handicap accessible with wheelchair access through the main entrance and with handicapped facilities in the restrooms.

The building interior and exterior structure are in good condition and are well maintained. A new emergency generator was installed in 2005 to provide electrical service to the entire building in the event of a power failure in the Borough.

The size of the building is currently adequate to meet the Fire Department needs if it was solely used to house this department. It is, however, likely to require an expansion in the future to accommodate longer fire trucks and the First Aid Squad and its changing needs. The Fire Department bays will need to accommodate new and larger equipment and provide more storage space for equipment. There will also be a need for added space on the First Aid Squad side of the building for storage, office space, and increased training space. The Fire Department building could also be renovated to accommodate a second story if warranted for meeting space for the Borough.

A possible solution to the size problem of the existing building would be to re-locate the First Aid Squad to a building of its own that is centrally located in the Borough. If an existing building centrally located in the Borough were to be found, it would need to be renovated to accommodate the First Aid Squad and its ambulances and equipment.

DEPARTMENT OF PUBLIC WORKS COMPOUND

The DPW Compound is located off Ironia Road in the Borough. In addition to the DPW buildings, the compound also serves as a drop off location for residents' leaves, grass clippings, and brush. A large compactor is used to collect the leaves and grass, while the brush is temporarily stored at the compound and chipped twice a year. The compacted leaves and grass are hauled away by a contractor and composted.

The entire compound needs to be covered by an emergency power system. Currently, portable generators are used throughout the compound on a limited basis. Additionally, it has been recommended by the Superintendent that a storage lean-to be constructed to the rear of the main garage to store salt spreaders.

The location of the compound is appropriate. The Borough remains cognizant of the resident issues and works to minimize impact.

DPW Main Garage



Current Use

The Main Garage stores the DPW's vehicles and equipment. It also serves as the service bay for all vehicle and equipment repairs. The building houses the DPW Superintendent's office as well as a break room and lockers for employees.

Location

The location of the building at the compound is appropriate and access is good.

Size

The building is too small for its current uses and the layout is poor. Specifically, additional room is needed for employee amenities, such as an appropriate locker room, break room, and bathroom facilities. A dedicated area for repairs of medium to small equipment is also needed. A small meeting room and expanded office space would also improve the efficiency and effectiveness of the Department.

Condition

Structurally the building is in good to fair condition. During heavy rain, water leaks through the back wall of the building which is built into a slope. The electrical system is outdated and over loaded and should be completely upgraded. The building currently lacks a fire alarm system. Storage space in the building is limited, which causes overcrowding in the vehicle bays.

The building is currently handicap accessible.

Site Amenities

Parking is adequate for the facility. Other than employees and vendors, the building is not used by the public. Periodically, there are noise and lighting issues with several residential neighbors adjacent to the property. Thus, lighting is less than adequate due to concerns of neighbors. Landscaping is also poor.

Future

To address the storage and space issues, the possibility of adding a second floor to the building has been considered. Preliminary plans have been developed, and the second floor could also house an ancillary meeting room for small, Borough government meetings as well as document storage.

DPW Storage Barn



Current Use

The storage barn is used for the storage of vehicles and equipment. The building is also used for preparing equipment for use, and installation of snowplows and frames on trucks. Minor or incidental maintenance of equipment and vehicles also takes place in the barn.

Size

The size is adequate for the current equipment inventory.

Condition

Condition is good.

Site Amenities

Interior lighting is fair and could be improved. Exterior light is poor and improvement is constrained due to issues with the two (2) residential homes adjacent to the DPW compound. There is no heat in the building, but it does have electrical service. The building should have emergency backup power.

DPW Fuel Tank Shelter

Current Use

The shelter is used for fuel storage tanks and dispensing units.

Location

Location on the DPW compound is appropriate and access is very good.

Size

Size is adequate.

Condition

Condition is good. Some consideration should be given to upgrading the pumps to an automatic recording system. Currently the amount of fuel distributed in each vehicle is recorded in a logbook kept at the shelter.

Site Amenities

Lighting is good and a spill kit is on-site as per regulations.

DPW Salt Dome

Current Use

The salt dome stores road de-icing material (rock salt).

Location

Location is adequate.

Size

Size is more than adequate.

Condition

Condition is good. The facing and the roof were repaired in 2005.

Site Amenities

Exterior lighting could be improved. Additional lighting is needed in interior of the dome.

WATER RECLAMATION FACILITY

Sewer Plant



Current Use

The facility provides treatment of the Borough's wastewater and contains several buildings along with above, in the ground, and under ground tanks. In addition to the wastewater treatment works and equipment, the facility houses the plant Superintendent's office. The office was completed in 2004 and was built as a second floor to the existing main building.

Location

Location is appropriate for the facility.

Size

The property size is more than adequate for its current use.

Condition

The condition of most structures at the facility is very good. One control shed needs to be replaced. Most of the facility is not handicap accessible, but residents are not expected on-site.

Site Amenities

Exterior lighting at the facility has recently been improved. However, the entrance driveway needs to be rebuilt with proper drainage. A storage barn will be built to satisfy current and additional equipment needs. The landscaping is good except in the construction area.

GARABRANT CENTER



Current Use

The Garabrant Center serves as the main meeting venue for municipal and community based organizations. Its original and continuing purpose is to serve as a senior center. In addition to the senior center activities, the building serves as the main meeting room for the Borough Council, Planning Board, Board of Adjustment, and several ad hoc committees. During the day, the building is used by various Borough based community organizations and clubs as a meeting and event location. The building also serves as polling place for two (2) of the Borough's election districts. The building is a one-story, cinderblock building with a large meeting room, a kitchen, restrooms, and entry hallway. With the increasing demand for meeting room space, there is constant pressure on the Borough to allow groups to use the building.

Location

The Garabrant Center is located on Wilson Street in the middle of a residential section of the Borough. Due to its residential location, there are often issues arising relative to late night meetings, street parking, and occasional noise. The building, for its current uses, is not located in an ideal location. If the building's use were strictly limited to senior citizen functions, which take place primarily during the day, its location would be less of an issue.

Size

As a senior citizen center, the size is adequate; however, the lack of storage areas for equipment limits the types of programs that could be held for seniors. Some of the uses, such as meetings of the governing body, should have a dedicated room/space for permanent set-up (meetings).

Having dedicated meeting space would eliminate the need for Public Works employees to set up and break down the main room. The kitchen is sized appropriately; however, if there were a need to upgrade equipment (e.g. more professional cook surfaces, larger refrigerator, larger dishwasher, better food prep areas), space limitations would be encountered.

Condition

The building is structurally in good shape. However, the windows and the roof will need to be replaced in the near future. The air conditioning and heating system need to be replaced now. The building is handicap accessible.

Site Amenities

The buildings interior and exterior lighting is fair. Thought should be given to replacing interior lighting and replacing exterior lighting, keeping in mind the building is located in a residential neighborhood. Landscaping around the building is adequate for its use. A major issue is parking. Parking in the rear of the building is limited to approximately 10 spaces including a handicap parking space. There is on-street parking, which impacts the residential neighborhood when an event is held that attracts a lot of attendees.

Future

Consideration should be given in coming years to moving some or all of the uses located at the center. If all of the uses could be relocated, the building could be sold as a residential building lot or could be used for other Borough uses.

CARRIAGE HOUSE



Current Use

The Carriage House, the most recent addition to the community, is an excellent example of a new facility contributing to the character of our Borough. It is divided into two (2) sections: (1) a small meeting room which also serves as a limited storage area and refreshment stand and (2) a men's restroom and a women's restroom. The restrooms are accessed by a hallway that has doors to the exterior of the building and the first half of the building. The building is used as a small meeting room for different recreation, scout, and social groups and serves as the only public restrooms for the Borough Park.

Location

The building is located in the western section of Borough Park in between athletic fields. The location is generally appropriate; however, when feasible, some consideration should be given to additional restroom facilities closer to the playground located on the southwestern side of the park.

Size

The size and layout of the Carriage House is appropriate for its current use.

Condition

The building is structurally sound and the exterior was painted in 2005. The building is handicap accessible.

Site Amenities

The light and landscaping are appropriate for the building use and location. Due to reoccurring vandalism to the restrooms, a surveillance/security system is being contemplated.

MENDHAM CO-OP



Current Use

The Daycare building is located at 8 Orchard Street behind the Mendham Fire Department and adjacent to Mendham Borough Park. Built in 1994, it is a one-story wood-sided building with a finished basement. The building is owned by the Borough of Mendham and leased to the Mendham CO-OP Nursery on a 10-year lease which was renewed in 2004.

Currently the building has three (3) classrooms of differing size. The largest is in the basement and the other two (2) are on the main floor. In addition, there are two (2) art rooms, which are smaller than the classrooms. The classrooms are considered all-purpose rooms and the floors are half carpeted and half covered with linoleum. There are three (3) restrooms in the building: one (1) for adults and two (2) for children. There is a completely fenced-in playground outside of the building on its property.

There are currently 80 children enrolled in the CO-OP. However, no more than 37 children can be in the building at one time by State regulation.

Condition

The Mendham CO-OP Nursery is responsible for the interior (decorating) maintenance of this building per the lease agreement. The building is in good condition. The Borough is responsible for the exterior maintenance of the building, heating, plumbing, and grounds. Some potential future improvements are replacement of windows and paving of walkways on the property. The main floor is handicap accessible, but the classroom in the basement is not.

Future

Given its ideal central location, its accessibility from Main and Orchard Streets, and the fact that this property adjoins other Borough owned property, there are a number of alternative uses for the building/site that could benefit the Borough.

LIBRARY

The Mendham Borough Library, located at 10 Hilltop Road, was incorporated as a nonprofit association in 1927. The historic brick structure of approximately 4000 square feet, which is owned by the library, houses a number of collections on two (2) floors. The Reading Room on the ground floor holds the fiction and large-type collections as well as periodicals and newspapers. The Circulation Room, also on the ground floor, houses the non-fiction, reference, cookbook, and media collections. The media collection includes DVDs, videotapes, and audio books. Seven computers are located on the ground floor and lower floor. Five computers offer Internet access to patrons and an additional two (2) are for children's use. In addition, patrons can access the Internet anywhere in the library via their own laptops and the Library's WIFI connection.

The Children's and Young Adult collections are located on the lower floor, along with an Archive Room and the Andrew Fletcher Gallery. The Archive Room holds memorabilia from the Mendhams such as ledgers, photographs, and newspaper articles. The Andrew Fletcher Gallery has a number of uses: various art exhibits, public meetings, library programs, etc.

The library is open Mondays through Saturdays, with the exception of approximately 12 holidays. The library closes at 8:00 p.m. on Monday through Thursday, at 5:00 p.m. on Friday, and at 4:00 p.m. on Saturday. At the end of 2005, the library had 23,000 items catalogued (including all types of items for loan) and over 2000 patrons in its database. Books and audio books are generally loaned for a period of 14 days, periodicals for 7 days, and movies for 2 days.

The library offers a variety of programs for children and adults. Programs for children include: story times, crafts, book clubs for various age groups, sing-a-longs, Spanish lessons, book buddies, and "Read to a Dog," where children practice reading aloud to a dog. For adults, there are both daytime and evening book discussion groups, knitting lessons, yoga, and special programs. Special programs vary widely in subject and have included a diverse offerings ranging from doing medical research on the computer to visits from local authors.

The library operates on an annual budget of approximately \$280,000. More than two-thirds of that amount pays employees' salaries, over one-tenth is used to purchase materials, and the remainder covers general operating expenses including insurance, utilities, maintenance, computer, and auditing fees.

When compared to similar libraries, in Morris and Somerset Counties (i.e. libraries with a single branch, as defined by the National Center for Education Statistics), the Mendham Borough Library lags behind the average in the amount of local revenue received on a per capita basis. In 2003 (the most recent year for which data are available), the statistics show:

GROUP	LOCAL REVENUE PER CAPITA
Mendham Borough Library	\$32.47
Similar Libraries in Morris & Somerset Counties	\$46.98
New Jersey State Average for All Libraries	\$43.02

The amount of revenue received affects many aspects of the library, including the staffing, materials available for loan and reference, and the quality and quantity of programs offered.

For a variety of reasons, the Borough of Mendham and Mendham Township are in the process of considering and moving toward a joint library. A piece of land has been donated (contingent upon a number of other steps taking place), the individual library boards have agreed to merge, and both towns have made inroads toward an agreement on a joint library. In order for a joint library to be realized, however, a number of state approvals must be obtained and a substantial amount of capital must be raised.

However, until such time as the joint library becomes a reality, the trustees of the Mendham Borough Library are charged with the continued maintenance of an institution that meets the needs of the community. Toward that end, there will be a continued need to maintain the physical plant and to ensure that sufficient materials and programs are available to the community. Thus, adequate funding is now and will remain for the foreseeable future, a major concern for the trustees.

SCHOOLS

Mendham Borough is home to three (3) public schools. Hilltop School provides Kindergarten through Grade 4 instruction. Mountain View School serves children in Grades 5-8. West Morris Mendham High School (WMMHS) is a regional high school serving Mendham Borough, Mendham Township, Chester Borough, and Chester Township. In total, approximately 1900 students attend school in Mendham Borough.

The elementary and middle schools of Mendham Borough have grown from a combined population of 548 in 1997/1998, to approximately 640 students in 2005/2006 (+16.8%). West Morris Mendham High School, with a significantly expanding enrollment of approximately 1250 students, is populated largely by students from outside of Mendham Borough. In fact, only approximately 30% of the WMMHS students are residents of Mendham Borough.

MENDHAM BOROUGH SCHOOLS

Hilltop School

Located on Hilltop Road in the Historic District of Mendham Borough, Hilltop School occupies 67,300 square feet and is comprised of 26 classrooms (including a media center/library), multi-purpose room/gymnasium, cafeteria, student service and teacher service rooms, and administrative offices. Hilltop also houses the Office of the Superintendent of Mendham Borough Schools. The school was completely renovated and expanded in 2001/2002, retaining the historical front façade only.

Hilltop School, although renovated and expanded, faces continued challenges over the next 10 years. Owing to its location, increases in student enrollment will exacerbate an already difficult traffic situation. Further, parking is now at a premium on the school grounds and it is likely that an additional parking facility will be required. There are virtually no building expansion opportunities for Hilltop School as it is bordered on both sides by other structures. Parking aside, the school could likely accommodate an enrollment increase of approximately 10% after which the only alternative to accommodate greater growth would be to expand Mountain View School and transfer one grade to the other school location.

Issues Related to Hilltop School

Of particular concern to the Borough are two (2) issues:

- ◆ The peak traffic volumes that occur at the start and the end of the Hilltop school day create serious traffic problems for the Borough at the key intersection of Hilltop and Main Street. Every effort should be made by the administration of the school to minimize the volume of cars accessing the school by encouraging alternative forms of transportation, altering start and end times of the school day, and finding ways to continue to improve the efficiency of drop-offs and pick-ups.
- ◆ The 2002 renovation of Hilltop School was completed consistent with guidelines provided by the Historic Review Commission. Any future acquisition or renovation of buildings in the Historic District by the School Board should be made in keeping with the historic designation of this area.

Mountain View School

Students in Grades 5-8 attend Mountain View School on Dean Road. Occupying approximately 59,000 square feet, the school was built in 1966 and underwent significant renovation immediately following the renovation at Hilltop School. The school is comprised of 27 classrooms (including a media center/library, science labs, computer labs, industrial arts shop, and home economics center), gymnasium, cafeteria/auditorium, and student service and teacher service rooms. The business office of the Mendham Borough School Board is located at Mountain View School.

Mountain View, like its elementary counterpart, Hilltop, can accommodate modest enrollment growth. Any growth beyond 10%, however, would likely require renovation/addition to the existing structure, and space is available for such expansion should it become necessary. Parking is not a significant problem at Mountain View as the school added a permanent second parking lot in August 2003. Traffic is also not a significant issue for Mountain View.

Mendham Borough Schools' Enrollment

1998	548 (A)
1999	561 (A)
2000	596 (A)
2001	604 (A)
2002	640 (A)
2003	672 (A)
2004	672 (A)
2005	693 (A)
2006	640 (A) 718 (P)
2007	721 (P)
2008	724 (P)
2009	731 (P)

(A) Actual number of students enrolled 1998 – 2006

(P) Projected number of students 2006 – 2009

SOURCE: Mendham Borough Board of Education

Issues Facing Borough Owned Schools

While the existing facilities are adequate to accommodate the current enrollment, the School Board believes that Hilltop and Mountain View Schools lack the space for classroom expansion, enrichment, and additional special services.

Expansion

Neither school has the space needed to construct additional classrooms without extending the footprint of their respective building. This would be particularly difficult for Hilltop School, located in the Historic District of Mendham Borough. The lack of space forces the Office of the Superintendent to be located in one school and the School Business Office to be located in the other. The School Board has expressed interest in pursuing opportunities to consolidate administrative offices near one of the schools, the likely location being Hilltop given its location.

In the event that the Mendham Borough Library building, which is adjacent to the Hilltop School driveway, becomes available, the School Board would consider this opportunity for expansion. Such an expansion would also have the benefit of providing additional space for enrichment programs, currently lacking in the Borough schools.

Enrichment

The lack of space in the existing school buildings precludes the ability to offer significant enrichment programming during school hours. In the event that the Mendham Borough Library building becomes available, the size of that building would likely be sufficient to accommodate enrichment programs in addition to the Administrative Offices.

Additional Special Services

At present, Mendham Borough does not offer a pre-school handicapped program, requiring the Borough to pay Mendham Township to meet the needs of some Mendham Borough students. The School Board has discussed, and hopes to affect, the opening of a pre-school handicapped program in Mendham Borough, although discussions regarding the most desired versus most available location for this program are still ongoing. Logic would suggest that the best location for this program would be the elementary school, Hilltop, but the only available space at the moment is at the middle school, Mountain View. If this program comes to fruition, consideration should be given to water and sewer issues, and to traffic issues at and around Hilltop School.

Shared Services

Mendham Borough Schools continue to pursue efficiencies and educational opportunities for the students. The Mendham Borough schools already share some services with The Chesters, allowing both communities to retain higher qualified, full-time services through a shared program. It is likely that this practice will continue until such time as full-time services are required in either community. At that time, budget and space implications will need to be addressed.

WEST MORRIS MENDHAM HIGH SCHOOL

Located on 46 acres in Mendham Borough, West Morris Mendham High School (WMMHS) is a part of the West Morris Regional High School System and serves the educational needs of students in Mendham Borough, Mendham Township, and The Chesters. Approximately 70% of the students attending WMMHS are from outside of Mendham Borough.

The school property, located in the Historic Corridor of Mendham Borough, includes a 167,454 square foot multi-story instructional building that was erected in 1972, and a 15,530 square foot athletic field house that was erected in 1990. A music wing was added to the school in 2004, and new parking facilities were added in 2005. In 2006, a 21,000 square foot freshman wing comprised of 10 classrooms (including two (2) science labs) and a cafeteria/study room/testing center is being added. In addition, the school property includes several ball fields, including a regulation football field and a running track.

The changes referenced above were all made to a building/site projected to accommodate a maximum student population of 800 and were necessitated by a steady increase in enrollment that now stands at 1251 students. As shown in Table V-2, the population is expected to grow to 1381 students by 2010. Owing to roadway, water, and sewer issues, the Planning Board does not

believe that Mendham Borough can accommodate any further expansion of the student population or facilities at WMMHS.

2005	1219 (A)
2006	1251 (P)
2007	1296 (P)
2008	1337 (P)
2009	1357 (P)
2010	1381 (P)

(A) Actual number of students enrolled

(P) Projected number of students 2006 – 2010

SOURCE: West Morris Regional High School District

Issues Related to West Morris Mendham High School

Of particular concern to the Borough are three (3) issues:

- ◆ Based on demographics, Mendham Borough will not be the significant contributor to the student population growth, yet will be the community impacted by the growth.
- ◆ With the majority of growth coming from outside of Mendham Borough, the roadway infrastructure of Mendham Borough is increasingly impacted by traffic. While parking has been expanded at the school, alternatives to one person/one car driving have yet to be employed. From mandatory busing, to car-pooling, to use of the Park & Ride west of Mendham Borough, the Planning Board of Mendham Borough encourages the school district to explore transportation options.
- ◆ The high school accounts for a significant percentage of the wastewater volume in Mendham Borough. Analysis of usage trends show that the amount of wastewater directed to the treatment plant drops dramatically when the high school is not in session. In light of wastewater restrictions, Mendham Borough residents and businesses are impacted negatively, limiting residential growth opportunities as well as the types of businesses that can find a home in Mendham Borough.

III. POPULATION AND HOUSING ANALYSIS

INTRODUCTION

National and statewide trends and pressures underlie many of the demographic shifts and changes which affect local counties and towns. Studies of these broad trends indicate that New Jersey and its constituent municipalities must consider new circumstances in their land use policy and decisions. Some key demographic factors which are anticipated to affect New Jersey and its local communities in the post-millennium era are summarized as follows:

- ◆ The predominant demographic trend will continue to be a more mature New Jersey. This maturation will be driven by the large baby-boom population born between 1946 and 1964 and now advancing into old age. In 1990 the oldest baby-boomer was 44 years old and the youngest age 26. In 2006 the old "boomers" have turned 60 and the "youngsters" are over 40.
- ◆ Many of this large population bulge in its middle and later years will begin to search for and purchase alternatives to detached single-family homes. Many, also, will be empty-nesters. A significant minority will be single, divorced or separated, and widowed. Single person households will create a sub-market for more affordable housing units. These units, particularly rentals, will be increasingly difficult to find in the luxury and near-luxury single-family home markets which predominate in much of Morris County.
- ◆ The large population bulge created by the baby-boomers in their later years will shortly be followed by shrinkage in the age 25 to 44-year-old cohorts. This companion trend will result in reduced markets for the larger move-up houses as the bottom of the home buyer pyramid shrinks. Current anecdotal data suggest a slow-down in the rate of large, single-family home construction. This demographic driven trend will probably be reinforced by rising interest rates and increased home heating costs over the long-term.
- ◆ Within the older age spectrum there will be continued growth in the ranks of the elderly who are 65 years old and over, as boomers move into the latter part of this decade. These pressures suggest strengthened demand for a variety of senior housing alternatives including age 55+ active adult communities, some health care related housing, and traditional senior housing for those over 65.
- ◆ Housing price increases and housing production are expected to slow from the more rapid growth rates of the 1980s, 1990s, and early 2000s. They should advance more moderately in the next 10 to 15 years. Long-term energy cost increases may also play a significant role in scaling back home sizes to more moderate levels. Should interest rates continue their current rise, and additional environmental regulations like the Highlands legislation occur, housing production rates locally would also soften further.

SUMMARY OF KEY POPULATION STATISTICS

- ◆ Rapid growth from 1960 to 1990; slowing through the 1990s and flattening post-2000
- ◆ Increased senior population 65 and over, with females outnumbering males 537 to 320 and a population of seniors approaching an all-time high of 17%
- ◆ Increase in all age groups over 35 years as a percent of total population
- ◆ Possible decline in the age 35 to 44 cohort without significant in-migration of new residents of these ages
- ◆ Minimal change in the overall male-female distribution of population
- ◆ Less increase in population density per square mile at 4.3% than Morris County as a whole at 15.4% since 1990
- ◆ Population gains among Hispanic, Latino, and Asian ethnic groups

HISTORIC POPULATION TRENDS & PROJECTIONS

Between 1920 and 1980, only the Great Depression slowed the rapid growth rates of the Borough which were experienced each decade. By 1990 capacity constraints on the Borough's vacant land within the sewer service area and on its treatment plant slowed population growth to a virtual standstill. Between 1990 and 2000, the Borough resumed a small measure of growth largely in the outlying unsewered portions of the Borough. This spurt added 207 residents, bringing the Borough's total population to 5097. But, this amount of population growth was only one-seventh of the rate experienced during the typical previous inter-census periods.

YEAR	POPULATION	CHANGE NUMBER	CHANGE %
1920	969	-	-
1930	1278	309	31.9
1940	1343	35	2.7
1950	1724	411	31.3
1960	2371	647	37.5
1970	3729	1358	57.3
1980	4899	1170	41.4
1990	4890	- 9	- 0.2
2000	5097	207	4.2

SOURCE: U.S. Censuses 1920-2000

TABLE III-2 POPULATION 1990 & 2000 & PROJECTIONS TO 2010					
JURISDICTION	1990	2000	2010	CHANGE 2000 to 2010	
				No.	%
MENDHAM BOROUGH	4890	5097	5101	4	-
MENDHAM TWP.	4537	5400	5681	281	5.2
MORRIS COUNTY	421,353	470,212	491,346	21,134	4.5

SOURCE: 1990 & 2000 U.S. Census, Projection to 2010 by Morris County Planning Board

RECENT POPULATION CHANGES

Between 1990 and 2000, the Borough's population grew by 207 persons, an increase of 4.2%. As a result of this growth, the density of population increased from 815 to 846 persons per square mile, a gain of 3.8%. The population of males in the Borough grew by 141, an increase of 6.2%, while the number of females increased by 66, only 2.5% growth. The median age in the Borough remained virtually stable at 41.7 years of age in 1990 and 41.9 years of age in 2000. In 1990 the Borough's senior population of persons 65 and over numbered 733. By 2000 this age group had increased to 857 persons and comprised 16.8% of the Borough's total population. Females in this age group outnumbered males by 537 to 320. Women age 65 and over constitute 10.5% of the Borough's total population.

TABLE III-3 POPULATION DATA 1990 & 2000			
	1990	2000	CHANGE
TOTAL POPULATION	4890	5097	207
LAND AREA (SQ. MI.)	6.0	6.0	0
DENSITY (PERSONS/SQ. MI.)	815	846	31
MALE	2269	2410	141
FEMALE	2621	2687	66
MEDIAN AGE	41.7	41.9	0.2

SOURCE: Morris County Planning Board, 2000 Census Profiles

CHANGING AGE STRUCTURE

Consistent with national and regional trends related to the post-World War II baby-boom phenomenon, the Borough's historic pattern of age distribution shows decline, as a percentage of total population, in all age groups under age 34 for the 40-year period between 1960 and 2000. Likewise, all age groups over the age of 35 have increased as a percent of total population during the same period. Projecting to 2010, it appears that the 35 to 44 age cohort will begin to decline, in absolute numbers and percent of population, unless there is significant in-migration of new residents in this age group to take up the slack from the much smaller age 25 to 34-cohort, which follows in their footsteps.

TABLE III-4 HISTORIC PATTERN OF AGE DISTRIBUTION 1960, 1970, 1980, 1990 & 2000										
AGE	1960	1970	1980	1990	2000	CHANGE 1960-2000		% of TOTAL POPULATION		
						No.	%	1960	1990	2000
Under 5	265	287	231	241	351	86	32.5	11.2	4.9	6.9
5-14	456	921	885	609	775	319	70.0	19.2	12.5	15.2
15-24	322	518	805	636	462	140	43.5	13.6	13.0	9.1
25-34	258	435	583	486	403	145	56.2	10.9	9.9	7.9
35-44	326	559	761	769	824	498	152.8	13.7	15.7	16.2
45-54	330	440	666	821	815	485	146.7	13.9	16.8	16.0
55-64	181	293	475	595	610	429	237.0	7.6	12.2	12.0
65 & over	233	276	493	733	857	624	267.8	9.8	14.9	16.8
TOTAL	2371	3729	4899	4890	5097	2726	115.0	100	100	100

SOURCE: U.S. Censuses 1960 - 2000

MALE/FEMALE DISTRIBUTION

The Borough's population distributed by gender shifted only slightly between 1990 and 2000. Males increased from 2269 to 2410, an increase of slightly under one percent (1%) from 46.4% to 47.3%. The number of females increased from 2621 to 2687 resulting in a percentage decline from 53.6% to 52.7% of total population.

TABLE III-5 POPULATION BY SEX 1990 – 2000				
	PERSONS		%	
	1990	2000	1990	2000
MALE	2269	2410	46.4	47.3
FEMALE	2621	2687	53.6	52.7
TOTAL	4890	5097	100.0	100.0

SOURCE: Morris County Planning Board, 2000 Census Profiles

INCREASED POPULATION DENSITY

Mendham Borough's relatively slow growth through the 1990s enabled it to hold its density of population at 850 persons per square mile, a modest increase of 35 persons per square mile (4.3%). In contrast, Morris County, which as a whole grew nearly four (4) times faster than the Borough, increased its overall population density by 15.4% from 853 persons per square mile to 984 persons per square mile during the same period.

TABLE III-6 TOTAL POPULATION & POPULATION DENSITY 1980 – 2000		
	MENDHAM BOROUGH	MORRIS COUNTY
TOTAL POPULATION		
1980	4899	407,630
1990	4890	421,353
2000	5097	470,212
% CHANGE	4.04	15.4
AREA IN SQUARE MILES	6.0	477.8
POPULATION PER SQUARE MILE		
1980	814	853
1990	815	882
2000	850	984

SOURCE: U.S. Censuses 1980, 1990 & 2000

RACIAL & ETHNIC BREAKDOWN

The percentage of the Borough's population which identified itself as belonging to the white race declined from 97.8% of total population to 95.1%. The two (2) racial groups which showed the largest gains numerically were those who identified themselves as Asian or Pacific Islanders and those who identified themselves as Hispanic or Latino. Those of Hispanic or Latino origin increased from 54 to 125 in number. Asians and Pacific Islanders increased from 66 to 75. Those of Hispanic origin who identified themselves as White increased from 41 persons in 1990 to 105 persons in 2000. Hispanic and Latinos of other races increased from 10 to 18 persons between the Census dates.

TABLE III-7 POPULATION BY RACE AND HISPANIC ORIGIN, 1990 & 2000								
RACE	TOTAL PERSONS		%		HISPANIC ORIGIN		%	
	1990	2000	1990	2000	1990	2000	1990	2000
WHITE	4783	4846	97.8	95.1	41	105	75.9	84.0
BLACK OR AFRICAN AMERICAN	21	22	0.4	0.4	0	1	0.0	0.8
AMERICAN INDIAN, ALASKA NATIVE	3	0	0.1	0.1	2	1	3.7	0.8
ASIAN OR PACIFIC ISLANDER	66	75	1.3	1.5	1	0	1.9	0.0
HISPANIC OR LATINO		125		2.5				
OTHER RACES	17	27	0.3	0.5	10	18	18.5	14.4
TOTAL	4890	5097	100	100	54	125	100	100

SOURCE: U.S. Census 1990 & 2000

SUMMARY OF KEY HOUSING STATISTICS

- ◆ The vast majority of housing units in the Borough, 74.3%, are single-family detached houses. Another 16.3% are attached single-family townhouses, reflecting the Mendham Commons.
- ◆ Duplex and multi-family units represent 9.5% and 3.2% of the Borough's housing stock respectively.
- ◆ Between 1995 and 2004, 64 certificates of occupancy were issued for new single-family residences. This growth was offset by 17 single-family demolitions. Most of these demolitions occurred in 2003 and 2004 suggesting a trend toward the phenomenon of "tear-downs" where older homes are razed and replaced by larger new homes, sometimes referred to as "McMansions" or "starter castles".
- ◆ Fifty-five percent (55%) of the Borough's housing stock is in larger 4- and 5-bedroom homes. Such larger homes with an "extra" or "spare" bedroom offer the potential conversion to home office space.
- ◆ More than 95% of the Borough's housing was built in 1989 or earlier. This reflects the Borough's long established pattern of an existing Village with a mature housing stock. Of the Borough's total 1828 housing units in 2000 only 47 were vacant.
- ◆ Future growth in housing units is likely to stabilize or nearly stabilize as documented in the build-out analysis of this Master Plan.
- ◆ Home prices in the Borough have escalated rapidly since the year 2000 Census with nearly 1400 homes being valued at \$500,000 or more and 337 homes at one million dollars or more.

HOUSING CHARACTERISTICS

In 2000, of the total 1828 housing units in the Borough, the vast majority, 1358 or 74.3%, were single-family detached houses. Single-family attached units were also a substantial part of the Borough's inventory at 16.3% reflecting the Mendham Commons development. The 9.5% balance of the Borough's housing stock was in duplex units and in multi-family structures. The changes in the numbers of attached units between 1980 and 2000 are not explained in the data but may be caused by changes in the Census sampling and survey questions which have occurred over the past two (2) decades.

TABLE III-8			
UNITS IN STRUCTURE* 1980, 1990 & 2000			
	1980	1990	2000
DETACHED (1)	1116	1274	1358
ATTACHED (1)	283	306	298
ATTACHED (2)	140	66	58
ATTACHED (3 OR MORE)	24	48	47
ATTACHED (5 OR MORE)	26	48	67
OTHER	-		
TOTAL	1589	1777	1828
* Numbers in parenthesis refer to the number of units in a structure. For example, an attached (1) is a single family townhouse, and an attached (2) is a two-family dwelling, and an attached (3) and attached (5) or more structures are apartments.			

SOURCE: U.S. Census 1980, 1990, & 2000

TRENDS OF OCCUPANCY CERTIFICATES & DEMOLITION PERMITS

The Borough's adopted 2005 Housing Element and Fair Share Plan, which has been submitted to the Council on Affordable Housing for certification, documents the 10-year historical trend of residential growth, offset by demolitions, in single-family homes. Between 1995 and 2004, the Borough's Construction Official issued 64 certificates of occupancy for new single-family residences, an average of nearly 13 new homes per year. Demolitions totaled 17 over the 10-year time span. It is noted, however, that nine (9) of the demolitions, or more than half, occurred in 2003 and 2004. This possibly suggests an increased trend toward "teardowns" where older homes are razed and replaced by larger, new ones, sometimes referred to as "McMansions" or "starter castles".

**TABLE III-9
10-YEAR HISTORIC TREND OF CERTIFICATES OF OCCUPANCY
&
DEMOLITION PERMITS**

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's ISSUED	8	6	7	8	10	6	6	6	4	3
DEMOLITIONS	-3			-1	-2	-1		-1	-5	-4
NET	5	6	7	7	8	5	6	5	-1	0

SOURCE: Borough of Mendham, Construction Official

NUMBER OF BEDROOMS

Review of the 2000 U.S. Census housing data indicates that 4 and 5-bedroom homes comprise almost 55% of the Borough's housing stock. A large increase in the number of 4-bedroom homes between 1990 and 2000 is noted in the Census data. This increase from 552 to 678 is possibly explainable by bedroom additions to existing houses and construction of new 4-bedroom houses. Given their additional living space, these 678 homes plus 292 five-bedroom houses, would tend to have a greater propensity for conversion of an unneeded or "spare" bedroom for a home office. The Planning Board is aware of the home office/home business phenomenon and is looking closely at the trend for its local land use implications.

**TABLE III-10
OCCUPIED UNITS BY NUMBER OF BEDROOMS**

NO. OF BEDROOMS	OWNER OCCUPIED UNITS		RENTER-OCCUPIED UNITS		TOTAL UNITS	
	#	%	#	%	#	%
0	0	0.0	0	0.0	0	0.0
1	21	1.4	97	37.7	118	6.6
2	196	12.9	73	28.4	269	15.1
3	359	23.6	65	25.3	424	23.8
4	656	43.0	22	8.6	678	38.1
5 OR MORE	292	19.2	0	0.0	292	16.4
TOTAL	1524	100.0	257	100.0	1781	100.0

SOURCE: U.S. Census 2000

AGE OF HOUSING

The 2000 Census reports that 1744 dwelling units or 95.4% of the Borough's housing was built in 1989 or earlier. Only 84 units are reported to have been built since 1990. This recent housing inventory amounts to only 4.6% of the total and reflects the Borough's long-established pattern of an existing Village with a mature housing stock. Given the anticipated slowed rate of housing starts projected to 2013 in the Housing Element of this Master Plan, the average age of the Borough's housing inventory will continue to increase unless development of the deNeufville property occurs.

TABLE III-11 YEAR STRUCTURE BUILT: 2000		
YEAR STRUCTURE BUILT	NUMBER	%
1999 TO MARCH 2000	18	1.0
1995 TO 1998	30	1.6
1990 TO 1994	36	2.0
1980 TO 1989	344	18.8
1970 TO 1979	541	29.6
1960 TO 1969	253	13.8
1940 TO 1959	255	13.9
1939 OR EARLIER	351	19.2

SOURCE: U.S. Census, 2000

AVERAGE HOME VALUES

In 1990 the average value of single-family detached and attached housing units was reported by the Census at \$286,979. The 2000 Census reports that the median dollars of value for owner-occupied units had increased to \$397,000. This represents a gain of more than 38% over the decade.

Units valued at \$500,000 or more comprised only 12.5% or 161 of the Borough's homes in 1990. By the 2000 Census, the number of homes valued at \$500,000 or more had increased to 351 and constituted more than 25% of the total number of homes in the Borough.

TABLE III-12 VALUE OF OWNER OCCUPIED UNITS: 2000		
VALUE	NUMBER	%
LESS THAN \$199,999	81	5.8
\$200,000 TO \$299,999	304	21.8
\$300,000 TO \$499,999	657	47.2
\$500,000 TO \$999,999	219	15.7
\$1,000,000	132	9.5
MEDIAN (DOLLARS)	\$397,000	

SOURCE: U.S. Census, 2000

The recent Borough revaluation program has established new home values throughout the Borough which place 1371 homes or 82.9% at assessed valuations of \$500,000 or more. Homes valued at \$1,000,000 or higher totaled 337 or 20.1%. No homes valued at less than \$300,000 were found. The average home value in the Borough after revaluation is \$865,260.

TABLE III-13 ASSESSED VALUE OF CLASS 2 & 3e RESIDENTIAL PROPERTIES: 2006		
VALUE	NUMBER	%
LESS THAN \$299,999	0	0.0
\$300,000 TO \$399,999	82	5.0
\$400,000 TO \$499,999	201	12.2
\$500,000 TO \$599,999	289	17.5
\$600,000 - \$699,999	269	16.3
\$700,000 - \$799,999	264	16.0
\$800,000 - \$899,999	129	7.8
\$900,000 - \$999,999	83	5.0
\$1,000,000 - \$1,999,999	250	15.1
\$2,000,000 - \$2,999,999	55	3.3
\$3,000,000 - \$3,999,999	13	0.8
\$4,000,000 OR MORE	19	1.1
TOTAL	1654	100.0

SOURCE: Borough Assessor's Office, 2006

OCCUPANCY & VACANCY PATTERNS

As the Borough's number of occupied units has increased from 1460 in 1980 to 1781 in 2000, the number of vacant units has declined steadily from 129 to 47 over this 20 year time frame. Renter-occupied units have remained steady in the mid-200s for the past 20 years, reaching a high point of 266 rental units in 1990. In contrast, owner-occupied units increased by more than 300 from 1224 in 1980 to 1529 in 2000, strengthening the Borough's home ownership base.

TABLE III-14 OCCUPIED & VACANT UNITS			
	1980	1990	2000
OCCUPIED UNITS	1460	1687	1781
OWNER-OCCUPIED	1224	1421	1529
RENTER-OCCUPIED	236	266	252
VACANT UNITS	129	90	47

SOURCE: U.S. Census 1980, 1990 & 2000

TOTAL GROWTH OF HOUSING UNITS

As the Borough's housing stock has doubled since 1970 from 988 housing units to 1828 units, the rate of growth has slowed dramatically, reflecting the flattened population growth curve. As forecasted in the Housing Element and Fair Share Plan, the Borough's housing supply is likely to stabilize at no net growth, barring dramatic rezonings or extensive redevelopment at higher densities. Both are unlikely scenarios. The build-out analysis which follows in the Land Use Element below documents the approaching growth stabilization which is likely to occur.

TABLE III-15 TOTAL HOUSING UNITS		
YEAR	HOUSING UNITS	% CHANGE
1970	988	-
1980	1589	60.8
1990	1777	11.8
2000	1828	2.8

SOURCE: U.S. Census 1990 & 2000

SUMMARY OF BOROUGH'S FAIR SHARE HOUSING PLAN

The Borough of Mendham has participated in the Council of Affordable Housing (COAH) process of substantive certification of its Fair Share Housing Plan since the program's inception in 1986. The Borough's original substantive certification for the Round I period of 1987-1993 was granted on May 20, 1987.

This grant of substantive certification was based upon construction of the Mendham Area Senior Housing (MASH) complex. MASH is a 40-unit age-restricted project for which the Borough received Round I prior cycle credit for 28 of the units completed in 1980. Washington Township received credit for four (4) of the units. In Round II (1987-1999) the Borough received additional credit for eight (8) units which were completed in 1989. At the time of Round II, substantive certification COAH determined that the eight (8) units completed in 1989 were in excess of the Borough's obligation and may count toward a future obligation. The MASH senior housing complex is subject to 40-year affordability controls.

The second component of the Borough's Fair Share Plans for Rounds I and II was rehabilitation of existing units. In the Round II petition for substantive certification, the Borough chose to address its rehabilitation component through three (3) units of rehabilitation and three (3) units of new construction (i.e. three (3) of its MASH units). At the time of certification in June 1996, the Borough received credit for three (3) units of rehabilitation that met COAH criteria and were completed in 1991 and 1992. An additional four (4) units were completed between 1995 and 1999. The average expenditure for all Round II units is \$5,954 (only two (2) units met the average COAH minimum of \$8,000 for crediting). A detailed breakdown of all units rehabilitated with Community Development Funds is presented below.

TABLE III-16 UNITS REHABILITATED UNDER PRIOR COAH FAIR SHARE PLANS ROUND I (1987-1993) & ROUND II (1987-1999)				
ADDRESS	# OF UNITS	DATE OF FINAL INSPECTION	CD GRANT AMOUNT	FAIR SHARE PLAN ROUND #
17 MAPLE AVE.	1	6/10/81	\$2,700	I
3 OLD ORCHARD TERR.	1	10/13/81	\$1,900	I
2 PARK AVE.	1	5/2/84	\$4,330	I
12 COLD HILL ROAD	1	3/2/86	\$2,696	I
32 E. MAIN STREET	1	11/1/86	\$5,000	I
20 LAKE ROAD	1	10/3/91	\$6,950	II
13 HILLCREST AVE.	1	2/3/92	\$3,600	II
2 ASTER TERRACE	1	6/18/92	\$13,815	II
11 ORCHARD ST.	1	8/25/95	\$3,600	II
7 HIGHFIELD CIRCLE	1	12/8/95	\$4,000	II
7 ADAMS PLACE	1	3/25/97	\$5,566	II
4 HAMPTON ROAD	1	6/23/99	\$4,150	II

SOURCE: Morris County Department of Community Development

In addition to the rehabilitation funds from Morris County Community Development, the Borough's Chief Financial Officer reported that the Borough had collected \$195,153.59 in development fees as of October 26, 2004. From these funds the Borough had disbursed \$53,887 for rehabilitation activities as of the same date. Most of these funds were allocated for work on the MASH units.

As documented in the Borough's Housing Element and Fair Share Plan, August 2005, the Borough has no rehabilitation share obligation for purposes of Round III (1987-2014).

In its petition for third Round substantive certification, the Borough has documented that it has a remaining prior round obligation (1987-1999) of zero units. Its growth share forecast for non-residential and residential growth between 2004 and 2014 is for 12 units of affordable housing. In the Borough's compliance plan, there are 31 surplus credits for past housing activity and therefore, the Borough does not foresee the need to rezone sites beyond the Village Cluster to generate affordable housing. Therefore, its Round III fair share obligation of 12 units is fully off-set by credits and reductions as presented in detail in the Housing Element and Fair Share Plan which was adopted by the Planning Board on November 14, 2005 as part of the Master Plan.

X. THE PUBLIC UTILITIES PLAN

INTRODUCTION

The Public Utilities Plan required under Municipal Land Use Law provides information about existing and future facilities related to the infrastructure of the Borough. The components of the infrastructure directly impacting the health and general welfare of our residents and businesses in the community include:

- ◆ Water Supply
- ◆ Wastewater Treatment
- ◆ Stormwater Management
- ◆ Electric Utilities
- ◆ Wireless Telecommunications

WATER SUPPLY

Public Water

The Borough of Mendham lies within two (2) watershed areas:

- ◆ North Branch Raritan River Basin
- ◆ Whippany, Rockaway, Upper Passaic River Basin

Groundwater accounts for 99% of the water used in the Borough. The New Jersey American Water Company (NJAWC) which acquired the Borough water supply system in 1992 supplies potable water to 1819 customers in Mendham Borough.

With the acquisition in 1992, Mendham became part of the Short Hills Inter-Connect System of New Jersey American Water. This is a water piping supply system that runs from West Orange/Verona through Millburn, Long Hill, Basking Ridge, Bernardsville, and Mendham. The Inter-Connect System makes bulk purchases of water from the Morris Municipal Utilities Authority 24 hours a day, 7 days a week. The Inter-Connect System is open and flowing 365 days a year, 24 hours a day. This reliable and adequate inter-connect provides more capacity than existed prior to 1992.

Prior to the acquisition by NJAWC in 1992, all water came from four Production Wells located in Mendham Borough. They were:

LOCATION	DEPTH	AVG YIELD PER DAY
Knollwood Lane	325 feet	23,000 – 99,000 gallons
Mountain Valley	325 feet	23,000 – 76,000 gallons
Franklin Road	500 feet	36,000 – 96,000 gallons
Cherry Lane	260 feet	Currently out of service*
* The Cherry Well could be used in an emergency		

As a result of this system, the Mendham wells only operate 120 – 150 days a year, which allows them adequate time to re-charge. When the Mendham wells are operating, they supply water only to the Mendhams. Mendham wells do not supply water to other towns in the system.

According to New Jersey American Water, all water supply is in full compliance with the Federal and State of New Jersey Safe Drinking Water Acts and with the regulations of the New Jersey Department of Environmental Protection. Water quality tests are performed regularly by NJAWC and include the following types of tests:

- ◆ **Microbiological Contaminants:** Samples are collected and tested for coli form bacteria each month from business establishments throughout the Borough. These samples are also tested for chlorine residual to ensure that proper disinfection levels are kept within the distribution system.
- ◆ **Inorganic Contaminants:** Contaminants such as salts and metals can be naturally occurring or may result from stormwater runoff, industrial or domestic wastewater discharges. The Borough's source water is monitored for 31 of these contaminants.
- ◆ **Organic Chemical Contaminants:** These contaminants include synthetic and volatile organic chemicals, pesticides, and herbicides which can come from agriculture, runoff, industrial processes, or gas station runoff. The water company monitors 81 of these contaminants.
- ◆ **Radionuclides:** These contaminants can occur naturally or may be the result of oil and gas production or mining activities. New Jersey American Water monitors the Borough's source well water for Beta/photon emitters, Gross Alpha particles, combined radium 226/228, and uranium.
- ◆ **Secondary Contaminants:** In addition to the above listed parameters that are tested to ensure public health, the water company tests 16 "Secondary Contaminants" that do not pose a health risk but may affect the aesthetic quality of the water such as taste, odor, or color.

The results of these tests are compiled throughout the year and made available to the public at the water company's website: www.njawater.com.

Private Water

A few areas of the Borough are served through private wells. There are currently 15 locations in Mendham Borough that use private wells and the residences in these areas are not serviced by NJAWC.

Regional Considerations

With Mendham Township geographically surrounding Mendham Borough, we share underground water resources. The Borough should continue to work with all our neighboring communities and agencies to protect long-term water resource availability and quality.

WASTEWATER TREATMENT

The Borough's sanitary sewer collection and treatment system was constructed approximately 40 years ago. The treatment plant, owned and operated as a separate utility by the Borough, is located on a 24-acre tract on Ironia Road. The plant serves approximately 88% of the existing homes in the Borough. The costs of maintaining this facility and the underlying infrastructure are borne by the residents in the sewer service area as shown on Exhibit #15, *Sewer Service Area*.

The wastewater collection system consists of approximately 24.8 miles of gravity sewer predominantly consisting of 8-inch diameter vitreous clay pipe, 581 manholes, and 5750 feet of forcemains. The design capacity of the plant is 500,000 gallons per day. The plant operates under a New Jersey Pollutant Discharge Elimination System (NJPDES) permit and has a permit capacity of 450,000 gallons per day. The size and flow of India Brook, a Class One trout stream, is the constraining factor for the volume of effluent that may be processed by the plant. Due to NJDEP regulations, there are no further increases expected.

Borough Actions

Many years ago, the Borough recognized the constraints on the wastewater system. In 1988 a sewer ban was put in place. This ordinance, #168-47, restricted any new connections without approval from the Council and identified specific criteria that must be met for an approval to be granted.

Five million dollars has been spent in upgrading the water reclamation facility since 1999. These renovations, designed to improve effluent quality, have included:

- ◆ Upgrading the plant's ultra-violet disinfection system
- ◆ Replacement of main raw sewage pumps with piping modifications
- ◆ Construction of a concrete anoxic tank, two final clarifiers, and a return sludge pump station
- ◆ Installation of an emergency generator

With all of the treatment system (above ground) improvements close to completion, a plan is being developed to refurbish our aging sewer collection system (under ground). Many developed communities throughout the state are facing this issue. Some communities with available land have elected to install surge tanks, some have moved to septic systems as an alternative, and others have upgraded the underlying pipe system. Recent engineering studies have found that the Borough's existing collection system is plagued by serious infiltration of groundwater and inflow of surface runoff during rain events or snow melts. This infiltration and inflow (I&I) have created operational challenges and regulatory concerns due to exceeding the permitted capacity of the plant. The flow data is monitored daily and monthly; reports of daily averages are produced. The data shows that a combination of high seasonal water usage from public and private users and I&I volume result in the plant exceeding its 450,000 gallon per day average limit imposed by the state permit. The Borough faces the possibility of daily fines by the State due to this non-compliance.

The Borough has recently decided to undertake a systematic I&I analysis. Areas where infiltration is most likely are being identified and the Borough will begin a project to evaluate the best methods to reline aged and cracking sewer mains, lining of manholes, and possible replacement of laterals.

Fixing these sewer lines to decrease infiltration will not increase the capacity of the plant. The plant cannot be expanded due to the environmental sensitivity of the receiving waters, India Brook, regulated as a Category 1 Trout Production Stream.

Land Use

The Master Plan Committee does not foresee any volume decreases on the future demand of sewage flow. The demand on the wastewater sewer load in the residential zone is likely to increase because of the following: larger homes are being built on smaller lots, smaller homes are being torn down and replaced with larger homes, single-family homes are being renovated and expanded, and an increasing number of residences are being used for home offices. Land use changes are occurring and will continue to occur that inherently add to the burden on our wastewater system.

The business community has been most impacted by the sewer ban. Each time a business changes hands, the new owner must demonstrate that their sewer flow will not exceed that of the previous use. The sewer flow calculations are based on NJDEP design criteria. This prohibits any business type that increases water usage from opening in our town. The quality of life of Borough residents is impacted when new restaurants, ice cream parlors, hair salons, etc. cannot be given approvals to open their business in Mendham Borough and the land use becomes imbalanced by the proliferation of a single type of use (e.g. banks, realtors).

On-site septic disposal issues may arise for new residential uses, either sub-divisions or existing lots, due to the NJDEP limits and the Borough restrictions on sewer connections. Therefore, the Borough will need to revisit and reexamine the on-site septic disposal and sewer connection ordinances to assure groundwater protection.

The refurbishing of the collection system is one of the most serious issues facing the Borough. The methods of improvement that are being undertaken by the Borough will hopefully create a cushion against the 450,000-gallon ceiling. When the infiltration problem is fixed and if, at that time, there is latitude for reconsidering the criteria in the sewer ban ordinance, connections in the commercial business zone should be considered to allow for a greater diversity of appropriate businesses.

STORMWATER MANAGEMENT

The Municipal Stormwater Plan documents the strategy for Mendham Borough to address stormwater related impacts. The creation of this plan is required by state stormwater regulations. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major developments. This plan, required by NJAC 7:14A-24, was prepared by our Borough Engineer and adopted in March, 2005 as an addendum to the Master Plan.

Insert Exhibit #15 sewer service

ELECTRIC UTILITIES

The Borough is served by overhead electric utilities in the older areas of the community. Newer subdivisions have underground wiring. Service is provided through JCP&L.

JCP&L's substation is located at the east entrance to our community. Its appearance as a utility plant should be well disguised. The landscaping around the substation should be improved in concert with it being part of the gateway entrance to our historic community, and regular maintenance should be performed to improve the aesthetics on this site.

WIRELESS TELECOMMUNICATIONS

Wireless telecommunications have become an increasingly important element of life in the 21st century, and the residents of Mendham Borough have benefited from, and need to continue to benefit from, the convenience and flexibility provided by this technology. Mendham Borough is cognizant of its obligations under the Federal Telecommunications Act of 1996; however, the proliferation of wireless telecommunications towers has a negative impact on historic Mendham Borough.

EXISTING FACILITIES

On November 7, 1996, The Board of Adjustment of Mendham Borough approved the construction of a Wireless Communications Facility (WCF), Cell Tower, to be located on property owned by The Community of St. John Baptist. The property is designated as Lots 5 and 5.01, Block 1800 on the Tax Maps of Mendham Borough. The property totals 18.1 acres at the western boundary of Mendham Borough with Mendham Township.

Three (3) companies in partnership, Bell Atlantic Nynex Mobile, AT&T Wireless Services, and Sprint Spectrum L.P., made the application to construct a bell tower structure to house wireless antennae. Three (3) equipment shelter structures were also to be constructed at the site.

The original facility was built in 1997. The bell tower structure is now 145 feet in height and houses three (3) antenna arrays. The co-location of three (3) wireless carriers at one facility eliminates the proliferation of antenna and support systems in the Borough. The coverage pattern of the antenna transmits 360 degrees.

There have been numerous mergers and acquisitions in the telecommunications industry since the construction of this tower and its antenna. Bell Atlantic Nynex Mobile is now part of Verizon and AT&T Wireless Services is now part of Cingular. The same number of antennae is being used thereby giving the merged carriers more capacity. The carriers are all engaged in interstate commerce and are part of the National Switching Network that provides vital communications including the 911 emergency networks.

The construction of this facility eliminated two (2) lawsuits brought by the carriers, one against Mendham Borough and one against Mendham Township, for denials of previous applications for the construction of wireless communication facilities. These lawsuits were the result of the carriers trying to close gaps in the wireless coverage in the area of the two (2) municipalities. The carriers contended and the Borough agreed that the approval of this facility was in keeping with the federal mandate that wireless communications be available for all citizens in the country (S.652, Sec.704 1966 Telecommunications Act).

PROPOSED FACILITIES

The construction of these facilities anywhere along the Main Street Corridor has a negative impact on the scenic and historic nature of the Borough. Any proposals for the siting of additional wireless telecommunications facilities must demonstrate any gaps in Borough coverage. They should consider the following items that are critical to the preservation of the character of the Borough:

- ◆ Proven need for specific siting of proposed equipment/facilities.
- ◆ Any new antennae and/or towers must be designed with stealth characteristics to minimize the visual impact of the facilities.
- ◆ The wireless facilities should be designed to provide coverage within the Borough. The installation of wireless telecommunications facilities inside the Borough to provide service outside of the Borough creates a negative visual impact on the Borough and can potentially negatively impact property values without providing a benefit to the Borough or its residents.
- ◆ Wireless telecommunications antennae on existing structures or towers shall be located, designed, and screened to blend with the existing natural or built surroundings so as to minimize visual impacts. This can be accomplished through the use of color and camouflaging, architectural treatment, landscaping, and other available means. All of these need to be compatible with neighboring residences and the character of the community.
- ◆ Any potential sites for cellular facilities along the Main Street Corridor or in the Historic District should be set back a sufficient distance to minimize any visual impact.
- ◆ As technology advances and any wireless or wired structures become obsolete, the utilities should be required to remove the equipment.

IV. CIRCULATION PLAN

INTRODUCTION

Historically, the Borough's roadway links to the outside world were along what is now Morris County Route 510. Route 510, known in Mendham as Main Street, is well over 200 years old and has been called the Washington Turnpike, the Mendham-Morristown Road, the William Penn Highway, and NJ Route 24 at various times in its history.

In 1806 the Washington Turnpike connected the Borough with the regions to the east and the west, as part of Morris County's early turnpike network. Radiating like spokes from a transportation hub in Morristown, this network was developed over nearly seven (7) decades from 1801, when the Morris Turnpike was chartered, to 1866, when the Morristown-Basking Ridge Turnpike was established. To the west, the Washington Turnpike, which bisected Mendham, linked the Borough to Chester, to Hackettstown via a spur, and eventually in 1813, to points south and west via the new Germantown Turnpike. To the east, the Washington Turnpike joined the Morris Turnpike, which headed towards Elizabeth, and linked with the Newark-Morris Turnpike a decade later. Over time, this turnpike network matured into the modern roadways of the 20th century. Basically, the regional access of the Borough is along the same lines of communication that existed over 200 years ago, and East and West Main Street remain the primary roadway link to the east and west.

Main Street serves as a commuter corridor and also serves the Borough's downtown area and Historic District. Recognizing on-going area development and associated increases in traffic, the updated Traffic Circulation Element of the Master Plan requires an evaluation of possible improvements to the Corridor and adjacent intersections, based on a study of existing conditions.

ROADWAY CLASSIFICATION SYSTEM

Roadways and streets are classified based on the functions which they perform. There is a functional hierarchy of roads and streets with the higher level of service facilities providing for inter-municipal and inter-regional travel and the lower classification facilities providing direct access to abutting properties. Intermediate road facilities generally collect and distribute the traffic between the through streets and the local access roads.

Within the Borough there are three (3) jurisdictions of roads: county, municipal, and private.

There are four (4) basic categories of roads which are shown on Exhibit #3, *Circulation Plan*:

- ◆ Primary Arterials
- ◆ Secondary Arterials
- ◆ Collector Roads
- ◆ Residential Local Streets

Table IV-1 summarizes the road and street inventory in miles for the Borough. Table IV-2 provides a detailed breakdown of each category of roads by linear feet and miles.

TABLE IV-1 SUMMARY OF ROAD MILEAGE		
ROAD CLASS	MILEAGE	% OF SYSTEM
Primary Arterial	1.93	5.1
Secondary Arterial	3.62	9.6
Collector Roads	4.06	10.7
Village Rural Roads	4.66	12.3
Residential Local Streets		
Public	15.89	42.0
Private	7.67	20.3
TOTAL	37.83	100.0

SOURCE: Borough Maps, Adrian Humbert Associates

TABLE IV-2 ROAD & STREET INVENTORY		
	LINEAR FEET	MILES
Primary Arterials		
Main Street (Rt. 510)	10,200	1.93
TOTAL		1.93
Secondary Arterials		
Cold Hill Road	5160	0.98
Tempe Wick Road (Rt. 646)	1380	0.26
Hilltop Road (Rt. 525)	7800	1.48
Bernardsville Road	4740	0.90
TOTAL		3.62
Collector Roads		
Mountainside Road	11,160	2.11
Mountain Avenue	5340	1.01
Ironia Road	4980	0.94
TOTAL		4.06
Village Rural Roads		
Talmage Road	6780	1.28
Hardscrabble Road	3720	0.70
Cherry Lane	6900	1.31
Bliss Road	3000	0.57
Pleasant Valley Road	4200	0.80
TOTAL		4.66

SOURCE: Borough Maps, Adrian Humbert Associates

EXHIBIT #3 CIRCULATION PLAN

**TABLE IV-2 CONTINUED
ROAD & STREET INVENTORY**

Residential Local Streets – Public	LINEAR FEET	MILES
Prentice Lane	1560	0.30
Lowery Lane	2460	0.47
Colville Drive	840	0.16
Coventry Road	3060	0.58
Demarest Drive	1140	0.22
Sutton Court	540	0.10
Brookfield Way	1140	0.22
Franklin Road	3600	0.68
Drake Road	3300	0.63
Babbitt Road	1140	0.22
Leddell Road	1260	0.24
Budd Road	300	0.06
Dayton Road	360	0.07
Ogden Road	420	0.08
Balbrook Drive	3480	0.66
Kerby Lane	2520	0.48
Thomas Road	4740	0.90
Heather Hill Way	1620	0.31
Muirfield Lane	360	0.07
Prospect Street	960	0.18
New Street	900	0.17
Hampton Road	600	0.11
Quimby Lane	420	0.08
Linden Lane	720	0.14
North Linden Lane	2640	0.50
Loryn Lane	900	0.17
Deerfield Road	2820	0.53
Lake Drive	960	0.18
Cosma Place	240	0.05
Maple Avenue	3300	0.63
Mansfield Court	420	0.08
Garabrant Street	1200	0.23
Birch Street	540	0.10
Aster Terrace	360	0.07
Gunther Street	2340	0.44
Bockoven Road	1200	0.23
Highfield Circle	660	0.13
Wilson Street	600	0.11
Glen Brook Lane	239	0.05
Village Circle	540	0.10
Country Lane	1560	0.30
Valley Way	1320	0.25
Florie Farm Road	2460	0.47
Knollwood Drive	1140	0.22
Phoenix Drive	2220	0.42
Hoffman Road	750	0.14

TABLE IV-2 CONTINUED		
Residential Local Streets – Public (continued)	LINEAR FEET	MILES
Bowers Drive	750	0.14
Dean Road	5400	1.02
Forest Drive	1500	0.28
Halstead Road	2100	0.40
Emery Avenue	1050	0.20
Sterling Avenue	1050	0.20
Adams Place	1005	0.19
Orchard Street	1650	0.31
Hillcrest Avenue	1200	0.23
Park Avenue	825	0.16
Wedgewood Lane	750	0.14
TOTAL		15.89
Residential Local Streets – Private	LINEAR FEET	MILES
Horseshoe Bend Road/Lane	5100	0.97
Townsend Road	1260	0.24
Oak Forest Lane	2700	0.51
Wyndemere Lane	1500	0.28
Stevens Road	1650	0.31
Charolais Farm Road	2753	0.52
Chapel Lane	1509	0.29
Farmhouse Lane	860	0.16
Chestnut Glen Road	516	0.10
Whispering Ivy Path	1852	0.35
Mendham Commons Way	2997	0.64
Galway Drive	1534	0.29
Hampshire Drive	1679	0.32
Aberdeen Drive	1105	0.21
Essex Drive	738	0.14
Pembrook Drive	945	0.18
Wexford Drive	1036	0.21
Springhill Road	3540	0.67
Garrison Lane	720	0.14
Bridge Street	420	0.08
Peacock Lane	350	0.07
Cromwell Lane	1500	0.28
County Line Road	3800	0.72
TOTAL		7.67

SOURCE: Borough Maps, Adrian Humbert Associates

Primary Arterials

Main Street is the Borough's only primary arterial road. Currently, the roadway is designated as Morris County Route 510 and is a de-designated State Highway (Route 24). Main Street crosses the Borough from east to west over a 1.93 mile length, providing a commuter corridor. This roadway serves the Borough's downtown and Historic District and also provides primary access for the West Morris Mendham High School. With the lack of any other primary east-west roadways in the general area, Main Street is heavily utilized to access Morristown to the east, I-287 to the southeast, and Chester Township, Chester Borough, and the Route 206 corridor to the west.

Traffic counts performed in October 2005 indicate that portions of Main Street carry average daily traffic volumes in the range of 12,000 to over 16,000 vehicles per day, depending upon the location along the Corridor. These volumes are expected to increase, due to area development within and outside of the Borough. West Morris Mendham High School is expected to increase in population, which will result in additional vehicles along the Corridor. In addition, developments such as the Florham Park Corporate Campus are likely to exert additional volumes along the Corridor.

Given the existing and projected volumes, a four-lane roadway might seem an appropriate configuration for Main Street. However, given the existing development along the Corridor, the historic designation within the Borough, and limited right-of-way, it is neither feasible nor desirable to widen the roadway to a four (4) lane cross-section. Recognizing the practical constraints, this updated Circulation Element sets forth reasonably achievable improvements to help move the primary east-west traffic flows, as well as movements to/from major intersections. This roadway is under County jurisdiction; the conceptual improvements outlined in this updated Circulation Element have been developed through discussion with the County, to ensure improvements consistent with County planning and design criteria.

Secondary Arterials

The secondary arterials of the Borough are Cold Hill Road, Tempe Wick Road, Hilltop Road, and Bernardsville Road. These roadways generally serve north and southbound traffic over their combined 3.62 miles.

Cold Hill Road forms the eastern boundary of the northeast portion of the Borough. The roadway has split jurisdiction with Mendham Township. The northern leg of Cold Hill Road (north of Main Street) along Mountainside Road has developed into a bypass of Main Street.

Tempe Wick Road is under County jurisdiction, designated as Morris County Route 646. As evidenced through recent 2005 traffic counts, Tempe Wick Road accommodates substantial volume to/from the west of the Borough and to/from the I-287 corridor, generally southeast of the Borough. The Cold Hill Road intersection with Tempe Wick Road is a location which potentially requires signalization, due to these existing traffic flows and the diverted traffic via Cold Hill Road. The Tempe Wick Road intersection with Main Street has a skewed configuration and is under unsignalized control. The configuration in combination with heavy through and turning movements have resulted in this intersection being a high accident location within the Borough.

Hilltop Road is designated as Morris County Route 525, beginning at the intersection with Main Street and Mountain Avenue, and continuing southward into Somerset County. Hilltop Road accommodates the majority of trip origins and destinations to locations south of the Borough.

Another 8.7 miles of collector roads, with about four (4) miles within the Village boundary and the remainder in the rural portions of the Borough, complete the Borough's major road network. More than half of the Borough streets, accounting for more than 19 miles of public and private roadways, are designed to give access to the Borough's residential areas. In this category, over 16 miles of street are the Borough's responsibility for maintenance, plowing, and repair.

SCOPE OF CIRCULATION ELEMENT UPDATE

In August 2005 the Borough solicited proposals for studying the Main Street Corridor and preparing the Circulation chapter of the Master Plan. In October 2005 the contract was awarded to Elizabeth Dolan Consulting, LLC, for the work effort as follows:

- ◆ Field investigation, including inventory of existing roadway system, key intersections along the Corridor, observations of peak hour and off-peak hour activity, observation of peak school drop-off activity
- ◆ Meeting with the public safety committee and representatives of the police department, so as to gain an understanding of historic traffic constraints, safety concerns, and to discuss the goals of the updated Circulation chapter
- ◆ Collection of traffic counts along Main Street and Tempe Wick Road
- ◆ Review of accident history data as collected by the Borough Police Department
- ◆ Evaluation of conceptual intersection/roadway improvements to improve flow along the Corridor and to improve safety
- ◆ Consultation with Morris County Engineering, regarding conceptual improvements, as related to the County's Master Plan and design criteria
- ◆ Collection of pedestrian traffic counts and evaluation of pedestrian connections and pedestrian safety improvements
- ◆ Recommendations

COUNT DATA

A series of automatic and manual traffic counts were conducted in October and November 2005, along Main Street and at the intersections with:

- ◆ Hilltop Road/Mountain Avenue
- ◆ Orchard Street
- ◆ Halstead Road/High School driveway
- ◆ Dean Road
- ◆ Tempe Wick Road
- ◆ Kings Shopping Center driveways
- ◆ Cold Hill Road

In addition, counts were conducted along Tempe Wick Road at the Post Office driveways, Dayton Road, and Ogden Road. Supplemental traffic counts were conducted at the high school in January and February, 2006.

The following are the results of the traffic count program:

- ◆ Flows along Main Street exhibit typical commuter activity, with highest volumes recorded generally between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m. The secondary peak occurs generally between 2:30 p.m. and 3:30 p.m., associated with school-related activity.
- ◆ The majority of traffic entering the Borough from the east appears to have destinations west of the Borough. This appears to be true during both the morning and evening peak hours, as the turning movements along Main Street are relatively low with the exception of the left-turn onto Hilltop Road.
- ◆ Much of the traffic entering the Borough from the west has destinations either east of the Borough or to the southeast via Tempe Wick Road.
- ◆ During the morning peak hour, the majority of through movements from the north along Cold Hill Road are destined to Tempe Wick Road.
- ◆ During the evening peak hour, there is a high orientation of traffic from Tempe Wick Road to Cold Hill Road north of Main Street.
- ◆ Peak pedestrian activity is associated with school activity, generally between 7:30 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:00 p.m.
- ◆ Buses comprise approximately 1.5% of the Main Street flow during the morning peak hour and less than 1.0% during the evening peak hour.
- ◆ Trucks comprise approximately 3% to 4% of the Main Street volume during the morning peak hour and 1.5% to 3% during the evening peak hour.
- ◆ The Main Street Corridor volumes were compared with traffic counts conducted at West Morris Mendham High School in 2003 by Schoor DePalma. The volumes show consistency, with little background growth. This is likely due to the fact that the roadway is only able to process a certain number of vehicles per hour. As such, the classic peak hours extend beyond a concentrated one-hour period.

Figures 1, 2, 3, and 4 show the following:

- ◆ Figure 1 – Morning Peak Hour Traffic Volumes
- ◆ Figure 2 – School Peak Hour Traffic Volumes – Main Street & High School Driveway
- ◆ Figure 3 – Evening Peak Hour Traffic Volumes
- ◆ Figure 4 – Saturday Peak Hour Traffic Volumes – Main Street & Kings Shopping Center

With the data collection completed, a series of meetings were held with the Mendham Borough Public Safety Committee, and consultation was held with the County Engineer's Office, as well as the Mendham Borough Police Chief. Based on the information in the analysis combined with field investigation and observation, a series of recommendations were developed to improve traffic flow through the area.

Figure 1

Insert Figure 2 here

Insert Figure 3 here.

Insert Figure 4 here.

ACCIDENT HISTORY

Accident data along the Main Street Corridor was reviewed with the Borough Police Department. Table IV-3 summarizes the accident totals at the various intersections along the Corridor from 2002 through 2005.

INTERSECTION	2005	2004	2003	2002	TOTAL
Hilltop Road/Main Street	3	7	7	2	19
Tempe Wick Road/Main Street	8	4	8	8	28
Cold Hill Road/Main Street	6 (3)	5	4	4	19
Orchard Road/Main Street	4 (1)	1	1	2	8
Kings Driveway/Main Street	11	4	1	6	22
Dean Road/Main Street	2 (1)	3	3	1	9
High School Driveway/Main Street	1	0	2	0	3
Halstead Road/Main Street	2	3	0	1	6
TOTAL	37	27	26	24	114
Numbers of accidents with injuries are shown in parenthesis. Injury data only available for 2005.					

As shown, the area of highest incident frequency is the Tempe Wick Road intersection at Main Street. It is likely that the accident frequency at the Tempe Wick Road intersection with Main Street is due in part to the skewed intersection configuration and the high left-turn volume from Tempe Wick Road onto Main Street. Other high accident areas include the Main Street intersections with the Kings Driveway System, Hilltop Road, and Cold Hill Road.

As would be expected, a number of accidents have occurred at the signalized intersections along the Corridor (Hilltop Road and Cold Hill Road). While traffic signals sometimes correct certain accident patterns, traffic signals also contribute to rear-end type accidents. As Cold Hill Road is partially under Mendham Township’s jurisdiction, there may be additional accidents not recorded in the Borough’s files. The accident history at this location could be higher than shown in Table IV-3.

The Kings Shopping Center access system essentially creates three intersections with Main Street. The number of driveways and the number of movements permitted at each driveway should be explored if/when the shopping center makes application to the Borough for improvements. An accident assessment at the access system may allow for an evaluation of driveway modifications which could reduce the accident frequency.

RECOMMENDATIONS

Main Street and Hilltop Road/Mountain Avenue

Signal timing modifications cannot be made, pursuant to discussions with the County Engineer’s Office. As such, measures must be taken to improve capacity, within the existing roadway cartways. In addition, the proximity of Hilltop School and the related driveway activity must be considered. Any possible modifications on the school property to enhance vehicular flow will have positive impact to the Main Street intersection with Hilltop Road/Mountain Avenue.

- ◆ Prohibit parking on westbound Main Street between Hilltop Road/Mountain Avenue and the fire house entrance. Prohibit parking from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. With parking available behind these buildings, it may also be prudent to prohibit parking from 2:00 p.m. to 4:00 p.m. on school days.
- ◆ Prohibit parking on westbound Main Street from the Mountain Avenue/Hilltop Road intersection westward to and including the Black Horse Inn frontage.
- ◆ Prohibit parking on both sides of Hilltop Road between Prospect Street and Main Street. Prohibit parking on both sides from 8:00 a.m. to 9:00 a.m. to allow for improved operations at the intersection and the adjacent Hilltop School.
- ◆ Eliminate the on-street parking during all hours on southbound Hilltop Road, just north of the Pastime Club to Main Street.
- ◆ Maintain the existing parking prohibition on northbound Hilltop Road from 4:00 p.m. to 6:00 p.m.
- ◆ Provide a southbound left-turn lane on Hilltop Road for movements into the Hilltop School.
- ◆ Designate the alley connecting Hilltop Road with the Pastime Club parking area for one-way flow from Hilltop road into the parking lot. Limited sight distance exists at this alley.

It is recognized that on-street parking in the Historic Business Zone is important to accommodate the parking demands associated with the various commercial uses in the area. However, a goal of the Borough is to provide sufficient off-street parking to accommodate demands.

Main Street and Orchard Street

No changes or improvements are proposed at this time. Should future levels of service result in delay in excess of an average of 60 seconds per vehicle, and/or if there is an accident pattern which develops, it then may be appropriate to reexamine this intersection.

Main Street and High School Access/Halstead Road

The traffic counts and analyses have been used to evaluate whether or not traffic volumes meet the warrants for signalization, as outlined in the Manual on Uniform Traffic Control Devices. The eight-hour and four-hour warrants are not met. Further, signalization was discussed with the County Engineer's Office. Because Halstead Road does not provide any regional connections and because the warrants are not met, the County would not authorize signalization at this location.

The continued use of a police officer for traffic control along with the following recommendations will allow for improved operation:

- ◆ Provide a striped right-turn lane for movements into the high school property (as long as possible).
- ◆ Allow use of Drake Road for alternative access to relieve the burden on Main Street.
- ◆ Consider speed humps or reduced cartways, as a means of controlling speeds on Drake Road in the vicinity of the high school gate.
- ◆ Provide a left-turn lane on the school driveway for movements into the parking lot on-site. The provision of a left-turn would allow through-moving vehicles to continue traveling southbound into the school property without creating a bottleneck on the school driveway.
- ◆ Provide a left-turn lane on westbound Main Street for movements into the high school.

The volume of outbound trips from the high school during the morning indicates a high percentage of drop-offs, which negatively impacts capacity at Main Street. In general, busing, satellite park and rides, and carpooling should be encouraged to minimize trips to/from the high school.

As traffic along Main Street as well as at the high school is expected to increase, it is appropriate to reevaluate the use of the Drake Road gate during the off-peak hours. Currently, the use of the gate allows for a distribution of traffic between the school property and points to the east, and reduces the burden on the driveway intersection at Main Street. The gate is only open for a limited period at the start and end of the regular school day. By 2010 the high school's population is expected to increase by more than 10%. With such growth, it may be appropriate to evaluate keeping the gate open longer in the afternoon to allow high school drivers the option of exiting either to Main Street or Tempe Wick Road via Drake Road. This would be an appropriate area for additional traffic counts and analyses, with the additional high school population.

Main Street and Dean Road

There is a heavy right-turn volume from Main Street onto Dean Road. Therefore, a right-turn lane should be provided on Main Street for movements onto Dean Road. The provision of a right-turn at this location will allow right-turning vehicles to move out of the westbound through lane in advance of the intersection, thereby providing more capacity for through-moving vehicles.

Main Street and Tempe Wick Road

The Tempe Wick Road intersection with Main Street has a higher accident rate than other intersections in the Borough. The skewed intersection configuration, the high left-turn volume from Tempe Wick Road onto Main Street, and the high volumes along the Main Street Corridor are the likely contributing factors to the accident pattern. While traffic volumes may warrant signalization at this location, signalization may be difficult due to the intersection configuration and the number of driveways proximate to the intersection. Therefore, two (2) alternatives have been developed for this intersection:

- ◆ Consider prohibiting left-turns from Tempe Wick Road to Main Street and reorienting them to the signalized intersection of Cold Hill Road.
- ◆ Consider realignment of Tempe Wick Road to intersect Main Street east of the current intersection, opposite the Kings Shopping Center. This concept requires property acquisition and would necessitate signalization to control the new four-leg intersection.

Main Street and Kings Shopping Center Driveways

It is recommended that a traffic study be prepared for any redevelopment of the shopping center, not only to address driveway operation, but also to assess on-site circulation for vehicles and pedestrians, and to address the need for dedicated right-turn lanes at site driveways.

Currently, traffic is controlled on Friday evenings and Saturdays between 10:00 a.m. and 2:00 p.m. by a police officer. This arrangement should continue as long as the current configuration of the intersection remains.

Based upon the traffic count data and observations, it is recommended, that at a minimum, left-turn lanes be provided on Main Street to accommodate movements into the site. Left-turn lanes may not be required at all driveways. The location and length of the left-turn lanes would be determined through a traffic study for redevelopment of the shopping center.

Main Street and Cold Hill Road

If left-turn movements from Tempe Wick Road are prohibited and reoriented to this intersection, the northbound Cold Hill Road approach to Main Street will require widening. Widening will be required to provide two (2) left-turn lanes, as well as a combination through/right-turn lane. Right-of-way acquisition will be needed to effectuate this improvement. In addition, the westbound Main Street approach would have to be restriped to accommodate two (2) receiving lanes. This improvement would require coordination with any restriping or driveway modifications at the Kings Shopping Center.

Currently, there are no pedestrian crossings at this intersection. In addition to revising the signal timing and phasing to accommodate the above described improvements, the signal needs to be upgraded to accommodate pedestrian actuation and phasing.

Because Main Street is under County jurisdiction and half of Cold Hill Road is within Mendham Township, any improvements to this location must be coordinated with the County and the Township.

Cold Hill Road and Tempe Wick Road

This unsignalized intersection could be considered for signalization. Currently there is a high left-turn volume from Cold Hill Road onto Tempe Wick Road. A full Traffic Signal Warrant Analysis will have to be performed. In addition, it would be appropriate to consider including the Ogden Road intersection in the signalization due to the offset.

As Tempe Wick Road is under County jurisdiction (Route 646) and because Cold Hill Road is half within Mendham Borough and half within Mendham Township, any improvements to this location must be coordinated with the County and Township.

Mountainside Road

Traffic counts and observations have indicated that drivers are using Mountainside Road to bypass the Main Street Corridor. Mountainside Road provides a parallel route, north of the Main Street Corridor. Vehicles originating to the west of the Borough, with destinations east of the Borough or to Tempe Wick Road southeast of the Borough, are accessing Mountainside Road via Ironia Road at the western Borough boundary. As a result, future studies could be conducted to determine appropriate improvements to Mountainside Road. Widening, speed control, and providing appropriate sight triangles and intersection control could be the focus of future studies for this Corridor. Again this is a shared roadway; the eastbound direction is in the Borough and the westbound is in the Township.

Pedestrian Considerations and Traffic Calming

Pedestrian counts have been collected throughout the Corridor and indicate the continued need for well defined pedestrian crossings. Although many of the intersections currently have pedestrian crossings, the following crossings, and additional enhancements are proposed for consideration:

- ◆ Provide pedestrian crosswalks and pedestrian phases at the signalized intersection of Main Street and Cold Hill Road.
- ◆ Provide pedestrian crosswalks across Dean Road and across Main Street near the Kings Shopping Center. The location will have to be coordinated with any plans for driveway re-design, so that pedestrians are crossing outside the limits of any left-turn lanes.
- ◆ Use regulatory signage at heavy crossing locations along the Corridor, reminding motorists to yield to pedestrians.
- ◆ Use textured pavement and/or wide painted cross-hatching to call attention to the designated pedestrian crossings.
- ◆ At the Robinson's egress to Mountain Avenue, provide mirrors and "Limited Sight Distance" signage on the approach to Mountain Avenue, and use textured pavement to clearly delineate the pedestrian crossing.

OVERALL PLANNING STRATEGIES

Main Street will continue to function as a major east-west primary arterial through the Borough. Given the existing land development along the Corridor and limited right-of-way, Main Street cannot be widened to provide two (2) lanes for each direction of travel. Rather, it is appropriate to provide left-turn lanes and right-turn lanes at major intersections along the Corridor. The provision of such lanes will allow turning vehicles the ability to stack, thereby allowing through moving traffic to travel along the Corridor unimpeded. While this Circulation Plan has identified key locations where left-turn or right-turn lanes are appropriate, it is recommended that as development continues in the area, additional studies be undertaken to determine appropriate driveway and/or intersection treatments.

Access management must be considered along the Corridor, as well as along any of the roadways within the Borough. Combined access, shared access, and cross access easements should be considered for any new development or redevelopment applications. Such measures will allow for the reduction of conflict points, thus improving safety along the Corridor.

Similarly, prohibition of turning movements may be appropriate in some instances, particularly where shared access or alternative access is available. Such prohibitions must be evaluated on a case-by-case basis, with the goal of providing safe and efficient access for all land uses, and recognizing the constraints of the Main Street Corridor. Therefore, reduction in the overall number of access points must be a goal of the Master Plan.

Parking studies should be conducted and additional off-street parking must be planned for, particularly in the vicinity of the Mountain Avenue/Hilltop Road intersection. By providing additional off-street parking with interconnections between properties, on-street parking can be removed, and shared parking can be provided for the various users in the area. By removing or regulating on-street parking, additional capacity can be provided along the roadways, and conflicts with parallel parking maneuvers will be eliminated.

The overall goals of the Circulation Plan are reduction in access points along the roadways, shared access, shared parking, and integration of properties to allow for the appropriate distribution of traffic. In addition, pedestrian connections between the available off-street parking areas and the adjacent roadways and intersections must be included, so as to provide a continuous pedestrian circulation system.

IX. CONSERVATION PLAN ELEMENT AND ENVIRONMENTAL RESOURCES INVENTORY

INTRODUCTION

The law governing municipal planning in New Jersey Municipal Land Use Law NJSA 40:55D et. seq. provides for a Conservation Plan element as part of a municipal master plan.

A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

This chapter, Mendham Borough's Conservation Plan Element, is particularly important because this Master Plan places special emphasis on the protection of the high quality natural resources of the Borough, in particular the quality and quantity of water resources. Below are sections covering the major categories of natural resources found in the Borough: Air, Surface Water, Groundwater, Wetlands, Wildlife and Vegetation, and Open Space. These sections systematically analyze the impact of Borough policies on each category of resource and provide recommendations for their conservation and preservation. An inventory of our environmental resources follows this discussion.

MAJOR PLANNING ISSUES

The major issues which are significant to the protection of environmental resources in the Borough are as follows:

Development Pressures

Substantial residential development has occurred in the Borough over the last two (2) decades, with a trend toward much larger homes and site improvements with larger areas of impervious surface. Most suitable land has largely been developed, and the remaining vacant property is increasingly characterized by large amounts of environmentally sensitive characteristics such as woodlands, steep slopes, wetlands, and surface waters. The detrimental effects of the increase in development include soil erosion, increased stormwater runoff, decreased surface and groundwater quality, increased level and frequency of flooding, and increased traffic and air pollution.

Impact on Surface Water Resources

The headwaters of three (3) major river systems, which are regionally important sources of potable water, are located in Mendham Borough: the Whippany, Passaic, and Raritan. These headwater streams are under threat from increased development, especially the development of the remaining environmentally sensitive properties in the Borough.

Impact on Groundwater Resources

The Critical Water Resources Study commissioned by the Mendham Township Environmental Commission in 1994 documents evidence that continued development will have a significant impact on the quality and quantity of groundwater. Since Mendham Township surrounds Mendham Borough and shares its underground water resources with us, the conclusions of the Critical Water Resources Study are directly applicable to the Borough.

Stormwater Management

Stormwater runoff from existing roadways and other impervious surfaces into the Borough's high quality streams continues to have a harmful environmental impact on those streams. As part of the State's new stormwater management regulations at NJAC 7:8, Mendham Borough adopted a Stormwater Management Plan on April 11, 2005. The Borough also has a stormwater pollution prevention plan (SPPP) which describes the ongoing activities required to comply with its NJPDES stormwater permit. Both the Stormwater Management Plan and the SPPP are available at the Phoenix House.

State Development and Redevelopment Plan

Mendham Borough is designated as a Village Center in an environmentally sensitive planning area (PA-5) in the New Jersey State Development and Redevelopment Plan. The Plan's land use policies call for protecting environmentally sensitive areas from the adverse impacts of development by preserving low density land use patterns, promoting open space, and protecting natural resources.

Preservation of Environmental Character

There are significant elements of the Borough's environmental character being threatened by development. These elements include extensive woodlands, ponds, natural areas, pristine trout streams, and tree-lined roads.

Regional Responsibilities

The numerous streams in the Borough are the headwaters of three (3) river systems, which are important sources of potable water supply for the region. The Borough has a responsibility to adopt land use regulations that will protect the high quality of the streams in these watersheds. The Borough has a representative at each of the watershed management groups: the Whippany River Watershed Action Committee, the Ten Towns Great Swamp Watershed Management Committee, and the Raritan Basin Watershed Management Project.

GOALS AND OBJECTIVES

The primary goal of the Conservation Plan is to provide for the preservation and conservation of the Borough's natural resources. Conservation of these resources is critical to the quality of life and character of Mendham Borough. It is also important to communities downstream because of the Borough's location at the headwaters of three (3) major river basins. The following are the major natural resources in the Borough that should be protected and preserved:

- ◆ Air quality
- ◆ Stream corridors
- ◆ Large forested areas
- ◆ Wetlands
- ◆ Floodplains
- ◆ Surface water – quantity and quality
- ◆ Groundwater – quantity and quality

RECOMMENDATIONS

Included in the background planning studies for this Element is an inventory of the environmental resources of the Borough including geology, topography, surface water, soils, ground water hydrology and resources, floodplains, wetlands, vegetation, wildlife, and open space. The main background document, the Mendham Borough Environmental Resources Inventory (ERI), is included. This document and the other background studies provide a basis for decisions by the Planning Board, Board of Adjustment, Environmental Commission, and other interested groups involved with land development in the Borough. Based on these studies, the following recommendations are offered.

Topography

Mendham Borough consists of a land area of approximately 3850 acres located in the southern portion of the Highlands physiographic province of New Jersey. Much of the Borough is characterized by steep slopes, which in many cases adjoin streams, transition areas, wetlands, and/or flood prone areas. Inappropriate development of steep slope areas can result in soil instability, erosion, sedimentation, increased stormwater runoff, and flooding. Since many of the steep slope areas adjoin surface water and wetlands, protection of these slopes is important to protect the high quality of Mendham Borough's streams. Regrading and/or stripping of native or existing vegetation on steep slopes is limited by standards in the Borough's Land Use Ordinances. Erosion on steep slopes is especially prevalent where excessive tree removal has taken place. Ordinances restricting construction and tree removal on steep slopes should be considered to protect the Borough's sensitive environment.

Air

Due to Mendham Borough's semi-rural character, air pollution is not yet a problem for the community. There are no industrial or commercial facilities contributing to poor air quality. However, the dimensions and locations of residential roads impact the amount and speed of traffic, community character, and air pollution. Several roads are used heavily by commuters, resulting in increased vehicle emissions, air pollution, and health hazards such as ground level ozone, which forms when carbon monoxide combines with oxygen. The New Jersey Department of Environmental Protection (NJDEP) maintains air quality monitoring stations to the east and west of the Borough in Morristown and Chester respectively. The data from these stations can be obtained at their web-site. The Borough should continue to join with other municipalities to address regional traffic issues.

Surface Water

Mendham Borough lies in the headwaters of three (3) major river systems: the Whippany River, North Branch of the Raritan River, and the Passaic River. All the rivers and streams in the Borough are classified by the NJDEP as Category One streams and suitable for Trout Production or Trout Maintenance. The NJDEP defines Category One waterways as follows:

Category One waters are designated for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d), for protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s)

The presence of these high quality waterways necessitates additional diligence on the part of the Borough to protect the streams from erosion and runoff and the subsequent sedimentation which can be caused by improper development and deforestation, especially on steep slopes. Streams must also be protected from non-point source pollution such as runoff from paved parking lots, roadways, and construction sites. Increases in development also result in the potential for excessive siltation and increases in chemical lawn maintenance practices which can add to non-point source pollution through runoff during storms. There is a 300 foot buffer for major development associated with each of the mapped Category One waterways. These mapped streams and buffers are shown in the Mendham Borough Environmental Inventory which follows this section.

Conservation easements on all streams are required of new subdivisions to protect water quality. Protection should also be extended to existing unprotected stream corridors through voluntary conservation easements from property owners. The Borough should develop a program to encourage the maintenance and planting of native vegetative cover as well as bank stabilization to provide a natural filter for buffering streams. A riparian buffer zone protection strategy will produce important improvement in stream quality. Residents should be educated in environmentally friendly lawn maintenance practices.

The Borough should continue to limit point and non-point source pollutant loading into headwater streams. Recent wastewater treatment plant enhancements to address phosphorous and total dissolved solids should limit point loads to McVickers Brook. Stormwater improvements implemented under the Borough's stormwater pollution prevention plan will reduce non-point discharges. However, increasing land development will continue to increase both point and non-point pollution into our streams. The Borough should consider stricter limits of septic disposal field setbacks and on distances between septic disposal fields and wells. In addition, the Borough should consider increasing minimum setback distances between a septic fields and waterways.

Groundwater

Mendham Borough's predominant sources of potable water are public and private wells. Recharge areas, such as the permeable soils that overlay upland areas of the Borough, and sites where the water table is high must be protected to ensure that rain and surface water can infiltrate back into the ground to replenish drinking water supplies. Over-development of these sensitive areas reduces the amount of pervious surfaces and results in greater stormwater runoff.

Another threat to drinking water occurs when the amount of household pollutants discharged into septic systems exceeds the ability of septic system to treat these pollutants. Maintaining and caring for individual septic systems and minimizing the use of hazardous household chemicals will help prevent contamination of the aquifer. Because Mendham Borough's groundwater supply is limited due to underlying geologic formations, it is essential that the Borough protect groundwater from degradation and overuse. This can be achieved by requiring that all land developments meet the recharge requirements in the NJDEP Phase II stormwater rules. Best Management Practices for stormwater management should be employed, especially those practices that require infiltration of stormwater runoff to recharge the aquifers. The Borough should consider a well head protection ordinance to safeguard our public groundwater quality.

Wetlands

Wetlands serve many important functions. They provide flood storage and stream flow attenuation during wet periods and sustain stream flow by releasing stored water during dry periods. They filter out pollutants in stormwater runoff, thus protecting water quality, and they provide habitat for important species of plants and animals. New Jersey's major wetlands are found on the U.S. Fish and Wildlife's National Wetlands Inventory aerial maps, county soil surveys, and NJDEP's more detailed wetlands maps. A more accurate wetlands delineation can be obtained from specific site visits, when wetlands can be identified by vegetative, soil, and hydrologic features. Mendham Borough's Stormwater Management Plan 2005 contains maps of major wetland areas in the Borough.

NJDEP regulates the disturbance and protection of wetlands. The N. J. Freshwater Wetlands Act defines a wetland as an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. The state classifies wetlands into three (3) categories: Exceptional wetlands include those which discharge into trout production waters or those which support habitat for threatened or endangered species. Ordinary wetlands include certain isolated wetlands, detention facilities, and drainage ditches. Intermediate wetlands are all wetlands that are not defined as exceptional or ordinary. Exceptional and intermediate wetlands must have a buffer, or transition area, within which any disturbance is regulated by the NJDEP. The transition areas for exceptional and intermediate wetlands are 150 feet and 50 feet respectively.

Mendham Borough should continue to obtain conservation easements on all wetlands and transition areas when land is subdivided. All conservation easement boundaries on newly approved sites should be recorded on the deed, delineated with permanent markers, and a system for monitoring conservation easements should be established.

Wildlife and Vegetation

Woodlands play an important part in the Borough's overall environmental quality, help to define the character of the community, and should be conserved through effective tree protection ordinances. Woodlands also mitigate stormwater runoff and contribute to the quality and quantity of water that recharges the aquifers. The preservation of open space and the protection of stream and forest corridors will assure the maintenance of strong, diverse wildlife communities within the Borough. Land Use Ordinances in Mendham Borough should provide for protection of trees against unnecessary destruction, removal, injury and disease, both in new subdivisions and on residential lots. The natural and wooded areas bordering roadways should be preserved through conservation easements. The Borough should provide standards for landscaping suitable to promote the scenic appeal of roads as well as an approved plant list. The Borough should consider using native species on Borough owned property and should consider an ordinance requiring the use of native species in new subdivisions. Wildlife management practices should continue to be employed to control the deer population which threatens the health of Borough residents and woodlands. Goose control measures should also be considered as their waste threatens water quality in Borough streams.

Open Space

Open space conservation planning should be utilized to preserve the character of Mendham Borough, preserve open space, and protect critical environmental areas. Open space should also promote the protection of biological diversity through the maintenance of large contiguous tracts and corridors of forest.

In November 1998 the citizens of the Borough overwhelmingly approved the Open Space Trust Fund Referendum. With this vote, citizens expressed the recognition that recent development had removed large amounts of private open space in the Borough as well as the fact that ever increasing development pressure threatens to take away what remains. Sprawling farms, rolling hills, woodlands, open green areas, and pristine stream corridors represent the many varieties of open space which exist in the Borough. These open space properties, balanced with existing land uses, combine to give the Borough a rich, rural character, not only reflecting the locale's history but also adding to the quality of life enjoyed by its residents.

ENVIRONMENTAL RESOURCES INVENTORY

The unique natural characteristics of Mendham, including headwaters, watersheds, slope areas, woodlands, and the remaining open spaces, are foundations of ecosystems. Preservation and protection of these habitats serve functional values, as the ecosystems are interrelated beyond our borough boundaries. The natural beauty of Mendham Borough provides residents with opportunities for passive and active recreation. To preserve the many benefits provided by Mendham's unique environmental features, it is necessary to identify those elements that require special consideration during the development process. The environmental resources inventory serves as a baseline of information, providing a general overview of key environmental characteristics.

(See Exhibit #7, *Borough of Mendham Environmental Features* at the end of the chapter).

Geology/Soils

Geology

The geology of a region is the supportive base for soils, vegetation, and water. There is a complex interrelationship between the geologic environment and an area's natural resources. Mendham Borough is almost entirely composed of the Precambrian and Paleozoic rocks of the New Jersey Highlands. These rocks consist primarily of gneisses and granites, which are the most common rock types in the region (A Natural Resource Inventory and Environmental Study, 1976).

(See Exhibit #8, *Borough of Mendham Bedrock Geology* at the end of this chapter).

Soils

Certain soil types are associated with periodic flooding and erosion. Alluvial soils are subject to periodic flooding. Mendham Borough has a few areas with alluvial soils. These include:

- ◆ The area that is contiguous to the Village Boundary and follows the North Branch of the Raritan River.
- ◆ A segment of alluvial soils extends southward between Roxiticus Road and West Main Street along the easterly side of Ironia Road.
- ◆ Three stream corridors in the southwestern corner of the Borough. These three (3) stream corridors are part of the headwaters system of the North Branch of the Raritan River.

Areas posing a hazard of soil erosion during development or land cultivation exist in a number of locations in the Borough. These areas are associated with the Edneyville Soils (EdB, EdC, EdD) and the Parker Soils (PaC, PbD, PeC, PeD, PfE).

A large area of EdD soils exists along the Borough's western boundary to the north and south of Thomas Road. A second significant area of these soils lies to the west of Hilltop road to the north and south of Cherry Lane.

Large areas of PeD soils lie in the southern portion of the Borough to the north and south of Bernardsville Road along Steven Road and to the rear of Mallinckrodt Convent Property. A third area of PeD soils lies to the west of Bliss Road and extends into Roxiticus Golf Course.

(See Exhibit #9, *Borough of Mendham Soils* at the end of this chapter).

Topography

Elevations in Mendham Borough range from about 400 feet to nearly 800 feet above sea level. The topography is generally rolling, although there are a number of areas with steep slopes (15%-25%) and very steep slopes (25% or greater), particularly south of Main Street.

(See Exhibit #10, *Borough of Mendham Slopes I* at the end of this chapter).

Steep Slopes/Erosion Hazard Areas

Steep slopes are described below and identified on the map by letter as follows:

(See Exhibit #11, *Borough of Mendham Slopes II* at the end of this chapter)

- A. The area in the northwest part of St. John the Baptist's driveway slopes steeply towards West Main Street.
- B. Steep banks are present on both sides of the main stream corridor moving south of West Main Street. The west bank is very steep and narrow in some places.
- C. Steep slopes surround a clearing at the end of Heather Hill Way to the north, west, and south. A 4.5 acre lot between Heather Hill and this clearing is Borough-owned and listed in the Master Plan as part of the recreation system.
- D. Steep crescent-shaped slope around a hill summit sloping down toward the east and south and steep slope facing generally west.
- E. Large clearing on top of hill surrounded by steep slopes on the east, south, and west
- F. There are steep banks along McVickers Brook north of Pleasant Valley Road.
- G. Elevated field north of Pleasant Valley Road is surrounded by steep slopes to the south, west, and northwest.
- H. Steep slopes in the Balbrook Development
- I. Large area of very steep slopes surrounding the main golf club area on top of the hill south of the Balbrook Development
- J. Steep slopes in the area east of Bliss Road and south of Bernardsville Road, including steep terraced slope just east of old estate mansion off of Bernardsville Road
- K. Portions of the steep slopes on western, northern, and eastern slopes of the hill south of Cherry Lane are greater than 25% and could pose severe erosion hazard if disturbed.
- L. There are steep slopes in a large area north of Bernardsville Road.
- M. Pond located south of Cherry Lane is surrounded by steep slopes.

- N. South of Cherry Lane, there is an area of steep slopes located above wetlands situated to the north.
- O. There are steep slopes around Malachuk house (Block 2401 Lot 31.01) and very steep slopes north of Malachuk house off of Hardscrabble Road.
- P. Large area of steep slopes and very steep slopes north of Cherry Lane, east of Hilltop Road, and west of Prentice Lane.
- Q. Large area of steep slopes and very steep slopes at the top of the hill in an area south of Talmage Road, north of Cherry Lane, and east of Prentice Lane.
- R. Very steep slopes along eastern bank of northern portion of India Brook are part of a geological fault and environmentally unstable.
- S. Area of steep slopes east of Ironia Road and north of West Main Street along the North Branch of the Raritan River south of India Brook. These slopes are surrounded by residential development are inaccessible to further development.

Development in slope areas will have an impact on the watersheds in Mendham Borough due to erosion, vegetation disturbance, sedimentation, and associated storm water issues. Specific recommendations related to particular slope areas and environmentally safe development may be found in the *Mendham Borough Environmental Commission Open Space Report 1984*. Further suggestions and regulatory guides are provided in the *Natural Resource Management Guide for the County of Morris 2000* (pages 2-5).

Surface Water

Streams and wetlands are the only natural water features in Mendham Borough and the surrounding towns. All “lakes” and ponds are artificial impoundments across natural drainage channels. All water bodies are considered environmentally critical areas in the Borough.

Ponds, Streams, and Watersheds

Although only six (6) square miles in size, Mendham Borough contains portions of the headwaters of three (3) of New Jersey’s four major watersheds: the Whippany, Raritan, and the Passaic, as well as many small lakes and ponds.

(See Exhibit #12, *Borough of Mendham Wet Map I* at the end of this chapter and reference *Mendham Borough Morris County, NJ Lake Monitoring Program*).

There are parts of five (5) sub-watersheds found in the Borough, three (3) within the Raritan and two (2) within the Passaic watershed. Each of these sub-watersheds is outlined with bold dashed lines and identified by letter.

(See Exhibit #13, *Borough of Mendham, Wet Map II* at the end of this chapter).

- A. Part of the North Branch of the Raritan River, which begins behind the Mendham Village Shopping Center and flows generally westward along Patriot's Path. There is a small pond behind the Mendham Commons property that feeds into the upper section of the North Branch of the Raritan River.

The North Branch passes through the Mountain Valley Park Pond (also known as the "mud hole") before crossing Mountain Avenue. About one mile from here it joins India Brook and flows past the Mendham Borough Waste Treatment Plant before crossing into Mendham Township at Ironia Road. The Raritan River system is one of the most productive trout streams in New Jersey.

- B. India Brook, which flows into the North Branch of the Raritan near the northwestern corner of the Borough, upstream of the Borough Waste Treatment Plant. It forms approximately three (3) miles upstream in Randolph Township and flows through Mendham Township before crossing into the Borough at Mountainside Avenue.
- C. McVickers Brook along with its tributaries drains the majority of the southwestern part of the Borough. The boundaries of this system are roughly West Main Street to the north, Pleasant Valley Road to the south, Hilltop Road to the east, and the Mendham Township border to the West. After combining with two (2) tributaries in Cromwell Lake, McVickers Brook is joined by tributaries from both north and south before passing into Mendham Township toward Lake Therese and the North Branch of the Raritan. There are wetlands and two (2) small ponds in this corridor. There is also a small pond just east of Bliss Road, close to the Bernardsville Borough line.
- D. The main stem of the Upper Passaic River begins near East Main and Orchard Streets and follows southeasterly along the western and southern borders of the high school property and then behind Franklin Road into Mendham Township. The tributaries of this river form in the southeastern corner of the Borough, one flowing into Mendham Township and the other into Bernardsville Borough.
- E. The Whippany River, a major tributary of the Passaic River, begins in Randolph Township and flows into Mendham Township, then eastward through Morris Township. A very small area of the Whippany River watershed is located at the northeastern corner of the Borough.

Water Quality

Being near the headwaters of these large watersheds means that Mendham enjoys generally unpolluted streams. At the same time, the citizens of Mendham have a responsibility to maintain the quality of these streams since they affect the quality of life for Mendham and downstream communities.

The water quality in a stream is influenced primarily by land use practices, but it is also very important that individual citizens avoid the discharge of contaminants from their property since the contaminants can migrate into streams and groundwater. Potential contaminants include lawn fertilizer runoff, sewerage from poorly maintained septic systems, and any type of hydrocarbon.

Soil erosion can also be of concern since the fine sediments can migrate into these streams. These sediments can affect the ecology of the streambeds. Swimming pool discharges to surface water or stormwater systems can also increase loads in the streams. It is recommended that homeowners be advised of Best Management Practices for the proper discharge of pool water.

People who maintain our public and private recreation facilities, as well as individual home owners, must keep in mind the pollution caused by fertilizer runoff. The Borough should continue to educate residents and businesses on the proper use of fertilizers.

Flood Prone Areas

Flood prone areas are a resource, providing flood storage and wildlife habitat. Protection from development insures minimal property loss and lessens the increase of downstream flooding. Vegetation in these areas lessens erosion, particularly during storms.

(Reference Exhibit #12, *Borough of Mendham Wet Map I* at the end of this chapter)

Vegetation

The variety of plants and wildlife found in an area is a good measure of the quality of the area's environment. A generally mild climate, adequate precipitation, and a variety of soil types and habitats (forest, marsh, streams, fields, and hills) provide a wide range of natural vegetation and wildlife in our area. The diversity of habitats along with open space produces an area with a variety of wildlife. The following list is not specific to Mendham Borough, but is taken from the *Natural Resource Management Guide for the County of Morris*. This list has been modified to include only those habitats which are dominant in the Borough, mixed hardwood and successional field. For the complete Floral Species in Morris County and for Morris County Rare Species and Natural Communities Presently Recorded in New Jersey Natural Heritage Database see Chapter 6 in *A Natural Resource Mangement Guide for the County of Morris, 2000*.

Inland Mixed Hardwood Forest

This plant community occurs in the Highlands and the Piedmont ranges of Morris County, which includes Mendham Borough. The mixed oak forest provides an example of the devastating change in character wrought by a single source, in this case the Chestnut blight. At one time the largest deciduous tree of the northeast, the American Chestnut no longer dominates this plant community but rather exists for an abbreviated time as a young sapling.

Dominant Trees:

Black oak, White oak, Red oak, Pin oak

Tuliptree

Red maple

Common Trees:

White Ash	Cherry	Sugar Maple
American basswood	Linden	Sour gum (Tupelo)
Beech	American dogwood	Black birch
Red maple	Shagbark hickory	Mockernut hickory
Bitternut hickory	Pignut hickory	Chestnut oak
Hophornbeam	Sassafras	

Common Shrubs/Vines:

High bush blueberry	American Spicebush	Mountain Laurel
Maple-leaved viburnum	Greenbrier	Virginia creeper
Poison ivy	Wild grape	Winged euonymus (invasive)

Common Herbs:

Marginal wood fern	Christmas fern	Lady fern
New York fern	Violets	False Solomon's Seal
Mayapple	Jack-in-the Pulpit	

Successional Field (Terrestrial—Open Canopy)

The rolling fields which blanket much of the county and contribute to its aesthetic charm, consist of pastures, farmlands, or vacant lands. If not maintained, a field will progress through the multi-phased process of succession; a field will change from annuals to perennials, to shrubs, and finally to trees. Within 50-60 years' time, a former field will be converted into woodland. In this region succession can be expected to result in the following plant communities.

Stage 1: Annual or Biennial Herbs

Bentgrass Foxtail	Queen Anne's Lace	White sweetclover
Crabgrass	Large Horseweed	Ragweed
Common Wintercress	Foxtail	Common mullein

Stage 2: Perennial Herbs

Butter-and-Eggs	Goldenrod	Virginia creeper
Ox-eye Daisy	Canada thistle	Common sweet vernal grass
Rough-stemmed milkweed	Goldenrod	Common St. Johnswort
Hairyvetch	Poison Ivy	Timothy grass
Goldenrod	Kentucky bluegrass	Orchard Grass
Wild bergamot	Grass-leaved King Devil Hawkweed	

Stage 3: Shrubs

Autumn olive	Multiflora rose (invasive)	Staghorn sumac
Raspberry	Smooth sumac	

Stage 4: Tree:

Big-toothed aspen	Quaking aspen	Yellow birch
Red cedar	Grey birch	Black cherry
Choke cherry		

Invasive Species

Invasive exotic species are those which are not native to the area and have been introduced into the environment. Having little or no natural predation, these plant species will often choke out native species, which are critical to the survival of native wildlife. Non-native species in the Borough are spreading aggressively and rapidly, and often compete with the native vegetation, which has formed a specialized niche over many generations. It is not uncommon for the foreign vines to completely choke and kill the native vegetation and form a monoculture stand of the exotic species by suffocating both the native species and the entire ground. Promoting native plant growth is a positive attempt to try and set the natural environment back in balance. One way to promote native plant growth is to eliminate the non-native species.

Invasive Exotic Species in the Morris County Parklands

Trees:

Norway maple (*Acer platanoides*)
Tree of heaven, ailanthus, stink tree (*Ailanthus altissima*)
Princess tree, Paulownia (*Paulownia tomentosa*)
Sweet cherry, Bird cherry (*Prunus avium*)
Black locust (*Robinia pseudoacacia*)

Shrubs:

Japanese barberry (*Berberis thunbergii*)
Autumn olive (*Eleagnus umbellata*)
Burning bush, winged euonymus (*Euonymus alatus*)
Border privet (*Ligustrum obtusifolium*)
Tartarian honeysuckle (*Lonicera tatarica*)
Multi flora rose (*Rosa multiflora*)
Wineberry (*Rubus phoenicolasius*)
Siebold's viburnum (*Viburnum sieboldii*)

Vines:

Porcelainberry (*Ampelopsis brevipedunculata*)
Oriental bittersweet, Asiatic bittersweet (*Celastrus orbiculatus*)
English ivy (*Hedera helix*)
Japanese honeysuckle (*Lonicera japonica*)
Grapevine* (*Vitis* spp.)
Wisteria (*Wisteria floribunda*)

*Some grapevine species in our region are native, some are exotic, and still others are hybrid species. Decisions regarding control need to be done on a site by site basis.

Annuals, Biennials, and Perennials:

Garlic Mustard (*Alliaria petiolata*)

Mugwort (*Artemisia vulgaris*)

Crown vetch (*Coronilla varia*)

Purple loosestrife (*Lythrum salicaria*)

Japanese knotweed, Mexican bamboo (*Fallopia japonica*)

Periwinkle, myrtle, vinca (*Vinca minor*)

Grasses:

Japanese stiltgrass, basket or wire grass (*Microstegium vimineum*)

Woodlands in Mendham

A large part of the Borough is densely wooded. Wooded areas provide natural habitat for wildlife. The vegetative cover in wooded areas helps to prevent erosion, which in turn protects the quality of surrounding water. The persistent deer population is causing not only health and safety issues for the residents of the Borough, but is also impacting the replenishment of our woodlands. Deer browsing is destroying new growth in the wooded areas giving new saplings no opportunity to grow and replenish the aging trees.

Referencing Exhibit #14, *Borough of Mendham Land Use Overview* at the end of this chapter, the woodland areas include:

- ◆ A majority of the open space and undeveloped areas south of West Main Street and east of Mendham Township and west of Hilltop Road are wooded.
- ◆ Large area of very steep slopes surrounding the main golf club area south of Pleasant Valley Road is currently mostly wooded.
- ◆ A large area north of Bernardsville Road and east of Hilltop Road and Mallinkrodt Convent is wooded area. Because this area also contains steep slopes, severe erosion would result if this area were disturbed.
- ◆ In the area west of Hardscrabble Road, there is mature hardwood forest south and west of a pond.
- ◆ Patriot's Path is a wooded walking trail.
- ◆ The Arboretum is a 46.8 acre wooded recreation area.
- ◆ India Brook Park is a 27 acre wooded recreation area.
- ◆ The area between Patriot's Path, Maple Avenue, and North Linden Lane is wooded and wet.

Specimen Trees

A few specimen trees have been identified in the *1984 Open Space Report of Mendham Borough* with the hope of guaranteeing their preservation. These include:

- ◆ Scenic oak tree north of Pleasant Valley Road between McVickers Brook and its junctions with two (2) tributaries just to the east of Mendham Township
- ◆ Very large old oak tree approximately 4-5 feet in diameter located north of Cherry Lane and west of Prentice Lane

Wildlife

Whether it is flora or fauna, species diversity is a reliable accountable indicator of a healthy ecosystem. The density and diversity of animals inhabiting an area directly corresponds to the overall condition of the environment. Wildlife is a natural resource that is interdependent on all other resources and is a vital part of any site inventory.

The Borough offers many habitats with water sources and safe feeding grounds to host a great variety of birds, mammals, reptiles, and amphibians. The importance of wildlife to the residents of Mendham Borough includes pollination of the vegetation, insect and rodent control, soil aeration, and recreational uses. The diversity of wildlife is also an indicator of a healthy ecosystem.

Wildlife management is tied to land management. Many species are vulnerable to disturbances and could be lost to habitat destruction. Habitat niches for specific species are often specialized and loss of these habitats often means loss of the species to the area. Wetland habitats are especially important to species diversification as these particular places are disappearing rapidly. Open space is vital to many songbirds for food but also because additional access with new roads or driveways makes their nests vulnerable to predators, such as raccoons who would not normally venture into deep forests.

The diversity of habitats in Mendham Borough is reflected in the number of different animals who live here. The farmland, fields, streams, ponds, wetlands, and even suburban vegetation provide an excellent environment for the fauna.

The distribution of animals in an area depends on space availability, food, water, and protective vegetation including shrubs, thickets, trees, and tall grass fields. Generally, animals will tend to steer clear of humans because their natural instinct is fear of that which can harm. Wildlife can become a nuisance when adverse conditions affect their natural habitats with such occurrences as lack of food, water, and shelter caused by habitat destruction, fire, drought, flooding, or natural succession. Another nuisance factor is overpopulation which has occurred with the deer population caused by the elimination of natural predators and creation of favorable habitat in which these animals thrive.

See *A Natural Resource Management Guide for the County of Morris (2000)* for a common and endangered species list for Morris County. Use the on-line reference, *The New Jersey Natural Heritage Data Base*, for a current listing of rare species and natural communities in Morris County. This listing is revised several times each year.

Wildlife in Morris County

Below is a listing, by common name, of wildlife in Morris County:

Listing of Wildlife in Morris County			
american bittern	Common yellow throat	little brown myotis	redbellied woodpecker
american black duck	cooper's hawk	long eared owl	redbreast sunfish
american crow	creek chub	long tailed salamander	redfin pickerel
american eel	creek chubsucker	long tailed weasels	redheaded woodpecker
american goldfinch	dark eyed junco	longnose dace	regal fritillary
american kestrel	downy woodpecker	magnolia warbler	ringed neck pheasant
american redstart	earth snake	Mallard	river otter
american robin	eastern bluebird	marbled salamander	rock bass
american toad	eastern box turtle	Mink	rock dove
american tree sparrow	eastern chipmunk	mole salamander	rose breasted grosbeak
american woodcock	eastern cottontails	mourning dove	ruby crowned kinglet
banded sunfish	eastern garter snake	mud sunfish	ruby throat hummingbird
barnswallow	eastern gray squirrel	Muskrat	ruffed grouse
barred owl	eastern hognosed snake	myrtle warbler	rufous sided towhee
Bay breasted warbler	eastern kingbird	nashville warbler	satinfish shiner
belter kingfisher	eastern meadowlark	new jersey chorus frog	savannah sparrow
black and white warbler	eastern milk snake	northern oriole	scarlet tanager
black bear	eastern mud turtle	northern black racer	screech owl
black billed cuckoo	eastern mudminnow	northern brown snake	sedge wren
black capped chickadee	eastern phoebe	northern cardinal	sharp shinned hawk
black crappie	eastern pipstrelle	Northern dusky salamander	silver bordered fritillary
black rat	eastern ribbon snake	northern flicker	slimy salamander
black rat snake	eastern small footed myot	northern goshawk	smallmouth bass
black throated blue warbler	eastern smooth green snake	northern harrier	snapping turtle
blackburnian warbler	eastern wood pewee	northern leopard frog	solitary vireo
blacknose dace	eastern woodrat	northern mockingbird	song sparrow
blackpoll warbler	eastern worm snake	northern parula	Southern flying squirrel
blackthroated green warbler	euopean starling	northern shrike	spotfin shiner
Blue gray gnatcatcher	evening grosbeak	northern water snake	spottail shiner
Blue jay	Fallfish	northern copperhead	spotted salamander
Blue spotted salamander	field sparrow	northern cricket frog	spotted turtle
Blue spotted sunfish	five lined skink	northern ringneck snake	stinkpot (musk turtle)
Blue winged warbler	four toed salamander	northern spring peeper	striped skunk
Bobcat	fowler's toad	northern two lined salamander	swainson's thrush
Bobolink	fox sparrow	norway rat	swamp sparrow
Bog turtle	golden crowned kinglet	Opossum	tennessee warbler
broad winged hawk	golden shiner	Osprey	tessellated darter
brook trout	Grasshopper sparrow	Ovenbird	timber rattlesnake

Listing of Wildlife in Morris County Continued			
brown bullhead	gray catbird	painted turtle	tree swallow
brown creeper	gray fox	palm warbler	tufted titmouse
brown headed cowbird	Great blue heron	pickerel frog	turkey vulture
brown trout	Great crested flycatcher	pileated woodpecker	upland chorus frog
Bullfrog	Great horned owl	pine grosbeak	veery
canada goose	Green backed heron	Porcupine	white breasted nuthatch
canada warbler	Green frog	prairie warbler	white eyed vireo
cape may warbler	Green sunfish	pumpkinseed bluegill	white sucker
carolina wren	grey tree frog	purple finch	white throated sparrow
Carp	Hairy woodpecker	purpose martin	white winged crossbill
cattle egret	Harris' checkerspot	Raccoon	whitetail deer
cedar waxwing	henslow's sparrow	rainbow trout	winter wren
chain pickerel	hermit thrush	red backed salamander	wood duck
chestnut sided warbler	house mouse	red bellied woodpecker	wood frog
chimney swift	house sparrow	red breasted nuthatch	wood thrush
chipping sparrow	house wren	red crossbill	wood turtle
Cliff swallow	Housefinch	red eyed vireo	woodchuck
common grackle	indiana bat	red fox	yellow bellied sapsucker
common nighthawk	indigo bunting	red shoulder hawk	yellow billed cuckoo
common redpoll	jefferson salamander	red spotted newt	yellow bullhead
common shiner	kentucky warbler	red squirrel	yellow throated vireo
common snipe	Killdeer	red tailed hawk	yellow warbler
	largemouth bass	red winged blackbird	

This listing, in Latin and English, may be found in *A Natural Resource Management Guide for the County of Morris (2000)*.

Birds that Breed in Mendham Borough

The Cape May Bird Observatory has provided the following list of birds that breed in Mendham Borough. It is important to note the status.

Listing of Birds that Breed in Mendham Borough			
Status	Name	Status	Name
N	American Redstart	R	Eastern Screech-Owl
N	Barn Swallow	R	European Starling
N	Black-and-white Warbler	R	Great Horned Owl
N	Black-billed Cuckoo	R	Hairy Woodpecker
N	Blue-gray Gnatcatcher	R	House Sparrow
N	Blue-winged Warbler	R	Mourning Dove
N	Bobolink	R	Northern Cardinal
N	Broad-winged Hawk	R	Northern Mockingbird
N	Cerulean Warbler	R	Pileated Woodpecker
N	Chestnut-sided Warbler	R	Red-bellied Woodpecker
N	Chimney Swift	R	Rock Dove
N	Eastern Kingbird	R	Ruffed Grouse
N	Eastern Wood-PeWee	R	Tufted Titmouse
N	Great Crested Flycatcher	R	White-breasted Nuthatch

Listing of Birds that Breed in Mendham Borough Continued			
N	Green Heron	R	Wild Turkey
N	Hooded Warbler	S	American Goldfinch
N	House Wren	S	American Robin
N	Indigo Bunting	S	Belted Kingfisher
N	Kentucky Warbler	S	Blue Jay
N	Louisiana Waterthrush	S	Brown Thrasher
N	Northern Oriole	S	Brown-headed Cowbird
N	Northern Rough-winged Swallow	S	Canada Goose
N	Orchard Oriole	S	Cedar Waxwing
N	Ovenbird	S	Chipping Sparrow
N	Prairie Warbler	S	Common Grackle
N	Red-eyed Vireo	S	Common Yellowthroat
N	Rose-breasted Grosbeak	S	Eastern Bluebird
N	Ruby Throated Hummingbird	S	Eastern Phoebe
N	Scarlet Tanager	S	Field Sparrow
N	Very	S	Fish Crow
N	White-eyed Vireo	S	Gray Catbird
N	Willow Flycatcher	S	House Finch
N	Wood Thrush	S	Kildeer
N	Worm-eating Warbler	S	Mallard
N	Yellow Warbler	S	Northern Flicker
N	Yellow-billed Cuckoo	S	Red-tailed Hawk
N	Yellow-throated Vireo	S	Red-winged Blackbird
N	Acadian Flycatcher	S	Rufous-sided Towhee
R	American Crow	S	Song Sparrow
R	Black-capped Chickadee	S	Swamp Sparrow
R	Carolina Wren	S	Tree Swallow
R	Cooper's Hawk	S	Turkey Vulture
R	Downy Woodpecker	S	Wood Duck
<p>(N) - <i>Neotropical Migrants</i> are those species that, for the most part, spend the winter in the tropics. These species are subject to habitat loss in three ways: loss of breeding habitat, loss of migratory stop-over habitat, and loss of wintering habitat. (S) - <i>Short-Distance Migrants</i> are migratory species that winter within the United States, often in the southern part of the breeding range. (R) - <i>Resident Species</i> are those that are present year-round.</p>			

Threatened and Endangered Species

Information on threatened and endangered animal species and their habitats was obtained from the Landscape Project. According to the New Jersey Department of Environmental Protection:

The Landscape Project is a pro-active, ecosystem-level approach for the long-term protection of imperiled species and their important habitats in New Jersey. The project began in 1994 by the N.J. Division of Fish Wildlife's Endangered and Nongame Species Program (ENSP). Its goal: to protect New Jersey's biological diversity by maintaining and enhancing imperiled wildlife populations within healthy, functioning ecosystems.

The Landscape Project focuses on large land areas called "landscape regions" that are ecologically similar with regard to their plant and animal communities. Using an extensive database that combines imperiled and priority species location information with land-use/land-cover data, the Endangered and Nongame Species Program has identified and mapped areas of critical importance for imperiled species within each landscape region.

Landscape Project critical habitat maps were developed to provide users with peer-reviewed, scientifically-sound information that is easily accessible via the internet and hard copy (paper maps). Critical habitat maps were designed for use by anyone, but especially those individuals and agencies who have the responsibility for making land-use decisions, i.e., municipal and county planners and local planning boards, state agencies, natural resource and lands managers, the general public, etc.

Critical area maps can be integrated with planning and protection programs at every level of government - state, county and municipal, can provide the basis for proactive planning, zoning and land acquisition projects.

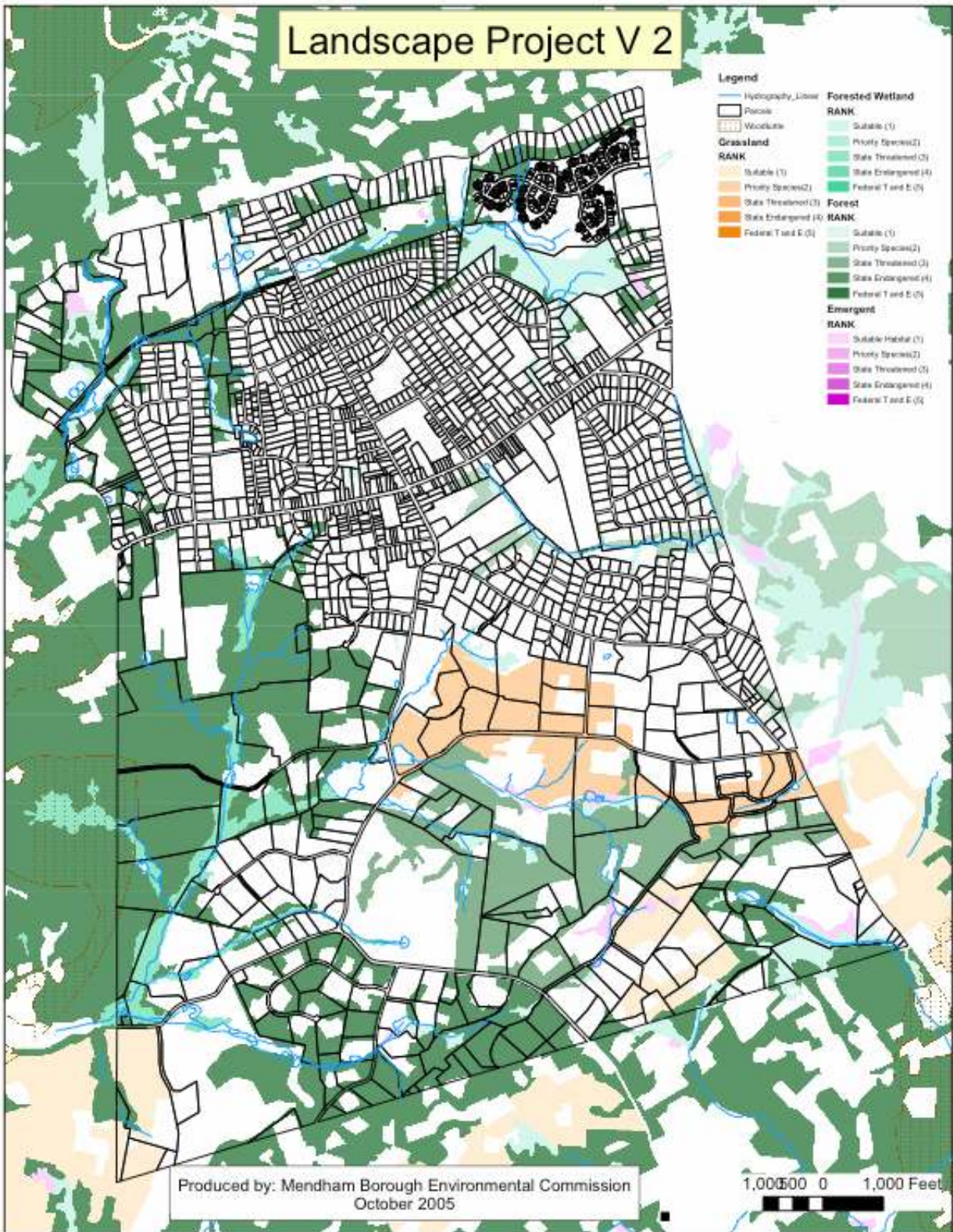
Most importantly, the critical information Landscape Project products provide can be used for planning purposes before any actions, such as proposed development, resource extraction (such as timber harvests) or conservation measures, occur. Proper planning with accurate, legally and scientifically sound information will result in less conflict. Less time will be wasted, and less money spent, attempting to resolve endangered and threatened species issues. (NJDEP).

The Landscape Project Map (version 2) for Mendham Borough is shown on the following page. The map illustrates that the following species have documented habitat within the Borough:

- ◆ Bobcat
- ◆ Red Shouldered Hawk
- ◆ Wood Turtle
- ◆ Cooper's Hawk
- ◆ Great Blue Heron

The bobcat and red-shouldered hawk are listed as State Endangered species. Wood turtle and cooper's hawk are both listed as State Threatened species. The great blue heron is listed as a State Special Concern species. The critical environmental areas associated with these species are primarily located in the largely undeveloped forested areas in the southern and western portions of the Borough.

Landscape Project V 2



Sources

The Open Space Report of Mendham Borough (1984) contains more detailed descriptions of surface waters, the surrounding terrain and environmental issues.

The Chesters-The Mendhams, A Natural Resource and Environmental Study (1976) is a comprehensive natural resource inventory and environmental study of Mendham Borough, Mendham Township, Chester Borough, and Chester Township. This report contains a wide range of technical information related to environmental assessments.

Letter dated April 2002 from Ralph Blakeslee, Borough Administrator, to J Peter Braun, Great Swamp Watershed Executive Director, containing inventory of lakes and ponds in Mendham Borough.

Borough of Mendham Master Plan (1994)

Master Plan Reexamination 2000.

A Natural Resource Management Guide for the County of Morris (2000) also contains a more detailed description of mixed hardwood and successional fields. See Appendix A for the complete Floral Species in Morris County, and Appendix C for the common and endangered species list for Morris County.

Open Space and Recreation Plan, Mendham Borough Open Space Advisory Committee 2002

Letter from Vince Elia, CMBO Research Assistant Cape May Bird Observatory, no date, 2002

On-line, enter *The New Jersey Natural Heritage Data Base*, for a current listing of rare species and natural communities in Morris County. This listing is revised several times each year.

Connolly Environmental, Inc., *Critical Water Resources Study, Township of Mendham, New Jersey*, Denville, NJ, 1994

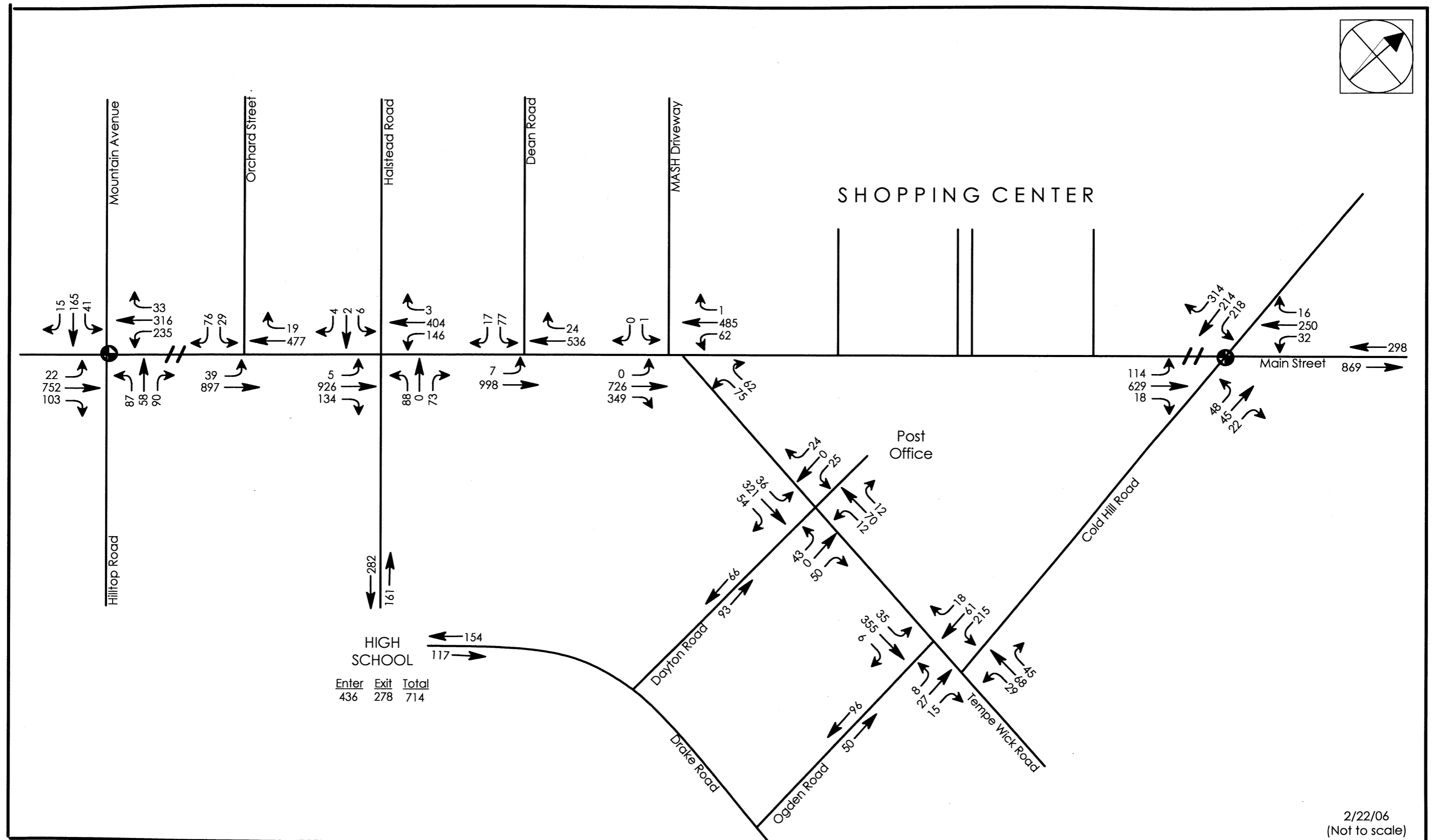
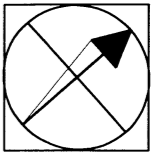
Unless otherwise noted, all Maps were created by Ferriero Engineering Inc., 180 Main Street, and P.O Box 571, Chester, New Jersey, 07930.

Insert Exhibits #7-14

VIII. OPEN SPACE

The Open Space Plan was prepared by the Open Space Committee and adopted by the Planning Board on February 10, 2003. Copies are available at the Phoenix House from the Borough of Mendham's Land Use Coordinator.

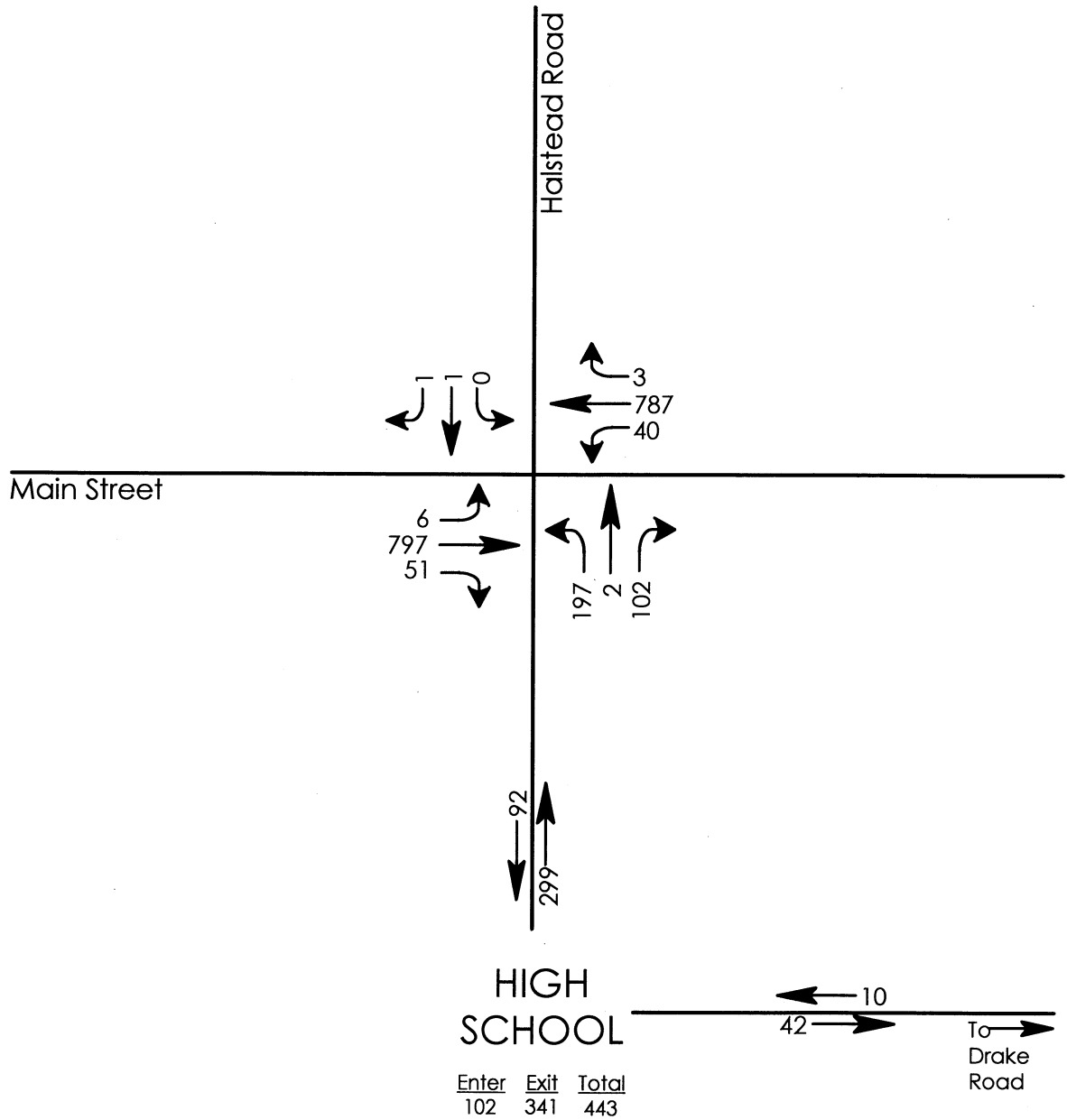
For the purposes of this Master Plan, this remains an effective element of the comprehensive plan for Mendham Borough.



2/22/06
(Not to scale)

MENDHAM BOROUGH
MORRIS COUNTY, NEW JERSEY

FIGURE 1

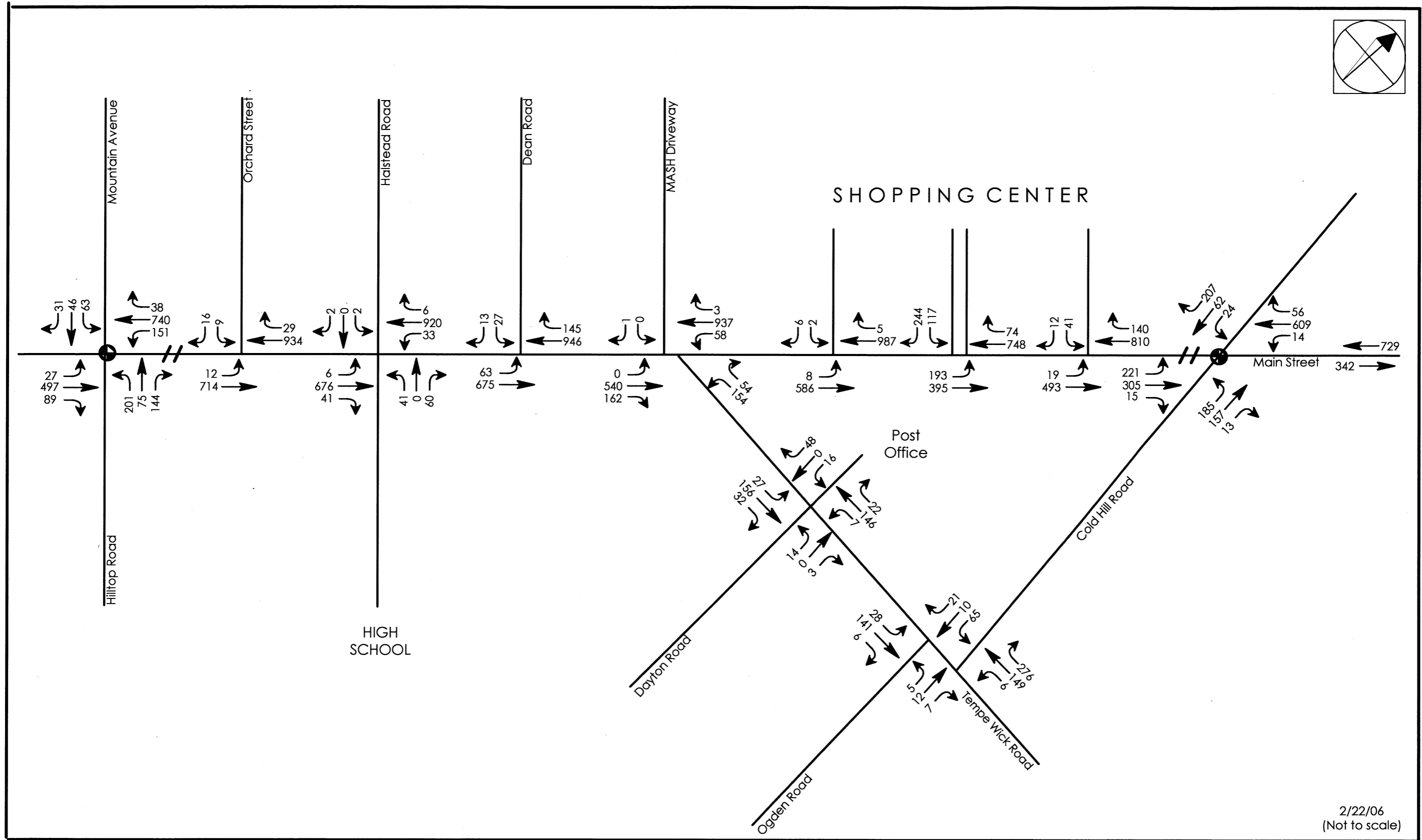
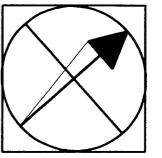


2/22/06
(Not to scale)

MENDHAM BOROUGH
MORRIS COUNTY, NEW JERSEY

FIGURE 2

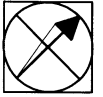




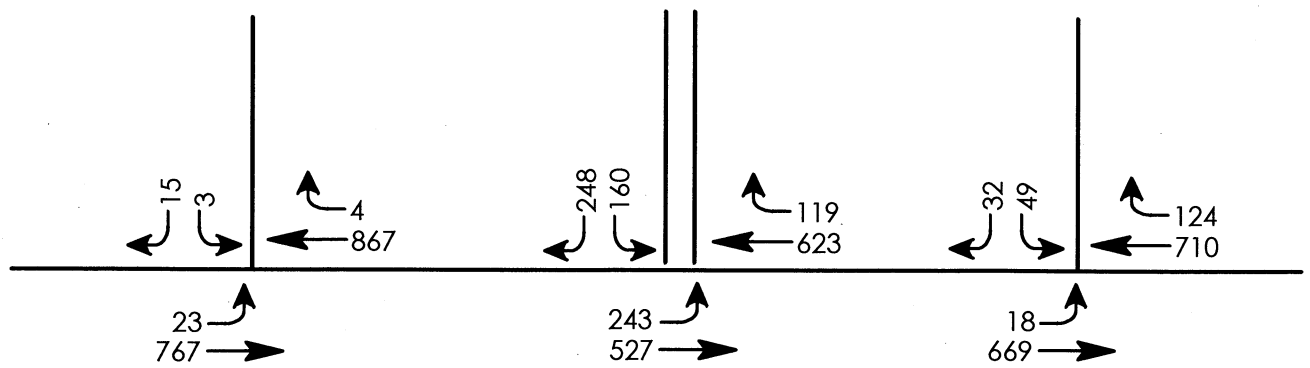
MENDHAM BOROUGH
MORRIS COUNTY, NEW JERSEY

FIGURE 3

**WEEKDAY EVENING
PEAK HOUR TRAFFIC VOLUMES**



SHOPPING CENTER



2/22/06
(Not to scale)

MENDHAM BOROUGH
MORRIS COUNTY, NEW JERSEY

FIGURE 4



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- V. COMMUNITY FACILITIES PLAN**
- VI. RECREATION PLAN**
- VII. HISTORIC PRESERVATION ELEMENT**
- VIII. OPEN SPACE PLAN**
- IX. CONSERVATION PLAN AND ENVIRONMENTAL
RESOURCES INVENTORY**
- X. THE PUBLIC UTILITIES PLAN**

**APPENDIX MENDHAM HOUSING ELEMENT & FAIR SHARE PLAN
AS ADOPTED AUGUST, 2005**

VI. RECREATION PLAN

INTRODUCTION

This element of the Master Plan was prepared in accordance with the Municipal Land Use Law NJSA 40:55D-28b: *A recreation plan element showing a comprehensive system of areas and public sites for recreation.* The Borough of Mendham last updated its Parks and Recreation element during the 2000 Master Plan Reexamination, which was preceded by the 1994 Master Plan. Following the review and analysis of the information provided by the Recreation Department, the Board examined a series of planning considerations relating to needs and opportunities for recreation.

GOALS AND OBJECTIVES

The following goals and objectives for recreation outline a consistent vision to provide Mendham Borough residents of all ages with adequate active and passive recreation facilities, to protect and enhance the natural rural environment, and to preserve the established quality of life:

- ◆ To provide a wide range of recreational facilities to meet the present and future needs of the Borough for all age groups
- ◆ To encourage the preservation of areas with exceptional recreational or scenic value
- ◆ To preserve environmentally sensitive land for the protection and conservation of natural resources and maintenance of wildlife habitats
- ◆ To consider development of a skate park facility
- ◆ To maintain parks and recreation areas using best management practices
- ◆ To explore opportunities to connect the existing walking path to realize a complete looped trail

NEEDS ASSESSMENT

To determine the adequacy of the current recreation system in Mendham Borough, the Recreation Department conducted a comprehensive needs analysis. The analysis reviewed the existing recreation system and identified where the Borough might be deficient in providing these resources to its residents.

According to Census 2000 data, Mendham has a population of approximately 5000 people occupying roughly 1800 housing units. By 2015 Mendham's population is expected to increase to approximately 5200 persons. With the Borough expected to experience minimal residential growth, the need to provide additional recreational opportunities for Borough residents has become less critical.

The Recreation Department believes that providing recreational opportunities and facilities contributes to the high quality of life experienced in the Borough. Therefore, proactive maintenance of the existing recreational facilities and design improvements are recommended as part of the Recreation Plan.

In the past, towns have relied on the New Jersey Balanced Land Use Concept and the National Recreation and Park Association (NRPA) “Level of Service” approach to determine recreational needs. The land use method recognizes that land is a finite resource and sets its goals in perpetuity, while the NRPA method uses a standard based on current or forecasted population. It should be noted that these methods provide minimum guidelines. As New Jersey continues to become more densely populated, parks are more highly prized.

The NRPA approach includes generic ratios for “Suggested Facility Development Standards.” The NRPA defines a hierarchy of recreational facilities used to classify a recreational facility in light of its size, service area, and population served. Table VI-1 Mendham Borough Recreational Facility Matrix compares the Borough’s recreational facilities to the NRPA standard for a population of 5000.

The NRPA recommends a minimum of 10 acres of recreation land per 1000 people in the community. Six (6) of the 10 acres per 1000 should be provided at the local level; the remainder should be provided by a County, State, or other regional authority. Based on the Borough’s 2000 population, a minimum of 50 acres of the total recreation space should be provided currently in the Borough with 30 acres under municipal control. The Borough’s existing recreation system (approximately 170 acres, not including Board of Education sites) far exceeds the recommended standard.

TABLE VI-1 RECREATIONAL FACILITY MATRIX*		
ACTIVITY	AVAILABILITY	NRPA STANDARD
BASKETBALL	1	2
ICE SKATING	1	N/A
PICNIC AREA	2	N/A
PLAYGROUND	1	1
TENNIS COURTS	4	3
VOLLEYBALL	1	1
COMMUNITY CENTER	2	1
SKATEBOARD	0	N/A
SOCCER	3*	**
BASEBALL/SOFTBALL	4*	5
LACROSSE	0	1
* does not include facilities available at schools located within the Borough		
** NRPA standards for soccer are a function of local popularity of the sport		

In recent years, the NRPA has renounced the "one size fits all" approach and recommends that communities develop park and recreational facility standards that fit individual needs and circumstances. Under this approach, the NRPA recommends using public meetings, community surveys, and interviews with various department heads, league presidents, and the recreational program directors to establish the current facility utilization and future needs. It should be noted that continual use of playing fields can result in damage to turf surfaces and related safety hazards. A schedule of resting periods for these facilities helps to ensure that these fields are maintained in safe condition and ready for play.

In another effort to enhance quality of life, Mendham Borough runs a half-day Summer Day Camp, hosts concerts and movies, and presents an annual Labor Day parade and carnival. All of these activities take place at, or culminate at, the Borough Field.

INVENTORY

This plan includes an inventory of land that provides recreational opportunities for residents of Mendham Borough. The inventory identifies the size, location, and usage of each property.

Mendham Borough Active Recreation Facilities – 169.9 Total Acres

Borough Park (Mountain & Park Avenue) – 15.0 acres

- ◆ 3 softball/baseball fields
- ◆ 1 basketball court with 2 baskets
- ◆ 1 sand volleyball court
- ◆ 4 all-weather tennis courts
- ◆ 1 building with facilities
- ◆ 1 barrier playground
- ◆ 1 gazebo

Mountain Valley Park (Mountain Avenue) – 33.1 acres

- ◆ 1 picnic area
- ◆ 1 trout pond/ice skating (multi-use)
- ◆ 1 fireplace
- ◆ 1 softball/baseball field
- ◆ 1 soccer field

West Field (West Main Street) – 9.9 acres

- ◆ 2 soccer fields

India Brook Park (Mountainside Road) – 27.0 acres

- ◆ 1 picnic area
- ◆ Primarily undeveloped

Arboretum/Dean Road Park (adjacent to Mendham Commons) – 46.8 acres

- ◆ 1 arboretum
- ◆ 1 walking path

Franklin Road Tract (Franklin/Coventry Roads) – 4.1 acres

- ◆ 1 soccer field (multi-use)

Cosma Place Tract (Cosma Place) – 13.3 acres

- ◆ Primarily undeveloped, planned for passive or active use

Heather Way Tract (Heather Hill Way) – 5.2 acres

- ◆ Primarily undeveloped

Linden Lane Tract (North Linden Lane) – 6.8 acres

- ◆ Primarily undeveloped

Patriot's Path – 8.7 acres

- ◆ Portion not part of other parkland or open space area

Garabrant Community Center (Wilson Street)

- ◆ 1 building with facilities

Loop Trail

The Loop Trail is a walking trail that was conceived in the early 1980s and was designed to provide a path around Mendham Borough, connecting the east and west sides of Patriot's Path. The trail, shown on Exhibit #5, *Environmental Features and Loop Trail*, begins at Patriot's Path adjacent to North Linden Lane and proceeds to the south through the Cosma Place tract and Cosma Drive. Crossing Main Street, the Loop Trail continues to the south through West Field and the Thomas and deNeufville lots, before it turns to the southeast and connects with Thomas Road. The path continues south on Hilltop Road and then to the east again along the easement on the north side of Cherry Lane. The path then turns to the north along Prentice Lane and continues to Talmage Road where it turns east and then north again along Coventry Road. At the north side of Coventry Road, the path proceeds into the high school property and continues back to East Main Street where it crosses Main Street and continues on the sidewalk of Dean Road. From Dean Road, the path connects again to Patriot's Path via the Biarbor Park on Dean Road just north of Forest Drive.

There is a large portion of the path that does not currently have easements and is not on public roads. This includes the portion through the Thomas and deNeufville lots. In addition, there are opportunities to connect this trail with Mendham Township's trail system to the east and west. To the west there are trails in the Schiff Natural Lands Trust that could be connected to the Loop Trail. There are also trails off Tempe Wick Road that could be connected on the east side of the Loop Trail between Franklin Road and Lowery Lane.

Mendham Borough Educational Recreation Facilities – 184.7 Total Acres

Mendham Borough is home to three (3) public educational facilities. Two (2) of the three (3) are for Mendham Borough residents only (Hilltop School and Mountainview School); the third is a regional high school whose attendance is drawn from Mendham Borough, Mendham Township, and the Chesters.

EXHIBIT #5 ENVIRONMENTAL FEATURES AND LOOP TRAIL

West Morris Mendham Regional High School (East Main Street) – 20.0 acres

West Morris Mendham High School (WMMHS) provides both indoor and outdoor recreational facilities. The former is for the exclusive use of its students while the latter is available to the general public when not in use for organized, school-sponsored activities. The following represents the inventory of recreational facilities available at WMMHS:

- ◆ Ball fields (baseball, lacrosse, soccer, field hockey, etc.)
- ◆ Football stadium and field
- ◆ Running track
- ◆ 2 indoor gymnasiums
- ◆ Weight training/exercise area

Hilltop School (Hilltop Road) – 2.5 acres

Hilltop School, renovated in 2000, contains both indoor and outdoor recreational facilities. The former is for use by students while the latter is for use by students and the general public when not in use for organized, school-sponsored activities. The following represents the inventory of recreational facilities available at Hilltop School:

- ◆ Ball field
- ◆ Playground
- ◆ Indoor gymnasium

Mountainview School (Dean Road) – 1.6 acres

Mountainview School, serving grades 5-8, offers both indoor and outdoor recreational facilities. As true with the elementary school, the indoor facilities are used by students only. The outdoor facilities are available to students and the general public when not in use for organized, school-sponsored activities. The following represents the inventory of recreational facilities available at Mountainview School:

- ◆ Ball fields
- ◆ Playground
- ◆ Indoor gymnasium

Mendham Borough Private Recreation Facilities

The majority of the private recreation opportunities in the community lie outside of Mendham Borough. There are two (2) private facilities, wholly or partially, in the Borough of Mendham.

Roxiticus Country Club (Bliss Road)

A private club for residents of Mendham Borough and surrounding areas, Roxiticus offers a range of recreational facilities for the exclusive use of its members and guests which include:

- ◆ Golf course
- ◆ Swimming pool
- ◆ Tennis courts

Mendham Racquet Club (East Main Street)

A membership required facility in Mendham Borough, the Mendham Racquet Club provides a range of membership levels. Intended for the exclusive use of its members and guests, the club is also available for private rental outside of its normal business hours. Facilities available at Mendham Racquet Club are as follows:

- ◆ Indoor tennis, racquetball, squash
- ◆ Indoor weight training including cardiovascular equipment
- ◆ Exterior swimming pool (seasonal)

OVERALL ASSESSMENT

The Borough of Mendham recognizes the benefits of sport and recreational programs as an important aspect of the quality of life in Mendham. In most cases the facilities that are available in the Borough are adequate to meet the Borough needs. Often in conjunction with our neighboring communities, Mendham Township and The Chesters, the Borough offers its residents a range of organized youth and adult recreational programs on a year-round basis, although the indoor activities available for older adults are impacted by the facility's limitations. Indoor facilities, currently available privately, should be considered for possible public use in the future for all age groups.

Programs shared by the communities have had a positive impact on quality of life in Mendham Borough, often allowing for greater program depth and participation. One such example is the Twin Boro (Mendham Borough and Chester Borough) Bears football and cheerleading programs. With limited space for expansion and considering budgetary limitations, the sharing of recreational facilities is benefiting the entire community.

II. LAND USE PLAN ELEMENT

INTRODUCTION

This 2006 Master Plan continues a long established tradition of comprehensive planning. The Borough's first Master Plan was adopted in 1951. It was followed by major master plan reviews in 1978, 1988, 1994, and a reexamination in 2000. Under the Municipal Land Use Law (MLUL), the Master Plan must contain certain mandatory elements. In brief, the mandatory elements are:

- ◆ Statement of Goals, Objectives, and Principles of the Plan
- ◆ Land Use Plan Element
- ◆ Housing Plan Element (which is technically optional but a municipality may not pass a zoning ordinance until the Housing Plan Element of the Master Plan has been adopted)

The Land Use Plan Element, which is the focus of this section of the Master Plan, is vital to the entire planning process of the municipality. The Land Use Plan is the foundation and basis for the zoning ordinance and is enforceable through the zoning ordinance. The Land Use Element is also that part of the Master Plan which is intended to relate to the other various elements, tying them together and relating them to other planning efforts. These include the State Development and Redevelopment Plan (SDRP), the County Master Plan, and the master plans of adjoining municipalities.

RECENT LAND USE HISTORY

As documented in the Borough's adopted 2005 Housing Element and Fair Share Plan, the Borough issued 64 certificates of occupancy to construct new single-family residences since the 1994 Master Plan. This growth averaged nearly six (6) new homes per year. It was partially offset by residential demolitions, which totaled 17 over the 10-year time span. More than half of these demolitions occurred in 2003 and 2004. This may indicate a development trend of "tear downs" where older homes are razed and replaced by larger new ones. Charolais Farms is among the new subdivisions recently approved. This subdivision of large, estate homes has recently been completed.

In the area of new commercial development, the Mendham Audi dealership has replaced the former Gunther Motors building which was destroyed in the 1990s by fire. This was the major redevelopment of land which occurred within the Historic Business Zone. Other commercial sites along Main Street have been converted to bank facilities. In the East Business Area, Mendham Ford is building a new, enlarged automotive dealership. Since the 1994 Master Plan, the Moro automotive service site has been expanded to include a new car wash. All of these changes have occurred without extension of either the East or Historic Business Areas.

EXISTING LAND USE

As depicted on Exhibit #1, *Existing Land Use 2006*, most of the Borough's geography is in single-family residential use. Significant portions of the Borough's southern half remain as agricultural or agriculturally-assessed lands. Contributing to the open rural character of the southern half of the Borough is the Roxiticus Golf Club, located south of Pleasant Valley Road, and the Sisters of Christian Charity campus, located on Cherry Lane and Bernardsville Road. The remaining scattered vacant tracts are located for the most part off Bernardsville and Horseshoe Bend Roads.

COMMERCIAL LAND USE

Commercial land use in the Borough is identified in three (3) different areas:

- ◆ Historic Business Area
- ◆ Limited Business Area
- ◆ East Business Area

Delineation of these areas is depicted on Exhibit #2, *Land Use Plan*.

Historic Business Area

The Borough's Historic Business Area is centered on the intersection of Main Street and Hilltop Road/Mountain Avenue. The area extends generally from Orchard Street on the east to New Street on the west.

Limited Business Area

The Limited Business Area is located to the north and south of the intersection of Cold Hill Road and East Main Street. It is generally bounded on the south by the properties on the north side of Tempe Wick Road, on the north by East Main Street, and on the east by Cold Hill Road. Four (4) properties to the north of East Main Street on the west side of Cold Hill Road are also included within the Limited Business Area. Most of the land in the Limited Business Area is occupied by the Jockey Hollow Professional Park.

East Business Area

The East Business Area adjoins the Limited Business Area to the north and west. The major commercial land uses within the East Business Area are the Mendham Village Shopping Center, Mendham Ford, and the Moro automotive service complex.

EXHIBIT #1 EXISTING LAND USE 2006

EXHIBIT #2 LAND USE PLAN

RESIDENTIAL DEVELOPMENT AREAS

5-Acre, 3-Acre, 1-Acre, & ½-Acre Residential

Single-family residential development in the Borough consists primarily of areas designated for 5-Acre, 3-Acre, 1-Acre, and ½-Acre residential neighborhoods. Five-acre residential development occupies most of the southern half of the Borough's land area at a density of one (1) dwelling unit per 5-acres or more of land. Areas planned for one (1) dwelling unit per 3-acres of land occupy the northwest corner of the Borough, a smaller area on the east side of the Borough, adjacent to Mendham Township along Lowery Lane, and the Community of St. John Baptist and deNeufville properties in the west-central portion of the Borough. Areas slated for one (1) dwelling unit per ½-acre of land surround the Village core area along with areas planned for ½-acre home sites within the Village Center area proper. The general pattern of development follows a lessening of density as one moves outward from the Borough Center.

¼-Acre Residential

The ¼-Acre residential designation provides for higher density housing within the Borough's Village Center. This includes the Mendham Area Senior Housing (MASH) complex and the Mendham Commons. The ¼-acre residence areas also include two-family dwellings on lots of not less than ½-acre in size. Multi-family and senior housing complexes are also allowed, subject to various additional use standards. These include lot sizes of 4-acres or more and other dimensional and setback requirements. Areas which have developed in this manner include portions of Mountain Avenue, East Main Street, and Hilltop Road, extending north, east, and south of the Historic Business District respectively.

VILLAGE CENTER CLUSTER OPTION

A special land use category which evolved from the 1994 Master Plan is the Village Center Cluster option. This option is intended to encourage flexibility, economy, and environmental protection in layout and design, to implement cluster development planning within the Borough, to reflect its historic patterns, and to permit a variety of housing types and lot sizes.

A Village Center Cluster is a specified development node within the Village Center boundary of the Master Plan. It seeks to enhance the purposes and goals of the New Jersey State Development and Redevelopment Plan (SDRP). It is an option which may be implemented only on particular tracts as specified in the Master Plan. Housing types which are contemplated as part of a Village Center Cluster are attached and detached single-family homes, multi-family dwellings, townhouses, and duplexes. Buildings may not contain more than six (6) dwelling units. A minimum tract size of 10 acres is required to implement the option.

At the time of the 1994 Master Plan three (3) tracts of land were identified in the Land Use Plan Element for the Village Center Cluster option. These tracts were the deNeufville property, the Cosma tract (Cosma Place), and the Hilltop School. Two of these, deNeufville and Cosma, remain vacant.

deNeufville Property

Possibly the best known existing vacant land tract in the Borough is the deNeufville property. Since the 1994 Master Plan, it has been designated as a "Village Center Cluster" in the Master Plan as an overlay option to its underlying 3-Acre zoning. The property (Block 1801, Lot 16) is somewhat irregular in shape and contains 91.5 acres. It is bisected by a brook and has a pond approximately 275 feet in diameter in its northeast quadrant. To the west, the property adjoins the St. John Baptist property. To the north and east there are residences along Linden Lane, Main Street (including the Historic Thompson house), and the soccer field known as West Field. To the east, there are residential developments along Townsend Road, Muirfield Lane, and Heather Hill Way, where the Borough owns approximately five (5) acres of parkland.

The site is primarily wooded and contains three (3) cultivated fields which are accessed from the southerly end of Linden Lane. A main watercourse, fed by two (2) smaller streams, traverses the property from north to south. The stream drains to a pond, and ultimately to McVickers Brook to the south. Wetland areas parallel the stream corridor. Some limited areas of steep slopes with erosion hazards lay along the easterly portion of the tract with significant slopes along the west bank of the stream. Environmental conditions on the site and its surroundings are mapped and documented in the Conservation Plan and Environmental Resources Inventory.

Soils on this property are predominantly the Edneyville type (EdC & EdD), with some Cokesbury (CsB) soils in the wet areas. Soil permeability and available water capacity are moderate. The soils also contain enough clay to give good compaction characteristics for development. Some of the more steeply sloped portions of the EdC and EdD soils impose limitations for community development. These areas are not extensive on the property. With good land planning and development design, they can become an asset in site development. Most of the site is located within the EdC soils where slopes are moderate, ranging from 8% to 15%. Some pockets of higher slopes in the EdD category range from 15% to 25%. The CsB soils on site are confined to the stream corridor generally. These soils have a stony surface with boulders in certain places. These soils also have poor drainage, slope permeability, and low position on the landscape. These factors, coupled with their periods of wetness and saturation, limit their use for community development. It is expected that most of the CsB soils on the site would be in delineated wetland areas or transition buffers and, therefore, not subject to development.

For the past several years, the Borough has been in dialogue with the property owner, considering use of a portion of the property for a new Library of the Mendhams. To date, the issues surrounding the library use have not been resolved. Various plans have been discussed between the Borough and the owners of the deNeufville and Thomas properties. The Thomas property contains 111 acres and adjoins the deNeufville tract. Over the years, discussions for development of the deNeufville property according to the Village Center Cluster concept have also been held. However, to date, no formal proposals have been received for consideration by the Planning Board.

Consistent with its Vision statement, this Master Plan views the planning process for the deNeufville tract as an opportunity to help realize the Borough's vision as a multi-generational community. A broad range of housing options which enable its residents to raise their families and to remain in the community once their children have grown is a priority of the Master Plan.

Cosma Tract

Another vacant parcel which received extensive consideration during the 1994 Master Plan is the Cosma tract, then known as the Fulton tract. This property is owned by the Board of Education and is now under a 99-year lease to the Borough. It consists of 13.3 acres and lies east of North Linden Lane. It is accessed via a 50 foot right-of-way known as Cosma Drive and by North Linden Lane. The site is surrounded by existing residences on West Main Street, North Linden Lane, and Lake Drive. To the north, there is a 6.8 acre parcel of Borough parkland. Land use adjoining the Borough parkland is also residential.

A stream which originates in springs between Village Circle and West Main Street drains portions of West Main Street and nearby areas. This small stream is piped under Country Lane and enters Cosma Lake just northeast of the site. The Borough parkland and the site form an almost complete pedestrian link between Patriot's Path to the north and the Borough's soccer field to the south across West Main Street. The property, therefore, is a significant and linked open space feature in the Borough. It is recommended to remain as passive or active recreation for the foreseeable future.

Three (3) soil types exist on this property. Edneyville soils (EdB) occupy the southernmost portion of the tract. These pose only slight limitations to open space use for picnic and play areas. The restrictions are more severe for large athletic fields due to the excessive gravel in the soils. At the site's north edge there are Turbotville soils (TuB). These soils pose severe to moderate development constraints, primarily a very high seasonal water table. The TuB soils are located near the stream that flows from Cosma Lake. Most of the tract, its central portion, lies within the Bartley (BaB) soils type. These soils have severe restrictions for development with septic tanks and absorption fields and for local roads and streets. The limitations for picnic and play areas are slight.

One possible open space use which has been considered by the Master Plan Committee for this property would be some type of educational use related to nature or environmental studies in the school system. This concept should be explored further by the Borough and the Board of Education since both entities have an interest in the property.

The Cosma tract's natural characteristics and location lend themselves to continued use for a local park and open space. Use for residential cluster development is not considered appropriate at this juncture. It is recommended that the Planning Board actively monitor the land use status of this property and reconsider it at the time of the next reexamination.

Hilltop School

Since adoption of the 1994 Master Plan, circumstances have changed with respect to the Hilltop School property. Sale of the Hilltop School as surplus property is no longer being considered by the Mendham Board of Education. The school is actively used for elementary education of grades K- 4. The school, which also contains the office of the Superintendent of Mendham Borough Schools, was expanded and totally renovated in 2001 - 2002. Despite this renovation work, it is anticipated that the school will continue to be challenged by its physical limitations over the next 10 years due to its site constraints, traffic, and parking demands. Therefore, although this Land Use Plan Element does not continue to recommend the school site for a Village Center Cluster, the Planning Board should actively monitor all land use issues with respect to the site. In six (6) years, during the next Master Plan Reexamination, the issues should be revisited.

MAIN STREET CORRIDOR

The Main Street Corridor is a new Master Plan designation targeted to the eastern end of East Main Street between Cold Hill Road and the existing Historic District. It encompasses the properties on the north and south sides of Main Street and extends southward to incorporate the triangle of land formed by East Main Street, Cold Hill Road, and Tempe Wick Road. Also included are three (3) residential properties on the south side of Tempe Wick Road between Dayton Road and East Main Street. The Main Street Corridor area is depicted in Chapter VII on Exhibit #6, *Proposed Historic Expansion Including Historic Buildings*.

Several purposes are sought to be achieved by the corridor designation:

- ◆ To acknowledge the importance of gateways to the Borough, one of which is at Cold Hill Road and East Main Street
- ◆ To provide an appropriate land use transition between Cold Hill Road on the east and the Historic Business Zone to the west
- ◆ To form the basis for village streetscape design features which would support and coordinate with the Historic Business Zone standards; the design standards contemplated would cover such items as pavement types, street lights, landscaping materials, street trees, and street furniture (i.e. benches, signage and sign lighting, planters, etc.)

This Land Use Plan Element recommends that the Planning Board perform further ordinance studies following adoption of the Master Plan to determine how best to incorporate these design features within the Borough's current ordinances. Some of the standards and guidelines in the Main Street Corridor would be advisory and seek voluntary compliance, for example, by individual homeowners seeking only a construction permit. Other standards could be administered through site plan review and approval. Examples are site design items related to non-residential and commercial properties along the Corridor frontage.

It is thought that the approach could be similar to that followed when the Borough prepared and adopted its development standards for non-historic buildings following the 1994 Master Plan adoption.

HISTORIC DISTRICT OVERLAY ZONE

Another significant land use change proposed in the Historic Preservation Element of this Master Plan is the expansion of the Historic District Overlay Zone. The District expansion, as shown in Chapter VII on Exhibit #6, *Proposed Historic Expansion Including Historic Buildings*, has been recommended by the Historic Preservation Commission in two (2) locations. The first area is along Main Street extending to the western boundary of the Borough. The expansion is proposed to incorporate the north and south sides of West Main Street, including the full depth of the Community of Saint John Baptist property. This property has received recognition as both a state and national landmark. A second expansion of the District is proposed to extend north along Orchard Street between Adams Place and the existing historic properties along East Main Street.

Incorporation of these additional properties within the Historic District, as envisioned by the Historic Preservation Element, would bring them under the review provisions of the existing Historic District Overlay Zone which was established by the Borough in 2001.

OVERALL COMMUNITY APPEARANCE/CIVIC DESIGN

Consistent with the Master Plan's Vision, the Land Use Plan continues to identify the Borough as a Village Center within an environmentally sensitive area. No changes are proposed in the Village Center boundary, which separates the more intensively developed area of the Borough from its rural environs and more expansive open areas. The Planning Board finds that proper zoning regulations and intelligent design guidelines are vital to preserve and reinforce the key features of Mendham Borough, both within the Village Center and in its outlying areas. The Board intends to continue its long-standing policy of recommending ordinance changes to achieve these ends whenever appropriate.

The Planning Board is acutely aware of the external and internal pressures which can adversely impact the Borough's village fabric, community appearance, and rural setting. Historically, many villages, like Mendham Borough, have tended to grow and develop along main roads. Heavy commuter and commercial traffic volumes along the main road corridors disturb peace and quiet, make it inhospitable or dangerous for pedestrians, and pose a planning problem of large magnitude. Such traffic now threatens the village ambiance of Mendham Borough by adding pressures for commercialization of existing residences along major routes with attendant signage, lighting, and parking.

REGIONAL FACILITIES & IMPACTS

In establishing the planning criteria for the 1994 Master Plan, the Planning Board found that certain types of uses such as shopping centers, large office buildings, warehouses, distribution facilities, campus-type R & D, and industrial complexes, by definition, were outside the concept of Village Center Clusters. It also found that large, region-serving public and quasi-public facilities (e.g. hospitals, large institutional and educational facilities) are also inappropriate to the concept and not in keeping with village-scale architecture and atmosphere. The Board wishes to restate and re-affirm these findings as part of the 2006 Master Plan.

The infrastructure capacity limits and constraints described herein have demonstrated the validity of these findings made over a decade ago. There are now additional uses which the Board deems inappropriate for a Village Center in an environmentally sensitive area, including large, commercial uses, commonly referred to as “big-box” uses. These include major retailing chains, large storage facilities, convenience stores, “fast-food” chains, and other similar commercial entities. These uses are clearly inappropriate to the village character, streetscape, and historic village architectural design.

OTHER PLANNING ISSUES

In-Home Offices & Businesses

In the preparation of the 2006 Master Plan, the Master Plan Committee devoted a full agenda to the current land use issue of single-family residences used for accessory non-residential uses such as home offices and occupations. As part of the review, the Committee considered many aspects of the issue with the Board of Adjustment Attorney and the Borough Planner for background information.

Generally, non-residential uses in the home consist of the following types:

- ◆ In-home offices used exclusively as an adjunct to the residence (i.e. space devoted to computer use, home records, and like activities)
- ◆ In-home offices used for income producing activities including sales, consultation, accounting, or other general business or professional services
- ◆ Other in-home occupations, trades, or endeavors conducted for profit or income producing activities
- ◆ Home recreational, hobby, or lifestyle uses which may be either in the principal structure or proposed to occur in separate on-site buildings or structures such as enclosed recreational uses, rinks, gyms, or large studios

Some of the key questions which an updated ordinance regarding such accessory uses must consider are the following:

- ◆ Which accessory uses are appropriate within the principal structure or in separate buildings?
- ◆ How are large "accessory" buildings to be distinguished from other non-residential uses which may be clearly inappropriate to a residential setting?
- ◆ How can an ordinance regulating such structures and uses best speak to the fact that an accessory use in a residential setting should be clearly customary and incidental to single-family use?
- ◆ Are there accessory uses which would be appropriate within the principal residential structure but not appropriate in a separate accessory structure on the same lot?

The present ordinance definition of home-occupation gives only limited response to these questions. It appears that added layers of clarification within sections 215-1 and 215-13.D. of the ordinance should be provided. Presently, a home-occupation is defined as:

An individual craft or skill, such as dressmaking, millinery, cooking, pottery or a teacher giving lessons to one pupil at a time conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes.

Obviously, this definition lags well behind the changes in home-offices and occupations brought by modern computer, electronic and digital technologies, lifestyle changes, telecommuting, and other phenomena of the late 20th and early 21st centuries. It is, therefore, recommended that the Planning Board, in conjunction with the Mayor and Borough Council, develop new ordinance definitions and standards to better address these issues.

It is further recommended that an ordinance defining these uses as conditional uses with appropriate standards be considered and prepared by the Planning Board for referral to the Mayor and Council for its review and adoption. A key aspect of the ordinance will be to identify and regulate the neighborhood impacts associated with such uses to ensure that they do not adversely impact the stability and quiet enjoyment of residential neighborhoods by the Borough's residents. Specific areas of impact that must be addressed include:

- ◆ The locations where uses are permitted either in the residence or on-site
- ◆ Location with respect to the Borough's traffic circulation plan
- ◆ Adequacy of off-street parking for the intended use

- ◆ Number of visitors/trips per day to the use, including deliveries of materials and supplies
- ◆ Non-resident staff
- ◆ Signage
- ◆ Outdoor lighting
- ◆ Sunset provision for the conditional use including the requirement for a continuing use certificate of occupancy with a change in ownership
- ◆ An exception for accessory home offices where there is no client or customer activity or other perceptible neighborhood impacts such as traffic, parking, noise, or exterior signage
- ◆ Limitation on the amount of space in a residence which may be devoted to an in-home office or occupation.

On-Site Septic Systems in Sewer Service Areas

As described elsewhere in this Master Plan, the lack of additional central sewer capacity poses problems for existing homes and businesses and forestalls opportunities for new, desirable development.

If new homes must use on-site septic disposal systems, the lots must be of adequate size and contain suitable soils for percolation. The Utility Plan observes that on-site septic disposal issues may arise for new residential uses, either subdivisions or existing lot developments, due to New Jersey Department of Environmental Protection (NJDEP) capacity limits and/or Borough restrictions on sewer connections. Therefore, the Borough will need to revisit and reexamine the on-site septic disposal and sewer connection ordinances.

Teardowns In Established Residential Neighborhoods

A current planning and land use issue facing not only Mendham Borough but many other suburban municipalities in northern New Jersey is the so-called "teardown" phenomenon. As part of this trend, older homes, usually smaller in scale than homes now being built, are demolished and replaced by larger residences. Often, such new residences meet the strict requirements of the zoning ordinances of their respective districts but are out of character with the surrounding homes and neighborhoods. For example, a 1950s Cape Cod or ranch home is replaced by a two-story colonial with a 3-car garage. The Cape Cod or ranch may have contained 1700 to 2500 square feet with a building height of perhaps 20 or 28 feet. The new colonial might be as large as 4000 or more square feet and reach a height of 35 to 40 feet. There has been growing concern by both the public and municipal governing bodies to these changes.

To initiate a response to this phenomenon, the Borough Council, with the assistance and advice of the Planning Board, adopted supplementary zoning regulations in 2002. These standards apply within the ¼-, ½-, 1-, 3-, and 5-Acre Residence Zones. They regulate building height relative to building setback, the placement of accessory structures and buildings, and both impervious coverage and building footprint. Permitted lot coverage is a variable standard which is related to the range of lot size permitted in the Borough's schedule of zoning requirements.

The Planning Board continues to monitor the neighborhood teardown/rebuild issue. It will advise the Mayor and Council as needed on any recommended modifications to the 2002 standards.

Multi-Generational Family Housing

Mendham Borough, as stated in this Master Plan, views itself as a multi-generational community oriented to the various family and household life-cycles. In its approach to this planning issue it has identified the Village Center Cluster option on the deNeufville tract as one possible mode of promoting this goal.

The Master Plan also suggests other means of advancing this concept through accessory in-house accommodations for family members and needed domestic help. These living spaces must be connected to the main residence, use existing entrances, and be deed-restricted against open-market rental for other tenants. Such uses must also be clearly subordinate, accessory, and incidental to the primary single-family residential use and character of the property.

CONSTRAINTS ON DEVELOPMENT

The Borough of Mendham faces three (3) formidable constraints on its ability to allow reasonable growth, development, and redevelopment in keeping with its Vision and Master Plan goals and objectives. These constraints may be summarized as follows:

- ◆ Sewer and water system capacity limitations - as described in the Public Utilities Plan
- ◆ Environmentally sensitive areas - as described in the Conservation Plan and Environmental Resources Inventory
- ◆ Insufficient amount of customer parking in the Historic Business District

Adequate customer parking is an essential element with respect to the Historic Business Area's ability to maintain its economic vitality and customer attractiveness. The handling of parking in the Village context is as thorny a problem as that of commuter and peak-hour traffic. The domination of the village streetscape by front yard parking is an unacceptable and destructive way of dealing with the issue. Most village commercial ordinances do not permit front yard parking. Many others require screening of parking in side and rear yards as well, particularly where residential neighborhoods are close by.

The customer parking issue in the Borough has several aspects. There must be good pedestrian flow between the parking area and the use it is intended to serve. The core of the Borough's Historic Business Area is centered on the intersection of Main Street and Hilltop Road/Mountain Avenue. Viewing this quadrant, the issues can be described as follows:

- ◆ In the northwest quadrant, only the Black Horse Inn provides a significant amount of off-street parking for its own customers. The Planning Board is aware that an in-depth study of the northwest quadrant is needed to address lack of parking.
- ◆ In the southeast quadrant, the loss of parking spaces which were withdrawn from public use by St. Mark's Church has increased pressure on the remaining spaces which serve the existing commercial uses on Main Street and Hilltop Road.
- ◆ In the southwest quadrant, an extension of the Bowers Building parking area and the construction of a walkway between the Bowers building and the St. Joseph's Church parking lot is under consideration.
- ◆ In the northeast quadrant, a similar extension of parking facilities would also be appropriate.

The following neo-traditional town planning principles, seeking to promote the success of a commercial village environment, have application to Mendham Borough:

- ◆ The development of shared community parking lots
- ◆ Use of shared driveway entrances and rear yard driveways between parking lots to simplify traffic circulation - the ultimate goal is to establish an interconnected circulation system of parking and driveways to the rear of the buildings, by-passing the street frontage
- ◆ The construction of sidewalks and walkways, as a key public improvement, approved by the Mayor and Council once an overall parking plan is established
- ◆ The installation of low hedges and fences to give visual definition to the street edge and increase the privacy and attractiveness of the individual uses

BUILD-OUT ANALYSIS

As part of this Master Plan, a build-out analysis has been performed evaluating all undeveloped and oversized residential parcels in the Borough. A lot-by-lot analysis of the Borough's tax maps by zoning district was made. Other map resources were referred to in order to increase the accuracy of the analysis. These sources include recent aerial photography, the 1993 and 2006 Existing Land Use Maps of the Borough, and the 2006 Sewer Service Area Map.

The basic assumptions and criteria used in the build-out analysis are as follows:

- ◆ Existing undeveloped lots which are conforming are counted
- ◆ Lots to be created must comply with current zoning, including road frontage
- ◆ No variances are assumed to be granted for lots to be subdivided
- ◆ No joint ventures between neighbors are assumed to occur
- ◆ No rezonings are assumed to occur
- ◆ No churches, religious (e.g. Sisters of Christian Charity property), public, or commercial properties are considered as potentially developable. Only residentially zoned sites were counted.
- ◆ A minimum lot area of 1-acre with public water to build an infill unit within the sewer service district on septic was assumed based upon the advice of the Borough Engineer.
- ◆ A minimum number of 16 units under present NJDEP regulations for ground discharge was counted for the deNeufville tract.

The results of the build-out analysis are as follows:

TOTAL WITHIN THE SEWER SERVICE AREA	36
◆ Conforming lots buildable with septic @ a min. of 1-acre	24
◆ Conforming lots not buildable with a septic @ a min. of 1-acre	12
TOTAL OUTSIDE OF THE SEWER SERVICE AREA CONFORMING & BUILDABLE	75*
TOTAL POTENTIAL NEW UNITS	111
*Includes Village Center Cluster for deNeufville properly. Conventional subdivisions would yield 57 homes for a total of 93 new units.	

At the recent pace of construction (2000-2004) of an average of five (5) homes per year, exclusive of demolitions, complete build-out under current zoning would occur in 2021. A return to the faster development pace experienced by the Borough in the late 1990s (1995-1999), almost eight (8) homes per year, would accelerate full build-out to 2014.

REGIONAL CONTEXT OF BOROUGH MASTER PLAN

Pursuant to NJSA 40:55D-28d., the Borough's Master Plan must include policy statements regarding the Plan's relationship to the other relevant planning entities which have responsibilities within the Borough's sphere of interest. This section documents those relationships.

Highlands Region

The Borough became part of the New Jersey's Highlands Region in August of 2004. It was determined by the Highlands Water Protection and Planning Act that it was within the "Planning Area". As a result of this designation, the Borough's compliance with the still to be released Highland Regional Master Plan is voluntary. Therefore, it is the stated intent and policy of the Mendham Borough Planning Board that the municipal development codes for land use planning and zoning continue to be administrated by the Borough as they have been to the present day. However, according to the New Jersey Highlands Council, the Highlands Water Protection and Planning Act provides incentives for conformance to the Highlands Regional Master Plan. These are noted by the Highlands Council as a legal shield, a strong presumption of validity to master plans and land use provisions in court challenges, legal representation, Highland Council Planning grants, Smart Growth aid and technical assistance, tax stabilization funding, enforcement of the Regional Master Plan, and the ability to enact stricter land use provisions and State Plan endorsement. The Highlands Council, in April 2006, announced a delay of at least six (6) months in issuing the Highlands Regional Master Plan. The Mendham Borough Planning Board intends to review and consider the Highlands Plan and its regulations at the time they are issued.

State Development and Redevelopment Plan

In 1995 the Borough was formally designated as a "Village Center" within a Planning Area 5, Environmentally Sensitive Area in the New Jersey State Development and Redevelopment Plan (SDRP). This designation was confirmed by the readopted SDRP on March 1, 2001. It is the expressed intent of the Mendham Borough Planning Board that this designation of the Borough be continued under the 2006 Master Plan. The Board intends to take any necessary steps requested by the State Planning Commission to continue this designation.

Morris County Master Plan

In 1975 the Morris County Planning Board adopted its Future Land Use Element. At that time, the County projected Mendham Borough as a 1990 population center of 10,000 people. Even though this Future Land Use Element is still the document of record for the County Master Plan, it is obvious that a center of 10,000 people is not now realizable for the Borough.

The more recent County Planning Board population and demographic studies forecast population growth stability for the Borough at or very close to its current population of 5097, one-half the estimate of 30 years ago. These downward revisions are closely consistent with the projected build-out analysis of this Master Plan for the Borough.

In preparing the Circulation Plan, the Borough's traffic engineering consultant has consulted with the Morris County Engineering Department regarding the consistency of proposed conceptual traffic improvements as related to the County's Master Plan and design criteria.

The County Planning Board has advised the Borough's Planner that the existing County Master Plan is currently being examined. Summaries of each element are being prepared as part of this review but are not available currently. The Mendham Borough Planning Board will review these updated documents and consider them in its on-going planning process after they have been issued by the County.

Consistency With Mendham Township Master Plan

Mendham Borough is bordered on three (3) sides by the Township of Mendham. The Mendham Township Master Plan finds that the existing land use pattern along the joint border is substantially consistent on both sides of the border. This Borough Master Plan review concurs with that finding. The pattern of established neighborhoods is essentially residential. One exception to the prevailing residential land use pattern along the borders is the Borough's Limited Business Zone and East Business Zone at the intersection of Main Street and Cold Hill Road. This business area offers retail, banking, business, and professional services to the Borough and is considered by the Township as resource for such services. Therefore, this departure from the predominant residential pattern is an established and appropriate land use configuration which thus far benefits both municipalities.

Consistency With Bernardsville Borough Master Plan

The Borough's entire southern border lies along the Borough of Bernardsville. These contiguous areas of both municipalities are zoned minimum 5-acre residential for single-family home sites. Therefore, the land uses are directly compatible and consistent. The Land Use Plans of both municipalities project that this consistency will continue in the future.

DISTRICT SOLID WASTE MANAGEMENT PLAN

The Borough of Mendham adopted the Solid Waste Ordinance originally on March 2, 1987. Since this original adoption, the Borough's mandatory solid waste recycling ordinance has been updated in its entirety twice, most recently by ordinance #15-94 on October 3, 1994.

Solid waste disposal and recycling in the Borough is provided by an independent contractor as regulated by Chapter 183 Solid Waste of the Mendham Code. Residential recycling must be source-separated by the homeowner for curbside pickup twice a month. Yard waste is to be separated from other solid waste and can be recycled by composting on the property or by depositing it at the Public Works garage in accordance with the posted instructions. Used tires are similarly disposed at the Public Works garage. White goods (i.e. washers and dryers, refrigerators, etc.) are to be placed curbside in compliance with the requirements of the hauling contractor. Oil contaminated soil and stumps must be deposited at specific Class B recycling facilities. Used motor oil, vehicular batteries, and household dry cell batteries also must be recycled under specific statutory requirements. Under the ordinance, the Borough Recycling Coordinator may from time to time modify the Borough's recycling procedures.

Residential developments, multi-family and single-family, are responsible for establishing recycling programs within the guidelines of the ordinance. Institutions and commercial establishments must source-separate all designated materials. Building management and the generator of the recyclables are equally responsible for the establishment of recycling programs to collect, transport, and market the materials. These establishments must document and report the tonnages and material recycled.

The recycling of construction and demolition debris and other non-traditional recyclables is regulated by a separate section of the ordinance. These materials include brick, cement, asphalt roofing, window glass, wood, tree stumps, and other construction related items. Proper recycling is mandatory and is a condition precedent to the issuance of any permanent certificate of occupancy. As with commercial and industrial waste, written documentation and reporting of the recycled tonnage is required.

The ordinance is comprehensive and compliant with the Morris County Solid Waste Plan and the applicable State statutory requirements. The Planning Board in its regular review of site plans for commercial and other non-residential uses considers and requires appropriate on-site facilities for the storage and collection of recyclables.

VII. HISTORIC PRESERVATION ELEMENT

INTRODUCTION

The National Historic Preservation Act of 1966, as amended in 1980, has encouraged states and their component municipalities to assume active roles in historic preservation. New Jersey's Municipal Land Use Law NJSA 40:55D-1 et.seq. sets forth the standards, criteria, and procedures by which municipalities may regulate the use of land including the designation and regulation of Historic Sites or Districts.

The New Jersey Register of Historic Places was set up by legislation NJSA 13-1B-15.128 in 1970, which intends to preserve the State's historic, architectural, archeological, and cultural heritage. The State Register mirrors the National Register and lists the buildings, districts, sites, structures, and objects of national, state, and local significance.

In March 1984 the Mendham Historic District was nominated to and accepted by the National Register of Historic Places. This Register officially lists those historic and cultural resources of the Nation worthy of preservation.

In January 1986 New Jersey adopted historic preservation enabling legislation. These amendments to the Municipal Land Use Law (MLUL) allow for a "historic preservation plan" element of the Master Plan, a local ordinance, and a commission, officially establishing historic preservation planning as part of zoning. By making historic preservation an element of the Master Plan, the concept of historic preservation is incorporated into the planning process. After July 1, 1994, all Historic Sites and Districts designated in the zoning ordinance must be based on identification in the historic preservation plan element. The statute provides that the zoning ordinance may provide design criteria and guidelines. (See the Federation Planning Information Report, Historic Preservation Law, New Jersey Federation of Planning Officials, Vol. XX No. 2., p. 217).

In early 1995 the Borough was designated as a "Village Center within an environmentally sensitive area" by the New Jersey State Planning Commission. Later that year the Borough Council adopted Village Center Cluster zoning regulations to stimulate development reflective of the historic patterns of the Borough. In 1995 and 1997, the Borough upgraded its development standards for historic buildings within the Mendham Historic Business District. Also in 1997 the Borough adopted a new ordinance to preserve and protect the visual integrity, character, and period architectural style of the Historic Business Zone.

In late 1999 the Borough Planning Board drafted an ordinance designed to establish a Historic Preservation Commission. This ordinance was drafted in concert with efforts to establish a Historic District Zone and regulations, which preserve individual historic landmarks and sites identified in the Historic Preservation Element of the Borough Master Plan.

MUNICIPAL LAND USE LAW

The New Jersey Municipal Land Use Law (MLUL) authorizes the planning board to prepare a master plan that contains, among other things, a historic preservation plan element (See N.J. Stat/Ann. 40:55D-28b(10)).

In its purposes the statute encourages historic conservation as follows:

- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.*

It goes on to offer in 40:55D-4 the following definitions:

Historic District – means one or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites.

Historic Site – means any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archaeological, cultural, scenic or architectural significance.

Similarly, the Code of the Borough of Mendham sets forth the following definitions in dealing with the Historic Preservation Commission in section 27-2:

Commission – The Historic Preservation Commission

Historic District – Any area which has been designated as a historic district pursuant to the provisions of Chapter 215, Zoning.

Historic Landmark – Any improvement, any part of which has a special character or special historic or aesthetic interest or value as part of the development, heritage or cultural characteristics of the borough, state or nation and which has been designated as an historic or landmark site pursuant to the provisions of Chapter 215, Zoning.

The following is the purpose of the Historic District Overlay Zone as stated in 215-47:

The purpose of the provisions of the Historic District Overlay Zone is to establish procedures and regulations within the Zoning Ordinance applicable to development of properties located in historic districts established in the Borough of Mendham and to individual historic landmarks and historic sites identified on the Historic Preservation Plan element of the Master Plan. Among the objectives of the provisions are the following:

- A. *To identify and establish historic landmarks and an historic district within the Borough.*
- B. *To conserve, protect, enhance and perpetuate such landmarks and such improvements within the historic district, which represent or reflect elements of Mendham Borough cultural, social, economic, political or architectural history.*
- C. *To stabilize and improve property values in the historic district.*
- D. *To foster civic pride in the historic and architectural accomplishments of the past.*
- E. *To promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the Borough.*
- F. *To encourage owners of historic landmarks and owners of property within historic districts in their efforts to preserve the historic character of such properties.*

STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

The State Development and Redevelopment Plan (SDRP) adopted by the State Planning Commission in June 1992, and readopted in March 2001, define Historic Corridors, Sites, and Districts. The Plan's definitions of Historic District and Historic Site are somewhat broader than those of the Municipal Land Use Law. The definitions are:

***Historic Corridor** means a right-of-way or an area comprising one or more landmarks, historic sites or historic district.*

***Historic District** means one or more historic sites and intervening or surrounding property united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history significantly affecting or affected by the quality and character of the historic site or sites.*

***Historic Site** means any real property, man-made structure, natural object or configuration or any portion or group of the foregoing formally designated by the state, county or municipality or documented as being of historical, archaeological, cultural, scenic or architectural significance.*

KEY HISTORIC BUILDINGS AND SITES

In the Borough's Master Plan of 1988, there were 140 principal buildings identified in the Historic Area. Of these 140 buildings, nine (9) were identified as "key buildings". These buildings are the anchors of the Borough's Historic District. Exhibit #6, *Proposed Historic Expansion including Historic Buildings*, at the end of this chapter shows the location of the following historic buildings:

- #21 BLACK HORSE INN – circa 1742
1 West Main Street

A **key** building and Borough landmark, the inn was started by Ebenezer Byram in the 1740s. It was extensively remodeled in the early 19th century and contains many original and rare interior and exterior features and fittings. The two and a half story tall clapboard-sided building features the Dutch gambrel roof treatment. It has been in continuous use as an inn or restaurant since 1742.

- #112 PHOENIX HOUSE – circa 1820
2 West Main Street

A **key** building, it is one of the finest examples of Federal period architecture in the region. The brick building with its gambrel roof was built before 1820 and H.A.B.S. documentation suggests a date of 1801-05. The two and a half-story brick building was laid in Flemish bond. The central door of the five (5) bay façade is topped by a lovely fanlight. An exterior two-story porch on the Phoenix House was added about 1830 by local builder Aaron Hudson, in a successful combination of Greek and Gothic Revival motifs. The porch was supported on giant pillars and linked each bay with Gothic-derived arches in the gallery railing and as delicate tracery above. It served as an inn from the time of its construction until 1938, when it was deeded to the Borough.

- #114 ST. JOSEPH'S CHURCH – circa 1860
8 West Main Street

A **key** building, the historic chapel features an unusual two-stage steeple and carpenter-Gothic details. The little frame building has a large steeply pitched gable roof, small wooden buttresses and pointed arch openings. The interior retains only a portion of its original polychromed wall decoration.

- #114 ST. JOSEPH'S CONVENT – circa. 1790-1840
10 West Main Street

The gambrel roof, an unusual feature, helps to date this **key** building.

- #37 THE METHODIST CHURCH – circa 1893
10 East Main Street

This **key** building is an example of Richardson Romanesque architecture, with nice stonework.

#77 ST. MARK'S CHURCH – circa 1872
9 East Main Street

A **key** building, it demonstrates carpenter Gothic architecture. St. Mark's has board-and-batten siding, a steep gable roof with tiny triangular dormers, and a small boxy cupola rather than a steeple over the front entry. It has a modern addition connecting the church and the parish hall.

#85 HILLTOP MANSE – circa 1832
14 Hilltop Road

This **key** building is one of Mendham's early brick buildings with gambrel roof and Federal-era construction date. It was built in 1832 and enlarged and improved at various times in the nineteenth century. The main house, a two and a half story brick building, three (3) bays wide, with side hall plan and end chimneys is quite similar in appearance to the Phoenix House.

#86 HILLTOP CHURCH AND CEMETERY – circa 1860
20 Hilltop Road

This **key** building was built by Aaron Hudson in 1860 in the Gothic Revival style. The Church's tall multi-paned windows on the sides of the Church are enhanced by the three vertical stacks of shutters on each side of the window. The Church is frame construction with narrow clapboard siding.

#106 AARON HUDSON HOUSE – circa 1840
11 Hilltop Road

Mr. Hudson was born in Mendham in 1801 and designed and built the two-story porch on the Phoenix House. His own house is a **key** landmark Italianate structure in Mendham.

BACKGROUND

Mendham Borough encompasses approximately six (6) square miles in the south central part of Morris County and is primarily known for its small town village character. What is now Mendham Borough was settled in the 1740s by the Byram family, who gave the settlement several of the landmarks which still provide the community with its historic character: the Black Horse Inn and the original Hilltop Church.

The Borough has developed away from its agricultural roots over the second half of the 20th century, becoming a local mercantile center and a residential community of increasingly affluent families. As the community has become more tied to the character and quality of its residential identity, the historic character of the Borough has become a key component of this identity. This historic character now defines Mendham and is intimately tied to the Borough's status and prosperity as well as to the identity of Mendham for its residents.

As detailed above, since 1999 Mendham Borough has had a Historic Preservation Ordinance designed and intended to enhance and preserve this historic character. This ordinance was drafted in concert with efforts to establish a Historic District Zone and regulations, which preserve individual historic landmarks and sites identified in the Historic Preservation Element of the Borough Master Plan.

HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance includes a map delineating the Historic District Overlay Zone (see Exhibit #6 at the end of this chapter). This map set forth the areas of the Borough considered to be the core of the Historic Area of the Borough. This area, with the greatest concentration of historic structures, is considered crucial to the historic village character of the community. This village character is at the core of the Borough's identity and thus the Historic Preservation Ordinance is key to fostering and protecting the past, present, and future of Mendham Borough.

The regulations of the current ordinance apply to all permit applications and to all applications for development, including subdivisions, site plans, and variances, involving properties situated in the Historic District or involving individual Historic Landmarks or Historic Sites. Included in this purview are:

- ◆ Subdivisions of land within the Historic District
- ◆ The demolition of a historic landmark or of any other improvement within the District
- ◆ Relocation of any historic landmark or of any other improvement within the District
- ◆ Change in the exterior appearance of any existing landmark or of any improvement within the Historic District by addition, alteration, or replacement
- ◆ Any new construction of a principal or accessory structure

The ordinance specifically does not apply to ordinary maintenance on structures and does not govern colors of structures to be painted or maintenance work, which does not require a building permit.

Residents who desire to have the character of their homes preserved and who are not in the designated zone may request to become part of this program and be subject to the Borough's preservation guidelines. To date, two (2) homeowners have volunteered to have their homes be included in this preservation program: 88 West Main, Block 1801 Lot 6 and 72 Cold Hill Road, Block 804 Lot 1.

SCOPE OF THE HISTORIC PRESERVATION COMMISSION - PRESENT

The Historic Preservation Ordinance is administered by the Historic Preservation Commission, which acts on referrals from the Planning Board, the Board of Adjustment, or the administrative officer, depending on the individual situation. The Commission meets on a monthly basis to review such referrals and applications and provides a written report to the applicable board or to the individual applicant.

Generally, the Historic Preservation Commission considers the following factors in administering the ordinance:

- ◆ Historic, architectural, and social significance
- ◆ Compatibility, nature, and character of current and proposed conditions as they relate to the stated goals of the Ordinance
- ◆ Visual compatibility factors, as affected by any proposed change or addition to any landmark or other structure located within the District, including: height, proportion of the building's façade, proportion of openings, rhythm of solids to voids, rhythm of spacing of building on streets, rhythm of entrance and/or porch projections, relationship of materials and textures, roof shapes, walls and fences, scale of the building, directional expression of the front façade, and the siding of a building, although the material of the siding shall not be restricted as long as the form of the siding is consistent with an original intent.
- ◆ The Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings is consulted by the Commission for guidance on materials and methods for historic rehabilitation.

SCOPE OF THE HISTORIC PRESERVATION COMMISSION - FUTURE

It is the vision of the Commission to expand the Historic District Overlay Zone to include more of the significant historic structures existing in the Borough. Mendham Borough is a physically mature community. There is relatively little additional land in the Borough to be developed. One result of the scarcity of land for new construction is the increase in values of property in general and an increase in pressure to redevelop land on which older homes currently stand.

As these physical and economic pressures become greater, it is more important than ever to the historic character of the Borough to protect the historic core of the community. This is especially true along the Main Street, from one side of the Borough to the other. Main Street is the major thoroughfare through town and provides a streetscape which defines Mendham Borough, not only to people passing through but to residents as well. This is, in fact, the heart of the "historic village character".

The Historic Preservation Commission has prepared Exhibit #6, *Proposed Historic Expansion Including Historic Buildings* on the following page. It is to be presented to the Borough Council as the proposed expansion of the Historic District Overlay Zone along Main Street to the western boundary of the Borough. It would also expand the District between Main Street and Adams Place along Orchard Street. This area is contiguous with the existing District and has significant densities of historic properties. The Zone may also be enhanced by targeting historic properties whose owners desire to preserve their historic character by being individually recognized in the Borough Master Plan as being part of the Zone. One such property is the Community of St. John Baptist at the western end of the Main Street Corridor, which is currently applying for recognition as both a local and national landmark property.

The Commission is also in the process of discussing the remainder of the Main Street Corridor, on the eastern end of the Borough, along which the majority of buildings are not of historic character. The Commission takes the view that this Corridor contributes to the present and the future historic character of the Borough.

EXHIBIT #6 HISTORIC EXPANSION INCLUDING HISTORIC BUILDINGS

I. THE VISION FOR MENDHAM BOROUGH

The Borough of Mendham, New Jersey is a community where time seems to have passed more slowly than in other parts of the County. Protective of its character, its streetscape, its development, and its residents, Mendham is a semi-rural, residential community where the names of its founding families have become the names of many of its streets, where homes sold are often referred to by the last name of the seller rather than by the street address, and where children often return to raise the next generation.

Incorporated on May 15, 1906, Mendham Borough occupies only six (6) square miles. It is served by two (2) main roads: Main Street that runs between the Mendham Township lines on both the east and west sides of town, and Mountain Avenue/Hilltop Road that runs from Mendham Township on the north to the Bernardsville line on the south. At the intersection of these roads (one of only two (2) signalized intersections in the Borough) lies the heart of this community, where several of the Borough's landmark white buildings welcome residents and visitors. Among these are the historic Phoenix House, the Black Horse Inn, Robinson Drug Shop, and One East Main, all dating to the beginning of the last century or earlier.

Home to a slow growth population of 5097 residents, Mendham Borough is a largely residential community of homes on land parcels ranging from ¼-acre lots to over 25 acres. With few existing lots available for development, Mendham Borough can best be described as a nearly built-out community on the verge of rebuilding. In fact, while there has been some new construction during the past decade in areas toward the Borough's outer borders, the heart of Mendham Borough, its Village Center, experiences much more renovation, restoration, and preservation than it does new construction. During the next decade and beyond, Mendham Borough is likely to see redevelopment in its existing neighborhoods with larger homes replacing smaller ones, occasional property divisions, and expansion of existing homes. An active Planning Board, Board of Adjustment, Historical Preservation Commission, and Borough Council will continue to assure proactively that new development does not come at the expense of the historic character of the Borough, and that the vision of the Borough's leaders over the years continues to be maintained.

Designated as a Village Center by the State Planning Commission, Mendham Borough also serves as the business district for The Mendhams. In addition, the Borough is home to the regional high school that is attended by students from Mendham Borough, Mendham Township, and the Chesters. The Borough has five (5) churches, a sheep farm, cattle farms, a residential drug rehabilitation facility, a 40-unit senior housing complex, a skilled care nursing home facility, a 300-unit town home complex, and more. Much of the recent Main Street construction in the Borough has been focused on the non-residential properties, and the Historic Preservation Commission along with the Board of Adjustment and Planning Board have worked to ensure that adherence to character has been maintained in each of these developments.

A tightly-knit community where neighbors know neighbors, and where generations take significant pride in the accomplishments of residents, Mendham Borough is a community to which people are attracted because of its location, character, and services. It is also a community in which residents recognize the need for involvement and where volunteerism flourishes. Even with a small population base, Mendham Borough invests in itself, supporting youth programs, recreation, and education. The community also takes pride in its environs, with a delineated Historic District that is proposed to be expanded to encompass a larger section along the Main Street Corridor. It is by protecting the streetscape and preserving the character of the town that the Borough is able to create its distinct atmosphere from entrance to exit.

Historic but progressive, Mendham Borough adapts to the times while ensuring that the values upon which the community is based remain intact. The Borough is committed to finding ways to work to protect the community and the environment, while accommodating the trend towards larger homes, the growth of home offices and home professions, and more. The quality of life of its residents is a top priority of Mendham Borough.

As the Borough focuses on this quality of life, it is cognizant of the limitations that can affect it. The Borough has land constraints that would inhibit expansion beyond its current two (2) schools, today home to some 600+ students in the K-8 system. Thus, it balances growth against its commitment to maintain the educational standards that consistently place Mendham Borough elementary, middle, and high schools among the best in the state. Further development outside of Mendham Borough but within the region will continue to impact the regional high school population and thus, the sewer and traffic issues already faced. As such, further expansion of the high school is not acceptable. The Borough has no expansion opportunities given the restricted capacity of the current sewer plant and the inability to dispose of added wastewater. Therefore, any development on one of the Borough's few large, undeveloped land parcels would need to provide for private wastewater treatment. In addition, the Borough has virtually no roadway expansion opportunities. Considering that the Borough's main road also serves as a major thoroughfare for traffic traveling from western Morris County to Morristown and points in Essex County and beyond, the safety of its residents and the flow of traffic represent an ongoing challenge for the Borough.

As it looks to the future, Mendham Borough has a vision of maintaining its bucolic nature and character, while evolving to better serve the needs of its residents, current, and future. Key aspects of this vision are the Borough's roles as:

- ◆ A **multi-generational community**, with a broad spectrum of housing options that enable residents to raise their families and to remain in the community once their children have grown
- ◆ A **protector** of the character of its streetscape and buildings, requiring a commitment to continual renovation, restoration, preservation, and maintenance to protect the current and future landmarks of the community
- ◆ An **advocate** for the protection of open space and natural resources

- ◆ A **supporter** of entities of all types that can contribute to the ambience of a Village Center
- ◆ A **host** to the growth of home offices and home professions, enabling residents to live, work, and play in their home community, with a commitment to the modifications necessary to achieve this without impacting the infrastructure, services, or privacy of neighbors
- ◆ A **catalyst** to promote volunteerism and to identify new and better ways of working with the community
- ◆ An **ally** of retail and service oriented businesses in line with the demographics and socioeconomic characteristics of the Borough

As a century-old municipality that remains one of the most highly desirable residential areas in the state, Mendham Borough will move forward with one eye on the future and the other on the qualities that have contributed to its past growth. It embraces people, progress, and potential while it balances all against maintenance of a character that has been built over generations. Finally, it stands as a symbol of community evolution, changing slowly and purposefully based on what has been, what is, and what can be.

GOALS AND OBJECTIVES

Grounded firmly in history and with a deep interest in protecting the character of the Borough while also addressing the emerging challenges of the 21st century, Mendham Borough maintains its commitment to the overall objectives that have contributed to the growth of our community. It also recognizes and has, since the first Master Plan adoption in 1951, evolved to include commitments to environmental conservation and protection of natural resources, to affordable housing needs, to preservation of its historical legacy, to formalization of the State Plan's designation as a Village Center, and to other objectives required of a community focused on controlled growth and evolution.

Thus, the revised goals which have emerged from the 2000 Master Plan Reexamination and this sixth submission of the Mendham Borough Master Plan reflect the unique blend of traditional and contemporary lifestyles that stand side-by-side in this community. They are:

- ◆ To retain the small town character of the community by implementing the Village Planning Criteria as adopted for Village Center Clusters to plan for new development within the Village boundary
- ◆ To preserve the rural quality of the Borough and its historic heritage beyond the Village environs
- ◆ To protect and preserve the Borough's open space and natural resources of soils, vegetation, air, and water through the wise use of planning techniques and careful control of land development

- ◆ To maintain a reasonable balance and variety of housing options within an approved housing element
- ◆ To maintain healthy business districts with a diversity of local businesses to serve the residents of Mendham Borough
- ◆ To improve traffic flow and provide for the safe movement of people and vehicles through the Borough while minimizing adverse impact on residential streets
- ◆ To provide adequate local community services and recreational facilities
- ◆ To recognize and encourage preservation and designation of those historic properties and buildings that contribute to the unique atmosphere that is Mendham, particularly those in the Historic District and which are on the State and National Registers of Historic Places
- ◆ To integrate new development and redevelopment into the historic fabric of the Village Center area
- ◆ To maintain the quality and historic character of existing buildings, including all structures which contribute to the Borough's history
- ◆ To continue to participate in area-wide programs for proper watershed management

APPENDIX "A"

COAH RESOLUTION OF

MAY 11, 2005

GRANTING EXTENDED SUBSTANTIVE CERTIFICATION



State of New Jersey
COUNCIL ON AFFORDABLE HOUSING
101 SOUTH BROAD STREET
PO Box 813
TRENTON NJ 08625-0813
(609) 292-3000
(609) 633-6056 (FAX)

RICHARD J. CODEY
Acting Governor

SUSAN BASS LEVIN
Commissioner
LUCY VOORHOEVE
Executive Director

May 12, 2005

The Honorable Richard Kraft
Mayor, Mendham Borough
2 West Main Street
Mendham, NJ 07945-1213

Dear Mayor Kraft:

Enclosed is a copy of the Council on Affordable Housing's (COAH's) resolution granting Mendham Borough an extension of substantive certification at its May 11 9, 2005 meeting. The grant of extended substantive certification of Mendham Borough's housing element and fair share plan is extended for a period of time not to exceed December 20, 2005, or until Mendham Borough files or petitions for third round substantive certification, whichever is earlier.

Please take note that in the resolution extending substantive certification, COAH is directing Mendham Borough to do the following:

1. Mendham Borough Mahwah shall submit a report on the expenditures of the balance remaining in its affordable housing trust fund at the time the Borough submits a third round petition for substantive certification.
2. Mendham Borough shall submit a revised spending plan with its petition for third round substantive certification which details anticipated expenditures and a timetable to expend development fee revenues.
3. Mendham Borough shall immediately begin expending 60 percent of the annually collected development fees or \$87,881.62 on Affordability Assistance Programs to render units in Mendham's Housing Element and Fair Share Plan more affordable, pursuant to its approved spending plan.

If you have any questions, please call Barbara Walsh at (609) 292-3171.

Sincerely,

Lucy Voorhoeve
Executive Director

c: attached service list
Barbara Walsh, COAH



Mendham Borough

Morris

The Honorable Richard G. Kraft
Borough of Mendham
2 West Main Street
Mendham, NJ 07945-1213

Adrian P. Humbert, PP, AICP
Eight Richland Drive
Randolph, NJ 07869

John P. Jansen, Esq.
Jansen & DeBona
413 West Main Street
Boonton, NJ 07005

Maureen Massey, Clerk
Borough of Mendham
2 West Main Street
Mendham, NJ 07945-1213

Paul Ferriero, Municipal Engineer
Borough of Mendham
180 Main Street
P.O. Box 571
Chester, NJ 07930

Ralph Blakeslee, Administrator
Borough of Mendham
2 West Main Street
Mendham, NJ 07945-1213

**Extended Substantive Certification Fact Sheet
Mendham Borough, Morris County
April 28, 2005
Prepared By:
Barbara A. Walsh, PP/AICP**

Summary

The second round affordable housing obligation for Mendham Borough is 31 units consisting of six rehabilitation units and 25 new construction units. Mendham Borough received second round substantive certification on June 5, 1996. The plan certified by COAH included a total of 39 credits that included 36 units that had been built and three units that were previously rehabilitated pursuant to COAH rules satisfying the Borough's entire obligation.

Recommendation: Grant Extended Substantive Certification

RESOLUTION GRANTING EXTENDED SUBSTANTIVE CERTIFICATION # ES 107

Mendham Borough, Morris County

WHEREAS, Mendham Borough, Morris County, received substantive certification from the New Jersey Council on Affordable Housing (COAH) on June 5, 1996 for a period of six years; and

WHEREAS, N.J.A.C. 5:95-15.2 permits COAH-certified municipalities to request an extension of substantive certification of their 1987-1999 Housing Element and Fair Share Plan until December 20, 2005; and

WHEREAS, Mendham Borough moved for extended substantive certification by motion on November 12, 2004, as per N.J.A.C. 5:95-12; and

WHEREAS, Mendham Borough's governing body adopted a resolution on November 1, 2004 requesting the extension, committing to continue to implement the certified second round plan and committing to file or petition for third round substantive certification in accordance with N.J.A.C. 5:94 and N.J.A.C. 5:95 by December 20, 2005; and

WHEREAS, notice of the motion was published in the *Morris County Daily Record* on November 4, 2004; and

WHEREAS, Mendham Borough served the motion upon the service list maintained by COAH as per N.J.A.C. 5:95-15.2(c)2; and

WHEREAS, Mendham Borough submitted documentation demonstrating that all applicable ordinances implementing the 1987-1999 substantive certification are in effect; and

WHEREAS, Mendham Borough's motion and accompanying documentation comply with the requirements set forth in N.J.A.C. 5:95-15.2; and

WHEREAS, during the 20-day public comment period, COAH received no comments to Mendham Borough's motion for extended substantive certification; and

WHEREAS, COAH staff conducted a principled review of Mendham Borough's motion and prepared a COAH Report Reviewing Motion for Extended Substantive Certification on April 28, 2005, attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, Mendham Borough's cumulative fair share obligation is 31 affordable housing units, consisting of a six-unit rehabilitation obligation and a 28-unit new construction obligation; and

WHEREAS, the plan certified by COAH on June 5, 1996 included 39 credits, yielding eight surplus credits; and

WHEREAS, pursuant to N.J.A.C. 5:93-5.15, Mendham Borough did not have a rental obligation; and

WHEREAS, a development fee ordinance was adopted by the Borough on July 3, 1995 and approved by COAH on July 12, 1995; and

WHEREAS, COAH approved Mendham Borough's spending plan on April 5, 2000; and

WHEREAS, Mendham Borough has a balance of \$146,469.37 in its affordable housing trust fund; and

WHEREAS, in accordance with Mendham Borough's approved spending plan, at least 60 percent of the revenues collected from development fees shall be devoted to render units more affordable; and

WHEREAS, Mendham Borough has expended \$53,887 of development fee funds on the rehabilitation of additional units but has not expended any development fee funds on affordability assistance.

NOW THEREFORE BE IT RESOLVED that Mendham Borough is complying with the terms of its 1987-1999 substantive certification; and

BE IT FURTHER RESOLVED that Mendham Borough shall continue to comply with all terms and conditions of its substantive certification; and

BE IT FURTHER RESOLVED that Mendham Borough's certified plan continues to provide for its fair share of affordable housing; and

BE IT FURTHER RESOLVED that COAH hereby grants Mendham Borough, Morris County extended substantive certification; and

BE IT FURTHER RESOLVED that Mendham Borough shall submit a report on the expenditures of the balance remaining in its affordable housing trust fund at the time the Borough submits a third round petition for substantive certification; and

BE IT FURTHER RESOLVED that Mendham Borough shall submit a revised spending plan with its petition for third round substantive certification which details anticipated expenditures and a timetable to expend development fee revenues; and

BE IT FURTHER RESOLVED that this grant of extended substantive certification of Mendham Borough's Housing Element and Fair Share Plan is extended for a period of time not beyond December 20, 2005 or until Mendham Borough files or petitions for third round substantive certification, whichever is earlier; and

BE IT FURTHER RESOLVED that Mendham Borough shall file or petition for third round substantive certification by December 20, 2005; and

BE IT FURTHER RESOLVED that all ordinances implementing the original substantive certification shall remain in effect for the duration of the extended substantive certification; and

BE IT FURTHER RESOLVED that in accordance with Mendham Borough's adopted spending plan, the Borough shall immediately begin expending 60 percent of the annually collected development fees or \$87,881.62 on Affordability Assistance Programs to render units in Mendham's Housing Element and Fair Share Plan more affordable; and

BE IT FURTHER RESOLVED that Mendham Borough's extended substantive certification is conditioned on Mendham Borough's continued implementation of its certified Housing Element and Fair Share Plan.

I hereby certify that this Resolution was duly adopted by the Council on Affordable Housing at its meeting on May 11, 2005.


Renée Reiss
Council Secretary

REPORT REVIEWING MOTION FOR EXTENDED SUBSTANTIVE CERTIFICATION

Mendham Borough, Morris County

PREPARED BY

Barbara A. Walsh, PP/AICP

April 28, 2005

I. INTRODUCTION

The Council on Affordable Housing (COAH) adopted N.J.A.C. 5:91-14 as an interim procedural rule, effective November 1, 1999, which was designed to address the anticipated gap between the expiration of second round low- and moderate-income housing requirements and the promulgation of a third round methodology and corresponding rules. Specifically, the rule adopted by COAH in 1999 established a mechanism whereby municipalities that had received second round certification from COAH could request an extension for a period of time up to one year after the effective date of COAH's third round rules, provided the municipality requested the extension by resolution of the governing body and committed to petition COAH with a third round plan prior to the expiration of the extension.

COAH's interim procedural rule was the subject of several appeals. On August 31, 2004, the Appellate Division of the Superior Court of New Jersey issued a consolidated opinion on these related appeals and determined that while COAH does have the authority to grant extended substantive certifications, it must provide for adequate public notice. The court further opined that COAH must "engage in a principled review of each municipality's compliance and conduct before it can qualify for an extended certification" and directed COAH to adopt rules governing the process municipalities must follow to secure extensions. In re Six Month Extension of N.J.A.C. 5:91-1 et seq. et al., 372 N.J. Super. 61 (App. Div. 2004).

In compliance with the directive of the Appellate Division, COAH adopted N.J.A.C. 5:91-14.3 as an emergency rule, which became effective on October 13, 2004, and N.J.A.C. 5:95-15.2 which replaced the October 13th rule on December 20, 2004. These revised procedures require municipalities seeking extended substantive certification to do so by filing a formal

motion with COAH, providing adequate public notice and providing documentation from which COAH's review can be based.

This report reviews the request for extended substantive certification that was submitted in a motion filed by Mendham Borough, Morris County, on November 12, 2004. Mendham filed its motion prior to the December 13, 2004 deadline established by N.J.A.C. 5:91-14.3 and N.J.A.C. 5:95-15.2. Mendham was originally granted extended substantive certification by COAH on March 6, 2002 under N.J.A.C. 5:91-14.

The motion schedule established by COAH provided for opposing briefs to be filed by December 27, 2004. No opposing briefs were received by COAH.

II. COMPLIANCE REVIEW

Mendham submitted documentation in support of its motion that included a proposed schedule for the submission of a petition for third round substantive certification, a statement describing the progress of the Borough's compliance with the terms of its 1987-1999 substantive certification and current monitoring reports. Mendham has committed to submitting a newly adopted Housing Element and Fair Share Plan to address its third round obligation prior to December 20, 2005.

The second round affordable housing obligation for Mendham is 31 units, consisting of 25 new construction units and six rehabilitation units.

Mendham received second round substantive certification on June 5, 1996. The plan certified by COAH included a total of 39 credits that included 28 units of prior cycle credits for Mendham Area Senior Housing (MASH) units completed in 1980, eight units of credit for MASH units completed in 1989 and three units that had been previously rehabilitated pursuant to COAH rules, leaving a surplus of eight units that may be eligible to be used for any future affordable housing obligation.

On February 24, 1995, Mendham Borough received a Village Center designation from the State Planning Commission. On December 18, 1995 Mendham Borough adopted an ordinance designating tracts as "village center cluster" and provided an incentive to capture affordable housing as development occurs, providing a ten percent increase in density for inclusion of an affordable housing component.

DEVELOPMENT FEE ORDINANCE

Mendham adopted a development fee ordinance on July 3, 1995, which COAH approved on July 12, 1995. COAH approved Mendham's spending plan on April 5, 2000. Pursuant to N.J.A.C. 5:94-6.14, Mendham amended the Borough's development fee ordinance on March 21, 2005, increasing the Borough's development fees pursuant to N.J.A.C. 5:94-6.6(a) and 6.7(a).

The Borough reported that it has collected \$200,356.37 in development fees and interest and expended \$53,887 on rehabilitation activities. The Borough's spending plan provides that 60 percent of the revenues from fees are to be allocated to providing affordability assistance. The Borough has not allocated any development fees towards Affordability Assistance Programs, as required in its spending plan. In accordance with its adopted spending plan, the Borough must immediately begin expending 60 percent of the annually collected development fees or \$87,881.62 on Affordability Assistance Programs to render units in Mendham's Housing Element and Fair Share Plan more affordable.

IMPLEMENTING ORDINANCES

Mendham was required to adopt an affirmative marketing ordinance within 45 days of the grant of substantive certification. Mendham adopted and submitted an Affirmative Marketing Ordinance pursuant to the Borough's grant of substantive certification.

APPENDIX "B"

DRAFT

"GROWTH SHARE" ORDINANCE

TO AMEND

CHAPTER 215

AN ORDINANCE AMENDING
CHAPTER 215 ZONING
OF THE BOROUGH OF MENDHAM CODE
BOROUGH OF MENDHAM

By adding a new Article XIV To provide for the creation of affordable housing pursuant to NJAC 5:94 Third Round Substantive Rules

BE IT ORDAINED by the Borough Council of Mendham in the County of Morris, and State of New Jersey that the Zoning Ordinance of the Borough of Mendham, known as Chapter 172, is hereby amended as follows:

SECTION 1 A new Article XVI, entitled "Requirements for Developments That Increase the Borough's Growth Share Obligation for Affordable Housing", is hereby added to Chapter 215 Zoning, to read as follows:

Article XVI

Requirements for Developments That Increase the Borough's Growth Share Obligation for Affordable Housing.

§215.52. Requirements for developments that increase the Borough of Mendham's affordable housing obligation pursuant to the Third Round rules of the New Jersey Council on Affordable Housing.

Every development which increases the number of affordable housing units that must be addressed by the Borough of Mendham's Housing Element and Fair Share Plan is subject to the following:

- A. **Legislative intent.** The legislative intent of this article is to address the Borough's obligations under the Mt. Laurel II decision, the Fair Housing Act, and the Third Round Substantive Rules of the New Jersey Council on Affordable Housing ("COAH")
- B. **Applicability.** The provisions of this section shall apply to the following developments, subject to the exemption in subsection C. below:
 - (1) Any development which results in a net increase in the number of market-rate dwelling units in the Borough of Mendham.
 - (2) Any development which results in a net increase in the gross floor area of any non-residential building in the Borough of Mendham of the following use groups as defined by the International Building Code (IBC) (which has been incorporated into the Uniform Construction Code (UCC):

<u>Use Group</u>	<u>Description</u>
B	Office buildings, places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and out-patient clinics.
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plant, foundries, and incinerators. F use group includes F1 and F2.
S	Storage uses. Includes warehouses, parking garages, lumber yards, and aircraft hangers. S group includes S1 and S2.
H	High hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.
A1	Assembly uses including concert halls and TV studios
A2	Assembly uses including casinos, night clubs, restaurants and taverns.
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship.
A4	Assembly uses including arenas, skating rinks and pools
E	Schools K-12
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.
R1	Hotels and motels

***Note:** The descriptions in the above table are not intended to be exhaustive, and additional uses are or may be included within the use group; in all cases, the IBC definitions control. The

inclusion of any use in the above table is not to be construed that such use is permitted in the Borough of Mendham or in any particular zoning district; such use shall only be permitted in accordance with the balance of the provisions in Chapter 215, Zoning.

C. Exemptions. Notwithstanding the provisions of Subsection B. above, the following developments shall be exempt from the provisions of this section:

- (1) Market-rate dwelling units within developments that provide affordable housing units in accordance with the Housing Element of the Borough of Mendham and the Borough's Fair Share Plan regulations, in accordance with either the first - or second round rules of COAH and in accordance with the applicable affordable housing requirements of the respective zone districts; provided, however, that such exemption shall only apply to the number of market rate dwelling units in the development that do not exceed a ratio of four (4) market rate units for every one affordable unit in the development.
- (2) Developments of Federal, state, county and municipal governments.
- (3) Developments that receive all required approvals from the Planning Board and/or Board of Adjustment, as applicable, prior to the effective dated of this ordinance, including final subdivision, site plan, conditional use and/or variance approval.

D. Developer's obligation. Prior to or as a condition precedent to the grant of any approval of a development application by the Planning Board, Board of Adjustment, Zoning Officer or Construction Official, as applicable, the developer shall be required to comply with the requirements of this section and to enter into an agreement with the Borough Council, in order to address the effect of the development upon the Borough's affordable housing obligation, in accordance with the following requirements:

- (1) Residential development and residential portion of mixed residential-non-residential development.
 - (a) A net increase (new construction less demolition) of every (8) market rate dwelling units, or fraction thereof, shall increase the obligation of the Borough of Mendham by one (1) affordable housing unit or fraction thereof.
 - (b) For every unit increase, or fraction thereof, in the Borough's affordable housing obligation resulting from the development, the developer shall be required to increase the number of affordable housing units in the Township by an equal number as set forth in Paragraphs (c) and (d) below.
 - (c) For every whole unit of increase in the Borough's obligation resulting

from the residential development or, in the case of mixed residential-nonresidential development, from the residential portion of the development, one (1) affordable unit shall be developed on the site or tract being developed, in accordance with the applicable zoning regulations. Thus, for example, a nine (9) dwelling unit development shall be required to be comprised of no more than eight (8) market rate dwelling units and at least one affordable dwelling unit.

- (d) For every fractional unit of increase in the Township's obligation resulting from the residential development or, in the case of mixed residential-nonresidential development, from the residential portion of the development, the developer shall have the option to: 1) develop an affordable unit on the site or tract being developed or at another location in the Borough of Mendham, in accordance with the applicable zoning regulations, and to claim a credit for any resulting fractional units surplus as set forth in paragraph D.(3) below, and/or 2) pay a fee to the Borough in accordance with subsection F. of this section, below.
 - (e) None of the foregoing shall be construed as increasing the permitted floor area ratio or density above that which the zoning regulations would otherwise permit for the development.
- (2) Non-residential development and non-residential portion of mixed residential-nonresidential development.
- (a) A net increase (new construction less demolition) of every twenty-five (25) estimated jobs, or fraction thereof, shall increase the obligation of the Borough of Mendham by one (1) affordable housing unit or fraction thereof. The number of estimated jobs shall be based on the gross floor area in square feet of new building or additions to existing buildings less the gross floor area of any building to be demolished on the site, and on the use group of the development, in accordance with the following table:

Use Group	Description	Sq. ft. of Gross Floor Area Generating Obligation of 1 Affordable Unit	Jobs per 1000 s.f.
B	Office buildings. Places of business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and out-patient clinics.	8,333	3
M	Mercantile uses. Buildings used to display and sell products includes retail stores, strip malls, shops and gas stations.	25,000	1
F	Factories where people make, process or assemble products includes automobile manufactures, electric power plants, foundries, and incinerators. F use group includes F1 and F2	12,500	2
S	Storage uses. Includes warehouses, parking garages, lumber yards, and air craft hangers. S group includes S1 and S2.	125,000	0.2
H	High hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	25,000	1
A1	Assembly uses including casinos, night clubs, restaurants and taverns.	8,333	3

A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship.	8,333	3
A4	Assembly uses including arenas, skating rinks and pools	8,333	3
A5	Assembly uses including bleachers, grandstands, amusement park structures and stadiums	Exclude	Exclude
E	Schools K-12	25,000	1
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	12,500	2
R1	Hotels & motels	31,250	0.8
U	Miscellaneous uses. Fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

- (b) For every unit increase, or fraction thereof, in the Borough's affordable housing obligation resulting from the development, the developer shall be required to increase the number of affordable housing units in the Borough by an equal number as set forth in paragraphs (c) and (d) below.
- (c) For every whole unit of increase in the Borough's affordable housing obligation resulting from the non-residential development or, in the case of mixed residential-nonresidential, from the non-residential portion of the development, the developer shall have the option to: 1) develop an affordable unit on the site or tract being developed, in the case of mixed residential-nonresidential development, 2) develop an affordable unit at another location in the Borough of Mendham, in accordance with the applicable zoning regulations, and/or 3) pay a fee to the Borough in accordance with subsection F. of this section, below.

- (d) For every fractional unit of increase in the Borough's obligation resulting from the non-residential development or, in the case of mixed residential-non-residential development from the non-residential portion of the development, developer shall have the option to: 1) develop an affordable unit as set forth in the Paragraph 2.c. above, and to claim credit for any resulting fractional unit surplus as set forth in Paragraph D.(3) below and/or 2) pay a fee to the Borough in accordance with Subsection F of this section below.
 - (e) None of the foregoing shall be construed as increasing the permitted floor area ratio or density above that which the regulations for the zone district would otherwise permit for the development.
- (3) Surplus units; credits. As a means of addressing a fractional increase in the Borough's affordable housing obligation, or for other reasons, a developer may provide more affordable housing units than required. In addition the Borough Council may negotiate with a developer to provide a subsidy for the provision of more affordable units than required. The following provisions shall apply;
- (a) Any developer that provides more affordable housing units than required, or fraction thereof, which units or fractions of units have not been subsidized by the Borough, shall be credited with such surplus. If the Borough or some other entity subsidized the creation of surplus units, the Borough or such entity shall be credited with such surplus.
 - (b) Credits for surplus units may be applied to a subsequent development by the same developer or may be sold or otherwise transferred to other developers who may then apply such credits to a subsequent development in the Borough of Mendham.
 - (c) The sale or transfer of such credits shall require the approval of both parties to the transaction.
 - (d) The Borough Clerk shall maintain a record of: 1) creation of surplus units and credits for the same, 2) credits available to interested parties for sale or transfer, and 3) prior sales or transfers of credits to the Borough. The Clerk shall make such records available for public inspection upon request.
- E. Requirements for affordable housing units. All affordable housing units shall be subject to the requirements of the zoning ordinance that apply to comparable market rate housing units of the same type in the same zone district. In addition, affordable housing units provided pursuant to this Section shall be subject to the following requirements:
- (1) All affordable units to be created shall be eligible for credit against the Borough's affordable housing obligation and to that end shall comply with all applicable regulations of COAH. No age-restricted affordable units and/or affordable sales

units may be credited in excess of the number of such units permitted to be credited within the Borough by such regulations.

- (2) Affordable housing units, excluding such units to be funded by a payment pursuant to Subsection F. below shall be built in accordance with the following schedule:

Percentage of Market Rate Units Completed	Minimum Percentage of Low & Moderate Income Units
25	0
5 + 1 unit	10
50	50
75	75
90	100

- (3) Affordable units shall utilize the same heating source as market units within the development.

- (4) The developer, in cooperation with the Borough Council, shall:

(a) Demonstrate capacity to administer the units in accordance with the Uniform Housing Affordability Controls, NJAC 5:80-26.

(b) Demonstrate that the units will have a low/moderate income split in accordance with the Uniform Housing Affordability Controls, NJAC 5:80-26. For example, in each affordable development, at least fifty (50%) percent of the restricted units within each bedroom distribution shall be low-income units and the remainder may be moderate-income units. Where an odd number of affordable units are required to be provided, a majority of the units shall be low-income units.

(c) Demonstrate that the rents or sale prices of affordable units shall be established in accordance with NJAC 5:94-7 and with the Uniform Housing Affordability Controls, NJAC 5:80-26. For example:

(1) The maximum rent for affordable units within each affordable development shall be affordable to households earning no more than 60% of median income. The average rent for low- moderate income units shall be affordable to households earning no more than 52% of median income. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 10% of all low- moderate income units shall be affordable to households earning no more than 35%

of median income;

(2) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income. Each affordable development must achieve an affordability average of 55% for restricted ownership units. In achieving this affordability average, moderate income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type, insofar as is possible given the number of affordable units in the development.

- (d) Demonstrate that the units will be affirmatively marketed in accordance with NJAC 5:94-7 and with the Uniform Housing Affordability Controls, NJAC 5:80-26.
- (e) Demonstrate that the units will have the appropriate controls on affordability in accordance with NJAC 5:94 and with the Uniform Housing Affordability Controls, NJAC 5:80-26.
- (f) Demonstrate that the units will have the appropriate bedroom distribution in accordance with the Uniform Housing Affordability Controls, NJAC 5:80-26.

[1] Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:

- [a] Combined number of efficiency and one-bedroom units is no greater than 20% of the total low- and moderate-income units;
- [b] At least 30% of all low- and moderate-income units are two bedroom units;
- [c] At least 20% of all low and moderate-income units are three bedroom units; and
- [d] The remainder, if any, may be allocated at the discretion of the developer.
- [e] Where there are an insufficient number of affordable units provided to meet the above bedroom distribution, the first unit shall be a two-bedroom unit, the second unit shall be a three-bedroom unit and the third unit shall be a one-

bedroom unit.

[2] Age-restricted low- and moderate-income units may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the affordable development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

(g) Comply with all other applicable requirements of the Substantive Rules of the New Jersey Council on Affordable Housing, NJAC 5:94 and the Uniform Housing Affordability Controls, NJAC 5:80-26.

F. Payments in lieu of developing affordable housing. Only when permitted by paragraphs D(1) and D(2) above, a developer may make payment to the Borough in lieu of developing affordable housing units. The following provisions shall apply to such payments:

(1) The amount of payments in lieu of constructing affordable units shall be negotiated between the Borough Council and the developer. The amount of the payment shall be based upon the cost of the Borough to create, or subsidize creation of the same number, or fraction thereof, of affordable housing units within the Borough as the increased obligation resulting from the development, using any of the methods permitted by the New Jersey Council on Affordable Housing (COAH) as set forth in Paragraph F.(2) below. Both hard and soft costs shall be included in the calculation. The Borough Council may require the preparation of a pro forma to confirm that the payment is accurate and based upon realistic costs within the Borough to create such affordable units, and the Borough Council may submit such pro forma for review by a third party retained by the Borough Council.

(2) Payments in lieu of constructing affordable units on site shall only be used to fund eligible affordable housing activities within the Borough of Mendham limited to the following as described and regulated by COAH Substantive Rules at NJAC 5:94-4.5, 4.6 and 4.8 through 4.15 provided that such activities are eligible for credit against the Borough's affordable housing obligation, comply with all applicable requirements of COAH's Substantive Rules, and comply with the zoning regulations of the Borough of Mendham.

(a) New construction with an affordable housing component.

(b) Municipally-sponsored and 100% affordable programs

- (c) Alternative living arrangements
 - (d) Up to ten (10) accessory apartments within the Borough
 - (e) Buy-down program
 - (f) Municipally-sponsored rental program
 - (g) ECHO (Elder Cottage Housing Opportunities) units
 - (h) Assisted living residences
 - (i) Affordable housing programs.
 - (j) Expanded crediting opportunities
3. Payments in lieu of constructing affordable units shall be deposited in a separate interest-bearing housing trust fund or deposited in a housing trust fund established pursuant to NJAC 5:94-6.11(a) and shall at all times be identifiable from development fees. No funds shall be spent by the Borough until and unless COAH has approved a spending plan for such funds. The Borough Clerk shall maintain a record of the amount deposited in the account, plus interest, and shall make such record available for public inspection upon request.
4. In the event that a developer makes such payment but then does not proceed to develop the project that resulted in the affordable housing obligation, the developer may request a refund of payment. Such requests shall be made in writing to the Borough Council. If requested, the Borough shall refund such fee, plus any interest in the account resulting from the payment less any administrative expenses require to administer the account. Any refund issued by the Borough shall be construed as a failure of the applicant to satisfy a condition precedent to the development approval and shall, therefore, terminate any and all rights to such development. The developer may reinstate such rights by making a new payment, with the amount of such payment to be renegotiated as set forth in Paragraph F.1. above. The foregoing shall not be construed to extend or otherwise alter any rights to proceed with the development as established by the New Jersey Municipal Land Use Law, the rules of the Council on Affordable Housing or other applicable law.

Section 3. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

Section 4. This ordinance shall take effect after passage and publication as soon as and in

the manner provided by law.

Section 5. In the event that any section, part of provision of this ordinance shall be held to be unenforceable or invalid by any Court, such holdings shall not effect the velleity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

ATTEST:

Maureen Massey, Borough Clerk

Borough Council Mendham Borough
Richard Kraft, Mayor

**MENDHAM HOUSING ELEMENT
&
*FAIR SHARE PLAN***

AUGUST, 2005

This report has been signed and sealed in
the original in accordance with
N.J.A.C. 13:41 - 1.3

Adrian P. Humbert, AICP/P.P.

INTRODUCTION

The Borough of Mendham was granted its original six-year certification for its Fair Share Housing Plan on May 20, 1987 by the New Jersey Council on Affordable Housing (COAH). The Borough had acted in response to the Mount Laurel II decision, which was handed down by the New Jersey Supreme Court in January, 1983. That decision required that all municipalities in the State provide a realistic opportunity for the construction of housing affordable to those households of lower income. This original certification covered the years 1987 through 1993, the first round obligation.

Responding to the COAH Second Round Fair Share Housing numbers covering the 1993 to 1999 period the Borough submitted its petition for substantive certification on February 21, 1995 to insure that its housing plan and element remain compliant with its affirmative housing obligation. On June 5, 1996 COAH granted the Borough substantive certification of this plan. Under this certification the Borough's Second Round Affordable Housing obligation was thirty-one (31) units consisting of twenty-five (25) new construction units and six (6) rehabilitation units. Under its second round substantive certification granted on June 5, 1996 COAH certified a plan which included a total of thirty-nine (39) credits. It included twenty-eight (28) units of prior cycle credits for Mendham area senior housing (MASH) units completed in 1980, eight (8) units of credit for MASH units completed in 1989 and three (3) units that had been previously rehabilitated pursuant to COAH rules, leaving a surplus of eight (8) units that may be eligible to be used for any future affordable housing obligation.

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On February 24, 1995 Mendham Borough received a "Village Center" designation from the State Planning Commission. On December 18, 1995 Mendham Borough adopted an ordinance designating tracts as "Village Center Clusters" and provided an incentive to capture affordable housing as development occurs, providing a ten (10%) percent increase in density for inclusion of an affordable housing component.

Mendham also adopted a development fee ordinance on July 3, 1995 which was approved by COAH in 1995. COAH approved Mendham's spending plan for the fees on April 5, 2000. The development fee ordinance has been amended to comply with the increased development fees enacted pursuant to NJAC 5:94-6.6(a) and 6.7(a). The Borough's development fee monitoring report submitted to COAH covering the period through October 26, 2004 reported that it has collected \$200,356.37 in development fees and interest and expended \$53,887 on rehabilitation activities.

On May 11, 2005 the Borough received extended substantive certification (See Appendix "A") and was directed by COAH to do the following:

- 1. Submit a report on the expenditures of the balance remaining in its affordable housing trust fund at the time the Borough submits its third round petition for substantive certification.
- 2. Submit a revised spending plan with its petition for third round substantive certification which details anticipated expenditures and time table to expend development fee revenues.
- 3. Immediately begin expending sixty (60%) percent of the annual collected development fees or \$87,881.62 on affordable assistance programs to render units, in Mendham's Housing Element and Fair Share Plan more affordable, pursuant to its approved spending plan.

This 2005 Housing Element and Fair Share Plan is intended to address Mendham Borough's

obligation to provide a realistic opportunity for the construction and/or rehabilitation of affordable housing in the Borough, under the Third Round Substantive Rules of the New Jersey Council on Affordable Housing (COAH) NJAC 5:94. The objectives of this Plan are to maintain compliance with Mendham's constitutional fair housing mandate and obtain substantive certification from COAH.

In 1985 the New Jersey Fair Housing Act created the Council on Affordable Housing (COAH) to provide an administrative alternative to the courts in reviewing and mediating fair housing litigation. COAH adopts rules governing the periodic calculation of fair share obligations and the methods by which the obligation may be addressed by communities. Participating in COAH's administrative process and receiving substantive certification of a municipal fair share plan gives a municipality legal protection from Mt. Laurel litigation during the period of certification, now ten years.

THIRD ROUND RULES

COAH's third round rules are based on a "growth share" approach to affordable housing. This is a significant departure from the first and second round methodologies since it links the production of affordable housing to municipal development and growth.

Three components comprise the third round methodology as follows:

- Rehabilitation share
- Prior round obligation - any remaining prior round obligation for the period 1987-1999 that has not been addressed
- Growth share - generated by residential and non-residential growth during the period from 1999 through 2014 and delivered from January 1, 2004 to January 1, 2014. Under "growth share" one affordable housing unit must be provided for every eight new dwellings and for

every 25 new jobs.

HOUSING ELEMENT REQUIREMENTS

The Municipal Land Use Law (MLUL) was amended in 1985 to require that a housing element be part of the municipal Master Plan. The housing element must provide the following information:

- An inventory and analysis of the municipality's housing stock, demographic characteristics and existing and future employment characteristics;
- A projection of future housing construction;
- A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate low and moderate income housing; and
- A consideration of the land that is most appropriate for the construction of low and moderate income housing including land owned by developers who have expressed a commitment to provide affordable housing.

In addition COAH's 2004 rules require that the housing element contain:

1. A projection of the municipality's probable future construction of housing for ten years covering the period January 1, 2004 through January 1, 2014 based on certificates of occupancy, construction permits, approved development and historic trends over the last ten years.
2. An analysis of the existing jobs and employment characteristics of the municipality and a projection of the probable future jobs and employment characteristics for ten years covering the period January 1, 2004 through January 1, 2014 based upon certificates of

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occupancy, construction permits, approved development and historic trends over the last ten years.

3. An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections.
4. Plan projections for 2015 consistent with the State Planning Commission.
5. The number of new affordable units the municipality was obligated to provide during the period 1987 to 1999 and the number of affordable units actually provided.
6. The number of deficient units occupied by low and moderate income households that the municipality is obligated to rehabilitate.
7. The projected growth share affordable housing need.
8. A general description of any sites slated for affordable housing including acreage, owner, block and lot, current zoning, surrounding land uses and street access

POPULATION CHANGES

Between 1990 and 2000 the Borough's population grew by 207 persons, an increase of 4.2%. As a result of this population growth the density of population increased from 815 to 846 persons per square mile, a gain of 3.8%. The population of males in the Borough grew by 141, an increase of 6.2% while the number of females increased by 66, only 2.5% growth. The median age in the Borough remained virtually stable at 41.7 years of age in 1990 and 41.9 years of age in 2000. In 1990 the Borough's senior population of persons 65 and over numbered 733. By the year 2000 this age group had increased to 857 persons and comprised 16.8% of the Borough's total population. Females in this age group out-numbered males by 537 to 320. Women age 65 and over constitute 10.5% of the Borough's total population.

TABLE 1 POPULATION DATA MENDHAM BOROUGH			
	1990	2000	CHANGE
Total Population	4,890	5,097	207
Land Size (sq. mi.)	6.0	6.0	0
Density (persons/sq. mi.)	815	846	31
Male	2,269	2,410	141
Female	2,621	2,687	66
Median Age	41.7	41.9	0.2

Source: Morris County Planning Board, 2000 Census Profiles

TABLE 2 AGE GROUPS MENDHAM BOROUGH		
	2000	%
18 years & over	3,730	73.2
Male	1,696	33.3
Female	2,034	39.9
65 years and over	857	16.8
Male	320	6.3
Female	537	10.5

Source: Morris County Planning Board, 2000 Census Profiles

HOUSING CHARACTERISTICS CHANGES

The number of total housing units in Mendham Borough increased by 51, rising from 1,777 to 1,828, growth of 2.87% during the decade. The number of owner-occupied units grew by 108 from 1421 to 1529. The Borough experienced declines in the number of renter-occupied units which dropped by 14 and the number of vacant units which declined by 43 over the 10 year period. The average household size in owner-occupied units also declined dropping from 2.88 persons to 2.80.

TABLE 3 HOUSING TENURE: 1990 & 2000 MENDHAM BOROUGH			
	1990	2000	CHANGE
Total housing units	1,777	1,828	51
Occupied units	1,687	1,781	94
Owner-occupied	1,421	1,529	108
Renter-occupied	266	252	-14
Average size owner-occupied	2.88	2.80	-0.08
Average size renter-occupied	2.16	2.18	0.02
Vacant units	90	47	-43
Seasonal or occasional use	6	10	4

Source: U.S. Census, 1990 & 2000

HOUSEHOLDS

The 2000 U.S. Census reports a total of 1,781 households in the Borough. This is an increase from 1990 where the number was 1687, a gain of 94 or 5.6%.

TABLE 4 HOUSEHOLD BY TYPE MENDHAM BOROUGH		
	2000	%
Total households	1,781	100.0
Family households	1,380	77.5
with children under 18	651	36.6
Married couple	1,235	69.3
with children under 18	578	32.5
Female householder, no husband	120	6.7
with children under 18	63	3.5
Non-family households	401	22.5
Householder living alone	332	18.6
Householder 65 and over	178	10.0
Households w/individ. under 18	666	37.4
Households w/individ 65 & over	514	28.9
Average household size	2.72	
Average family size	3.13	

Source: U.S. Census, 1990 & 2000

The average household size continued to decline from 2.77 in 1990 to 2.72 in 2000. Family households (1,380) remain the dominant family grouping comprising 77.5% of the household types in the Borough. Slightly less than half of these family households (651) had children under 18 years of age.

Single female heads of household comprised 120 people or 6.7% of the Borough's population. Non-family households at 401 or 22.5% of the population, were also an important component of the

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Borough's demographic structure.

HOUSING CHARACTERISTICS

In 2000 of the total 1,828 housing units in the Borough the vast majority, 1,358 or 74.3%, were single-family detached houses. Single-family attached units were also a substantial part of the Borough's inventory at 16.3% reflecting the Mendham Commons development. The 9.5% balance of the Borough's housing stock was in duplex units, 3.2%, and the remainder in multi-family structures.

TABLE 5 UNITS IN STRUCTURE: 2000 MENDHAM BOROUGH		
Subject	Number	Percent
Total housing units	1,828	100.0
UNITS IN STRUCTURE		
1-unit detached	1,358	74.3
1-unit attached	298	16.3
2 units	58	3.2
3 or 4 units	47	2.6
5 to 9 units	40	2.2
10 to 19 units	14	0.8
20 or more units	13	0.7
Mobile home	0	0

Source: U.S. Census, 2000

AGE OF HOUSING

The 2000 Census reports that 1,744 or 95.4% of the Borough's housing was built in 1989 or earlier. Only 84 units are reported to have been built in the past 15 years. This recent housing inventory amounts to only 4.6% of the total and reflects the Borough's long-established pattern of an existing village with a mature housing stock.

<p style="text-align: center;">TABLE 6 YEAR STRUCTURE BUILT: 2000 MENDHAM BOROUGH</p>		
YEAR STRUCTURE BUILT	NUMBER	PERCENT
1999 to March 2000	18	1.0
1995 to 1998	30	1.6
1990 to 1994	36	2.0
1980 to 1989	344	18.8
1970 to 1979	541	29.6
1960 to 1969	253	13.8
1940 to 1959	255	13.9
1939 or earlier	351	19.2

Source: U.S. Census, 2000

AVERAGE HOME VALUES

In 1990 the average value of single-family detached and attached housing units was reported by the Census at \$286,979. The 2000 Census reports that the median dollars of value for owner-occupied units had increased to \$397,000.

TABLE 7 VALUE OWNER OCCUPIED UNITS: 2000 MENDHAM BOROUGH		
VALUE	NUMBER	PERCENT
Less than \$50,000	0	0
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	0	0
\$150,00 to \$199,999	81	5.8
\$200,00 to \$299,999	304	21.8
\$300,00 to \$499,999	657	47.2
\$500,00 to \$999,999	219	15.7
\$1,000,000 or more	132	9.5
Median (dollars)	\$397,000	

Source: U.S. Census, 2000

EMPLOYMENT CHARACTERISTICS OF RESIDENTS

The 2000 Census reports that there were 2,274 persons or 58.4% of the Borough's population 16-years and over (3,894 persons) who were in the civilian labor force. Of these, 2,247 or 57.7% of the population 16 years and over were employed. The unemployment rate at the time of the Census was 1.2%.

Out of 2,215 workers 16-years and over, 1,725 or 77.9% commuted to work alone. Another 171 or 7.7% car pooled. Only 3.8% (85 persons) took public transportation and another 2.0% (45 persons) walked to work. Those who worked at home, 8.5%, numbered 189. The average commuter travel time for Mendham Borough residents was 32.1 minutes.

Management, professional and related occupations (1,240 persons) constituted 55.2% of the civilian labor force. The next largest group by occupation, 728 employees or 32.4% of the labor force, worked in sales and office occupations. Service occupations accounted for 135 persons or 6.0% of the total while construction, extraction and maintenance personnel totaled 73 or 3.2% of the labor force. Another 57 persons, 2.5%, worked in production, transportation and material moving activities.

A detailed break-down of employment by industry follows:

<p style="text-align: center;">TABLE 8 EMPLOYMENT BY INDUSTRY: 2000 MENDHAM BOROUGH</p>		
Industry	Number	Percent
Agriculture, forest, fishing hunting and mining	19	0.8
Construction	70	3.1
Manufacturing	313	13.9
Wholesale trade	75	3.3
Retail trade	265	11.8
Transportation, warehousing and utilities	41	1.8
Information	137	6.1
Finance, insurance, real estate and rental/leasing	358	15.9
Professional, scientific, management, administrative and waste management services	436	19.4
Educational, health & social services	350	15.6
Arts, entertainment, recreation, accommodation and food services	57	2.5
Other services (except public administration)	76	3.4
Public administration	50	2.2

Source: U.S. Census 2000

Private wage and salary workers constituted 1,799 persons or 80.1% of the labor force. Only 8.2% of the Borough's workers were in government employment. Self-employed workers totaled 230 persons or 10.2% of the labor force.

Median family income in 2000 was \$129,812 and median household income was \$110,348 as reported by the Census. Full-time male workers had median earnings of \$96,672 while full-time female workers earned \$48,542. Seventy-three (73) Borough families (5.3%) earned less than \$25,000 per year in 2000.

<p align="center">TABLE R-1 MPO RESIDENTIAL GROWTH PROJECTION MENDHAM BOROUGH</p>								
2015	-	2005				2000		
MPO Population	-	MPO Population	=	Population Change	÷	Household Size	=	Household Growth
5385	-	5218	=	167	÷	2.72	=	61.4

Source: North Jersey Transportation Planning Authority (MPO)

TABLE R-2										
Ten-year Historic Trend of Certificates of Occupancy & Demolition Permits										
MENDHAM BOROUGH										
	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's Issued	8	6	7	8	10	6	6	6	4	3
Demolitions	-3			-1	-2	-1		-1	-5	-4
NET	5	6	7	7	8	5	6	5	-1	-1

Source: Borough of Mendham, Construction Official

<p style="text-align: center;">TABLE R-3 ANTICIPATED DEVELOPMENTS & NUMBER OF RESIDENTIAL UNITS BY THE YEAR THAT CO'S ARE ANTICIPATED TO BE ISSUED MENDHAM BOROUGH</p>										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Approved Development Applications										
DeNeufville-PB 740	1	1	1							3
Graham-PB 769	1									1
Sorvino-BOA01-11		1								1
Pending Development Applications										
Perillo-PB787		1								1
Anticipated Development Applications										
DeNeufville (village center cluster)				12	12	12	12	12	10	70
Misc. Subd.				3	4	3	3	2	2	17
Other Projected Development										
TOTAL	2	3	1	15	16	15	15	14	12	93

Source: Borough Land Use Administrator, Projections by Borough Planner

TABLE R-4 PROJECTED MISCELLANEOUS CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS MENDHAM BOROUGH										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total CO's Issued (from Table R-3)	2	3	1	15	16	15	15	14	12	93
Demolitions	-2	-2	-2	-5	-6	-7	-7	-6	-5	-42
NET	0	1	-1	10	10	8	8	8	7	51

Source: Projections by Borough Planner

TABLE R-5 TOTAL NET RESIDENTIAL GROWTH (Sum of Actual & Projected Growth) MENDHAM BOROUGH											
<i>Actual</i>	<i>Projected</i> →→→										
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total CO's Issued (from Table R-3)	3	2	3	1	15	16	15	15	14	12	96
Demolitions	-3	-2	-2	-2	-5	-6	-7	-7	-6	-5	-45
NET	0	0	1	-1	10	10	8	8	8	7	51

Source: Projections by Borough Planner

TABLE R-6 SECOND ROUND AFFORDABLE & MARKET-RATE UNITS IN INCLUSIONARY DEVELOPMENTS TO BE EXCLUDED FROM GROWTH PROJECTION, BY THE YEAR THAT CO'S ARE ANTICIPATED TO BE ISSUED MENDHAM BOROUGH											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
			NOT APPLICABLE								
			NOT APPLICABLE								
TOTAL											

Source: Projections by Borough Planner

TABLE R-7 NET RESIDENTIAL GROWTH PROJECTIONS AFTER SUBTRACTING SECOND ROUND AFFORDABLE & INCLUSIONARY MARKET-RATE UNITS MENDHAM BOROUGH												
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL	
Net Residential Growth (Table R-5)	0	0	1	-1	10	10	8	8	8	7	51	
Second Round Units (Table R-6)			NOT APPLICABLE									
FINAL NET GROWTH	0	0	1	-1	10	10	8	8	8	7	51	

Source: Projections by Borough Planner

TABLE R-8 AFFORDABLE HOUSING UNIT GROWTH PROJECTIONS MENDHAM BOROUGH											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Table R-7 Total	0	0	1	-1	10	10	8	8	8	7	51
Divided by Nine	0	0	0.11	-0.11	1.11	1.11	0.89	0.89	0.89	0.79	5.68

Source: Projections by Borough Planner

TABLE NR-1 MPO NON-RESIDENTIAL GROWTH PROJECTION MENDHAM BOROUGH				
2015 MPO Employment	-	2005 MPO Employment	=	Employment Change
1983	-	1583	=	300

Source: North Jersey Transportation Planning Authority (MPO)

TABLE NR-2 TEN-YEAR HISTORIC TREND OF CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS BY SQUARE FEET MENDHAM BOROUGH										
	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's Issued B-Office	1,644	3,639	1,480						3,730	
CO's Issued M-Retail					8,686	10,850				
CO's Issued S-Warehouse					1,400	9,240				
CO's Issued A-4 Assembly						85			9,500	
Demolitions M-Retail	912			17,694						

Source: Construction Official

TABLE NR-3 "B" USE GROUP: ACTUAL DEVELOPMENTS BY YEAR THAT CO's WERE ISSUED (three jobs per 1,000 square feet) MENDHAM BOROUGH						
	'95	'96	'97	'03	Total sq. ft.	Jobs
TOTAL New Development						
Offices	1,644	3,639	1,480	3,730	3,730	31.48
TOTAL Demolitions						

Source: Construction Official

TABLE NR-4 "M" USE GROUP: ACTUAL DEVELOPMENTS BY YEAR THAT CO's WERE ISSUED (one job per 1,000 square feet) MENDHAM BOROUGH						
	'95	'98	'99	'00	Total sq. ft.	Jobs
TOTAL NEW DEVELOPMENT						
RETAIL			8,686	10,850	19,536	19.54
TOTAL DEMOLITIONS						
	912	17,694			18,606	18.61

Source: Construction Official

TABLE NR-5 "A-4" USE GROUP: ACTUAL DEVELOPMENTS BY YEAR THAT CO's WERE ISSUED (3 jobs per 1,000 square feet) MENDHAM BOROUGH				
	'00	'03	Total sq. ft.	Jobs
TOTAL NEW DEVELOPMENT				
A-4 Assembly	85	9500	9,585	28.76
TOTAL DEMOLITIONS				

Source: Construction Official

TABLE NR-6 "S" USE GROUP: ACTUAL DEVELOPMENTS BY YEAR THAT CO's WERE ISSUED (0.2 jobs per 1,000 square feet) MENDHAM BOROUGH				
	'99	'00	Total sq. ft.	Jobs
TOTAL NEW DEVELOPMENT				
S-Storage	1,400	9,240	10,640	2.13
TOTAL DEMOLITIONS				

Source: Construction Official

TABLE NR-7 "B" USE GROUP: DEVELOPMENTS AND ANTICIPATED DEVELOPMENTS BY YEAR THAT CO's ARE ANTICIPATED TO BE ISSUED (3 jobs per 1,000 square feet) MENDHAM BOROUGH											
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total sq. ft.	Jobs
Approved Development Applications											
First Morris Bank	1500									1500	4.50
PNC Bank											
Pending Development Applications											
Anticipated Development Applications											
Other Projected Development											
TOTAL NEW DEVELOPMENT	1500									1500	4.50
TOTAL DEMOLITIONS											

- For projection of jobs to the year 2014 see Tables NR-12 and NR-13

TABLE NR-8 "M" USE GROUP: DEVELOPMENTS AND ANTICIPATED DEVELOPMENTS BY YEAR THAT CO'S ARE ANTICIPATED TO BE ISSUED (1 job per 1,000 square feet) MENDHAM BOROUGH											
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total sq. ft.	Jobs
Approved Development Applications											
Mendham Ford		12,000								12,000	12.00
Pending Development Applications											
Anticipated Development Applications											
Demolitions											
Mendham Ford		5,100								5100	5.1
Other Projected Development											
TOTAL New Development		12,000								12,000	12.00
TOTAL Demolitions		5,100								5,100	5.1

TABLE NR-9 "E" USE GROUP: DEVELOPMENTS AND ANTICIPATED DEVELOPMENTS BY YEAR THAT CO's ARE ANTICIPATED TO BE ISSUED (1 job per 1,000 square feet) MENDHAM BOROUGH											
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total sq. ft.	Jobs
Approved Development Applications											
W. Morris M.H.S.	35,000									35,000	35
Pending Development Applications											
W. Morris M.H.S.		21,640								21,640	21.6
Anticipated Development Applications											
W. Morris M.H.S.											
TOTAL New Development	35,000	21,640								56,640	56.6
TOTAL Demolitions											

TABLE NR-10 "I" USE GROUP: DEVELOPMENTS AND ANTICIPATED DEVELOPMENTS BY YEAR THAT CO's ARE ANTICIPATED TO BE ISSUED (2 jobs per 1,000 square feet) MENDHAM BOROUGH											
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total sq. ft.	Jobs
Approved Development Applications											
Daytop		20,000								20,000	40
Pending Development Applications											
Anticipated Development Applications											
Demolitions											
Daytop		2,800								2,800	5.6
TOTAL New Development		20,000								20,000	40
TOTAL Demolitions		2,800								2,800	5.6

TABLE NR-11 NET PROJECTED EMPLOYMENT GROWTH MENDHAM BOROUGH										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Table NR-7 Total New Development	4.50									2.21
Table NR-8 Total New Development		12.0								13.24
Table NR-9 Total New Development	35	21.6								35.00
Table NR-10 Total New Development										
Subtotal New Development	39.5	73.6								113.1
Table NR-7 Total Demolitions	-									
Table NR-8 Total Demolitions		5.1								5.1
Table NR-9 Total Demolitions										
Table NR-10 Total Demolitions		5.6								5.6
Subtotal Demolitions	0	10.7								10.7
Total Projected Net Employment Growth	39.5	62.9								102.4

TABLE NR-12 TOTAL NET NON-RESIDENTIAL (EMPLOYMENT) GROWTH (Sum of Actual & Projected Growth) MENDHAM BOROUGH			
YEAR	TOTAL NEW* DEVELOPMENT	TOTAL DEMOLITIONS	TOTAL NET EMPLOYMENT GROWTH
'04			
'05	39.5		39.5
'06	73.6	-10.7	62.9
'07	6.33		6.33
'08	6.33		6.33
'09	6.33		6.33
'10	6.33		6.33
'11	6.33		6.33
'12	6.33		6.33
'13	6.33		6.33
TOTAL	157.41	-10.7	146.71

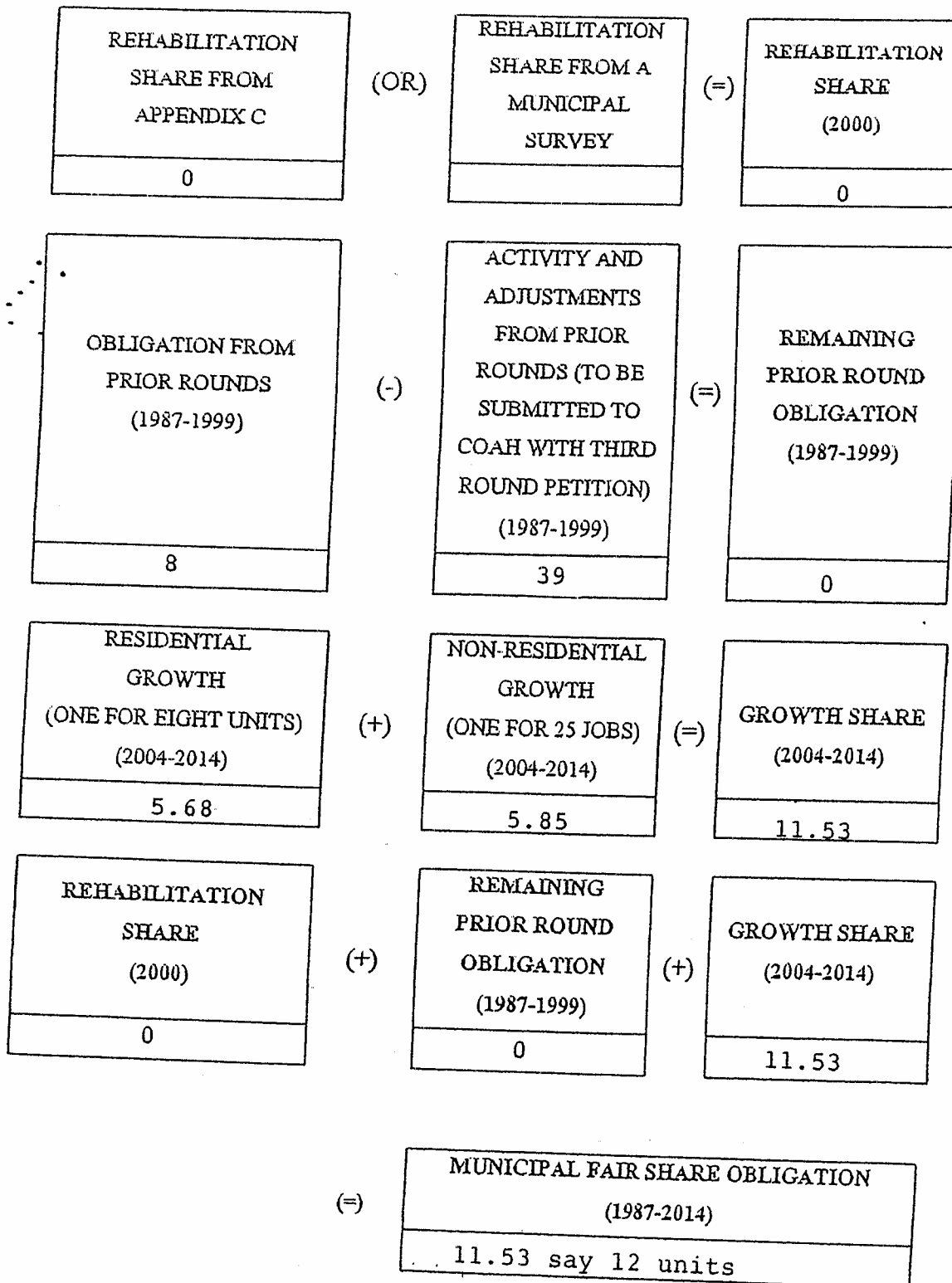
* Projected non-residential jobs for 2007-2013 are based upon the average annual number of jobs actually created between 1995-2004 at 6.33 jobs per year. This projection includes jobs in the B, M, S and A-4 Use Groups as reported herein.

TABLE NR-13 AFFORDABLE HOUSING UNIT OBLIGATION BY NON-RESIDENTIAL DEVELOPMENT MENDHAM BOROUGH		
YEAR	TABLE NR-12* TOTAL	DIVIDED by 25
'04		
'05	39.5	1.58
'06	62.9	2.52
'07	6.33	0.25
'08	6.33	0.25
'09	6.33	0.25
'10	6.33	0.25
'11	6.33	0.25
'12	6.33	0.25
'13	6.33	0.25
TOTAL	146.71	5.85

* Projected non-residential jobs for 2007-2013 are based upon the average annual number of jobs actually created between 1995-2004 at 6.33 jobs per year. This projection includes jobs in the B, M, S and A-4 Use Groups as reported herein.

TABLE T-1 TOTAL PROJECTED AFFORDABLE HOUSING OBLIGATION GENERATED BY RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT 2004-2013 MENDHAM BOROUGH			
YEAR	TABLE R-8 RESIDENTIAL	TABLE NR-13 NON-RESIDENTIAL	TOTAL
'04	0	0	0
'05	0	1.58	1.58
'06	0.11	2.52	2.62
'07	-0.11	0.25	0.14
'08	1.11	0.25	1.36
'09	1.11	0.25	1.36
'10	0.89	0.25	1.14
'11	0.89	0.25	1.14
'12	0.89	0.25	1.14
'13	0.79	0.25	1.14
TOTAL	5.68	5.85	11.53 say 12

CALCULATING MUNICIPAL FAIR SHARE OBLIGATION FOR 1987-2014



COMPLIANCE PLAN

The Borough of Mendham has a remaining prior round obligation of zero (0) [1987-1999] and a total 31 surplus credits for use against any future affordable housing obligation. The new projected fair share obligation (1987-2014) for the Third Round is twelve (12) units, including a projected development of 70 units within the "Village Center Cluster", known as the DeNeufville tract. This development under the terms of the Village Center Cluster Ordinance (§215-14F. - Zoning), is provided a with a ten (10%) percent density bonus for inclusion of an affordable housing component. This would result in an anticipated capture of not less than seven (7) new affordable units for the Borough's Fair Share Plan.

With 31 surplus credits for past housing activity Mendham Borough does not foresee a need to rezone sites beyond the Village Cluster to generate affordable housing. The Third Round Fair Share obligation of twelve (12) units is fully offset by credits and reductions as set forth herein.

The Borough also has in place a development fee ordinance which was adopted on July 3, 1995 and approved by COAH on July 12, 1995. The Borough's spending plan for this ordinance was approved by COAH on April 5, 2000. Based upon NJAC 5:94-6.14 the Borough amended its development fee ordinance on March 21, 2005, to increase the Borough's development fees as now allowed under the Third Round rules. The Borough also has adopted an affirmative marketing ordinance pursuant to its grant of substantive certification.

The State Planning Commission designated Mendham Borough as a "Village Center" on February 24, 1995. All of the Borough outside of the village center boundary is designated as PA-5, Environmentally Sensitive Planning Area. Aside from the village center cluster, which would have its own treatment facility, there is no intention to expand water or sewer infrastructure and, in fact, based on the severe capacity limitation of the Mendham Borough sewer plant, such expansion is not practical or possible as noted in the

Housing Element & Fair Share Plan
Mendham Borough
August, 2005

1994 Borough Master Plan, as reexamined and reviewed in 2000.

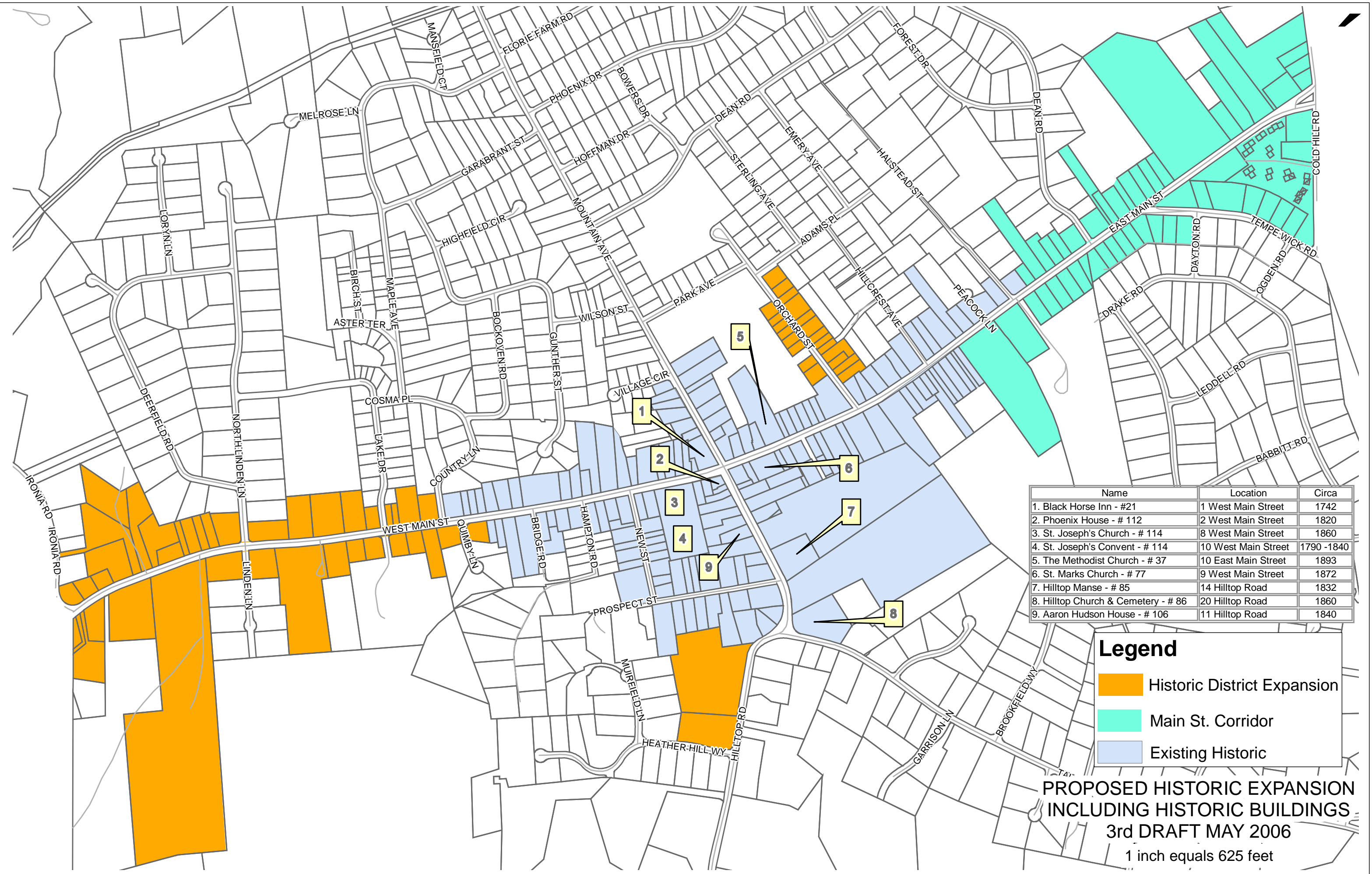
A copy of the COAH resolution granting Mendham Borough an extension of substantive certification on May 11, 2005 is attached hereto (See Appendix "A")

Lastly, pursuant to NJAC 5:94-4.4 Municipal Zoning Options and as a hedge against development proposals which are now unanticipated but which could emerge between 2005 and 2014, this Compliance Plan presents a draft "growth share" ordinance to amend Chapter 215. This ordinance provides a range of planning tools which the Borough Council and Planning Board can select from to stay ahead of the development curve (See Appendix "B").

Housing Element & Fair Share Plan
Mendham Borough
August, 2005

INVENTORY OF EXHIBITS

Exhibit #1	Existing Land Use 2006.....	II-3
Exhibit #2	Land Use Plan.....	II-4
Exhibit #3	Circulation Plan.....	IV-3
Exhibit #4	Community Facilities.....	V-3
Exhibit #5	Environmental Features and Loop Trail.....	VI-5
Exhibit #6	Proposed Historic Expansion Including Historic Buildings.....	VII-9
Exhibit #7	Environmental Features.....	IX-22
Exhibit #8	Bedrock Geology.....	IX-23
Exhibit #9	Soils.....	IX-24
Exhibit #10	Slopes I.....	IX-25
Exhibit #11	Slopes II.....	IX-26
Exhibit #12	Wet Map I.....	IX-27
Exhibit #13	Wet Map II.....	IX-28
Exhibit #14	Land Use Overview.....	IX-29
Exhibit #15	Sewer Service Area.....	X-5



Name	Location	Circa
1. Black Horse Inn - #21	1 West Main Street	1742
2. Phoenix House - # 112	2 West Main Street	1820
3. St. Joseph's Church - # 114	8 West Main Street	1860
4. St. Joseph's Convent - # 114	10 West Main Street	1790 - 1840
5. The Methodist Church - # 37	10 East Main Street	1893
6. St. Marks Church - # 77	9 West Main Street	1872
7. Hilltop Manse - # 85	14 Hilltop Road	1832
8. Hilltop Church & Cemetery - # 86	20 Hilltop Road	1860
9. Aaron Hudson House - # 106	11 Hilltop Road	1840

Legend

- Historic District Expansion
- Main St. Corridor
- Existing Historic


**PROPOSED HISTORIC EXPANSION
INCLUDING HISTORIC BUILDINGS**
 3rd DRAFT MAY 2006
 1 inch equals 625 feet

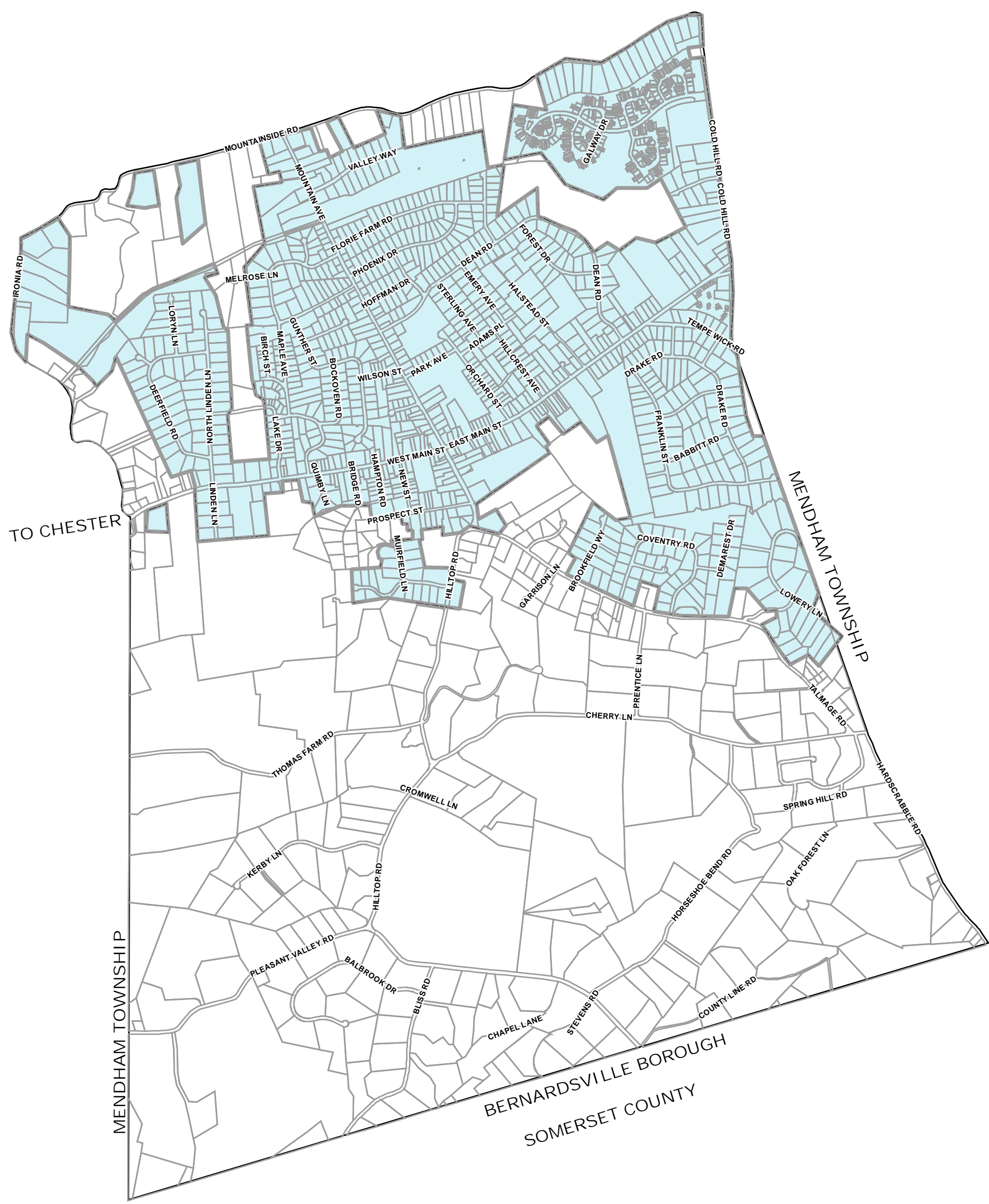
BOROUGH OF MENDHAM



MASTER PLAN
2006

Legend

 Sewer Service Area



TO CHESTER

MENDHAM TOWNSHIP

MENDHAM TOWNSHIP

BERNARDSVILLE BOROUGH
SOMERSET COUNTY

1 inch equals 1,500 feet



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JULY 2006

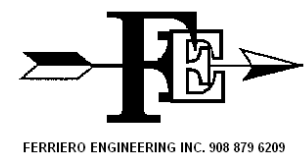
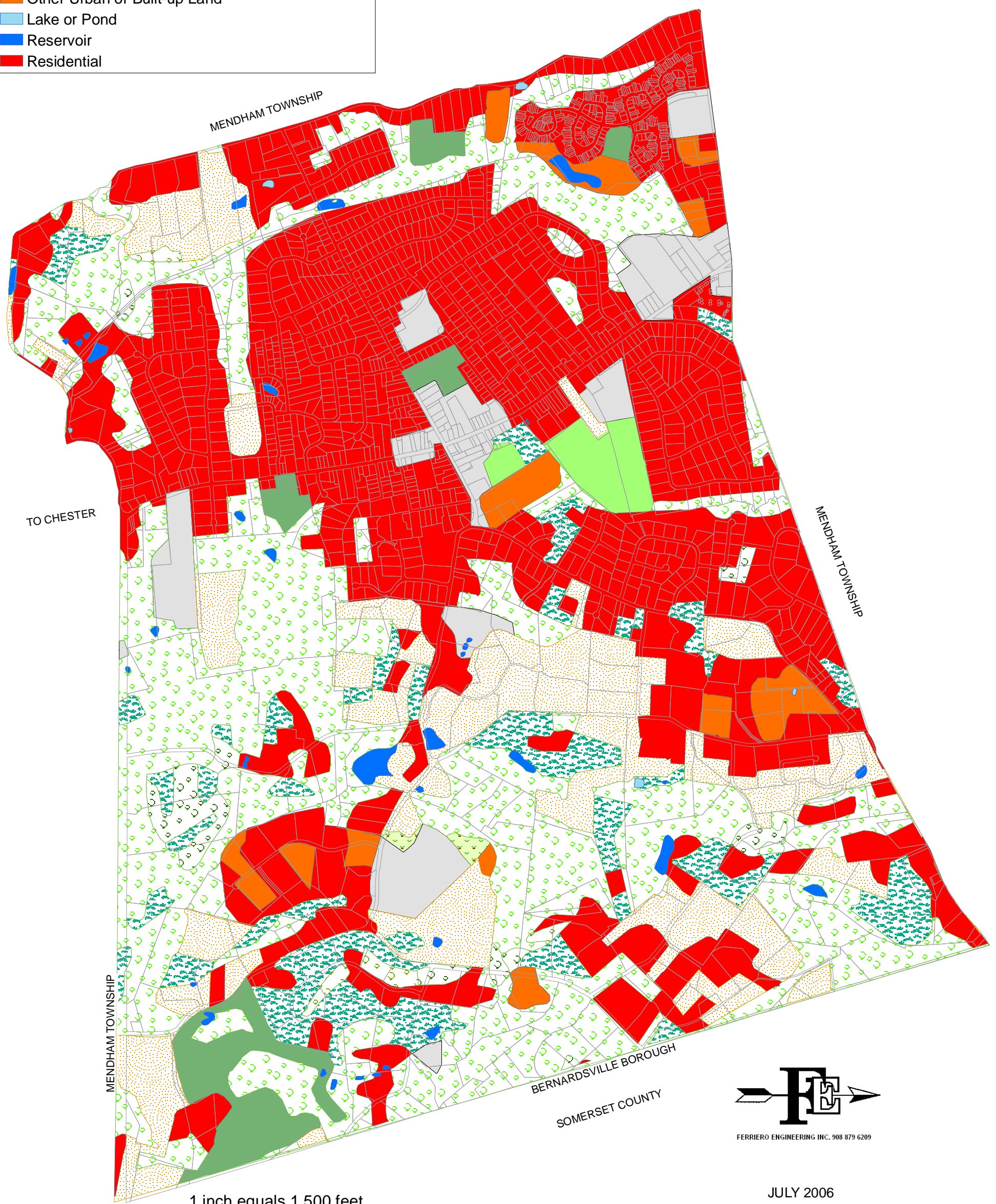
**BOROUGH OF MENDHAM
SEWER SERVICE AREA**

EXHIBIT # 15

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state authorized.

Land Use

- Athletic Fields (Schools)
- Recreational Land
- Brushland/Shrubland
- Commercial and Services
- Coniferous Forest
- Coniferous/Deciduous Forest
- Deciduous Forest
- Deciduous/Coniferous Forest
- Cropland and Pastureland
- Orchards, Vineyards, Nurseries, Horticultural Areas
- Other Agriculture
- Other Urban or Built-up Land
- Lake or Pond
- Reservoir
- Residential






JULY 2006

**Land Use Overview
BOROUGH OF MENDHAM**

EXHIBIT # 14

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state authorized.

Flood Prone Area

-  Water
-  USGS Documented Floodprone Area
-  Undocumented Floodprone Area



1 inch equals 1,500 feet

JULY 2006

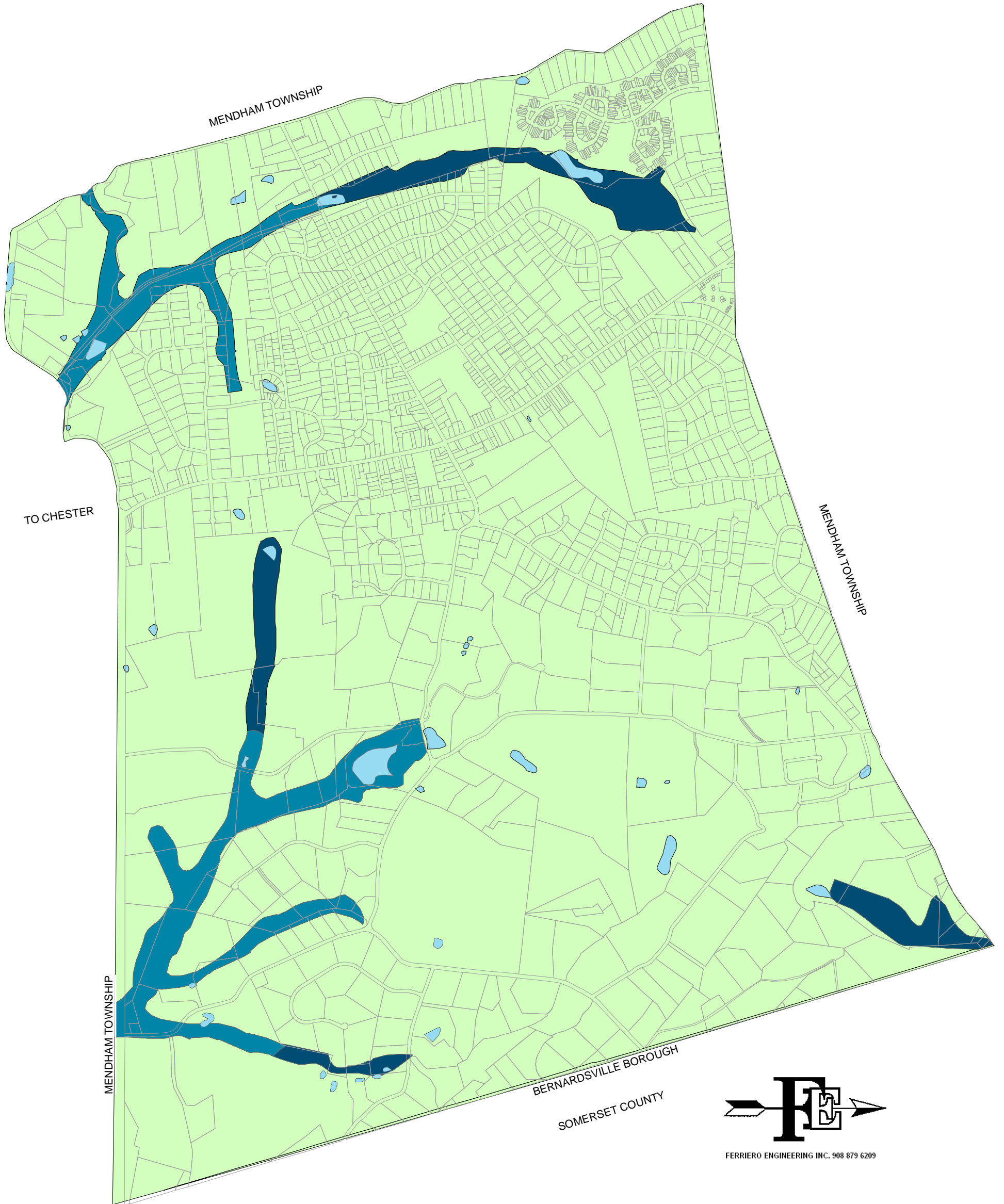
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Wet Map II BOROUGH OF MENDHAM

EXHIBIT # 13

Flood Prone Area

- Water
- USGS Documented Floodprone Area
- Undocumented Floodprone Area
- Not a Floodprone Area



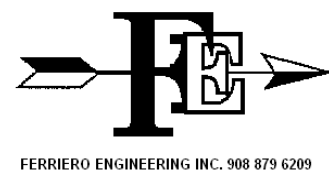
1 inch equals 1,500 feet

JULY 2006

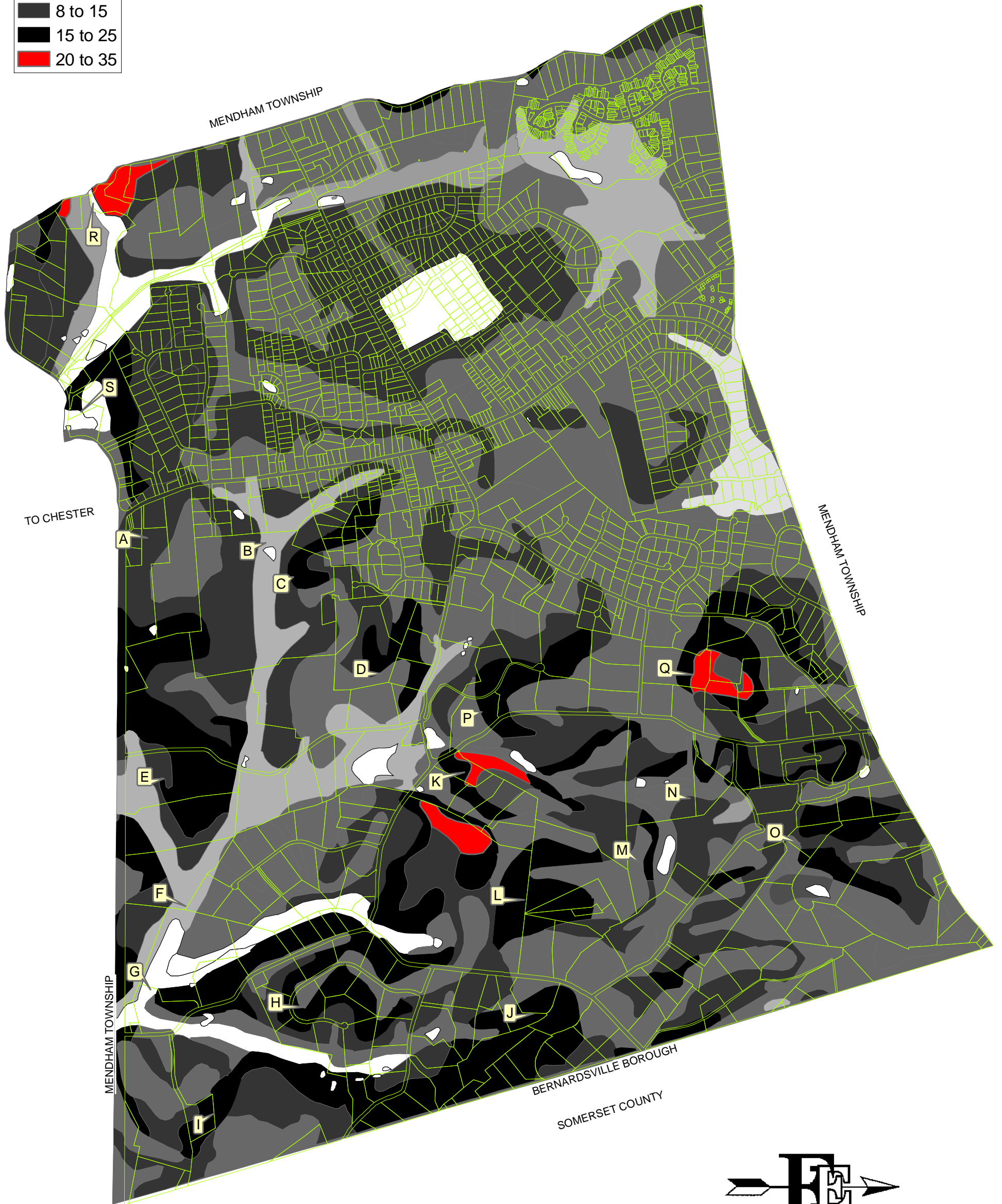
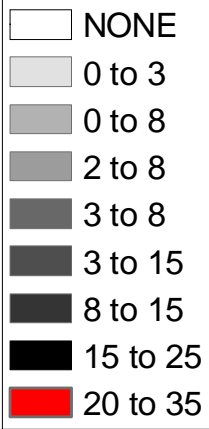
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Wet Map I
BOROUGH OF MENDHAM

EXHIBIT # 12



SLOPE %



1 inch equals 1,500 feet



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








JULY 2006

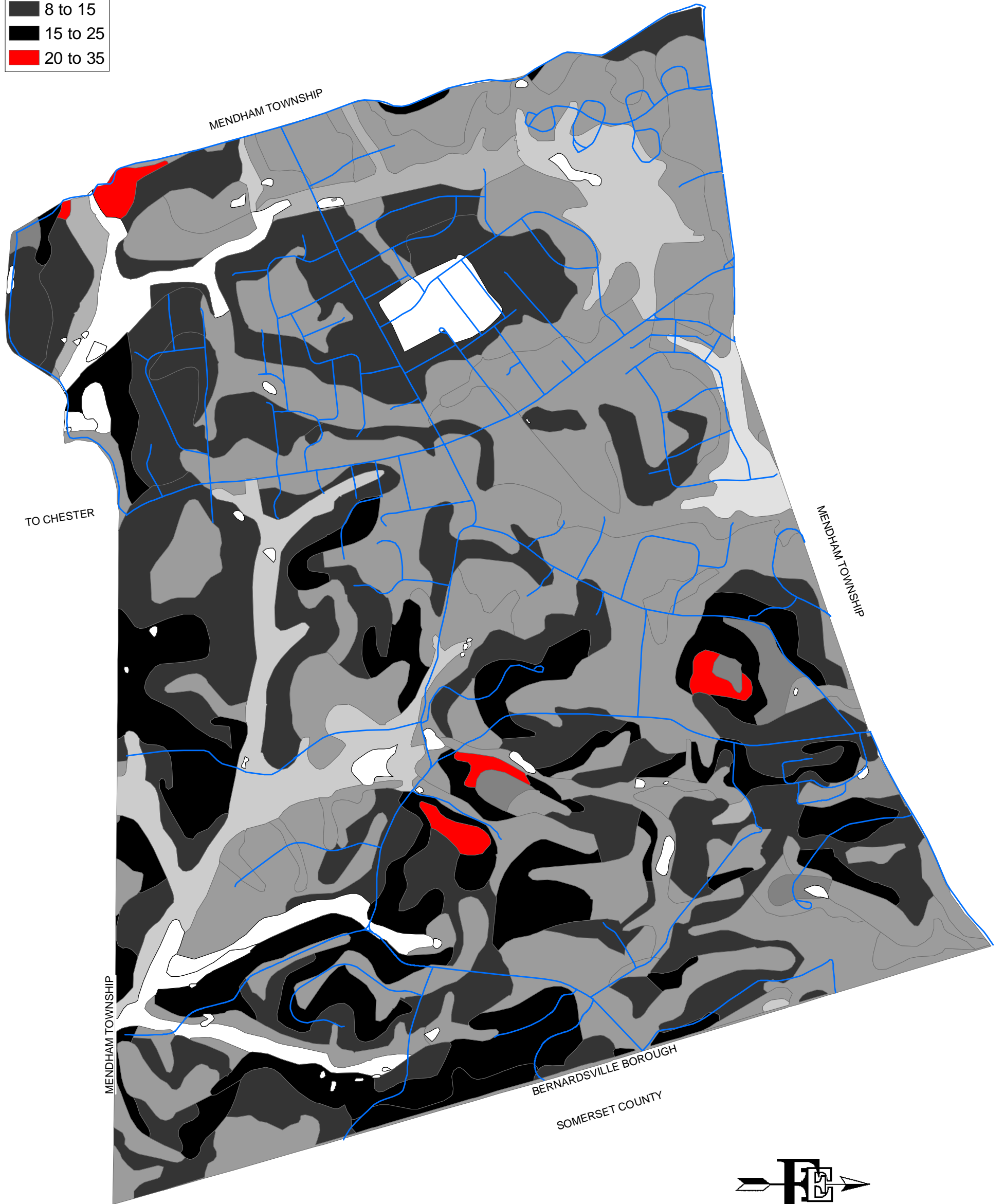
Slopes II BOROUGH OF MENDHAM

EXHIBIT # 11

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SLOPE %

-  NONE
-  0 to 3
-  0 to 8
-  2 to 8
-  3 to 8
-  3 to 15
-  8 to 15
-  15 to 25
-  20 to 35



1 inch equals 1,500 feet



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JULY 2006

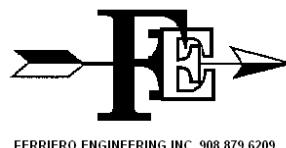
Slopes I BOROUGH OF MENDHAM

EXHIBIT # 10

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SOIL SERIES

- Alluvial land
- Annandale
- Bartley
- Califon
- Cokesbury
- Edneyville
- Parker
- Parker-Edneyville
- Parker-Rock outcrop complex
- Turbotville
- Urban land-Edneyville complex
- Water
- Made land



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JULY 2006

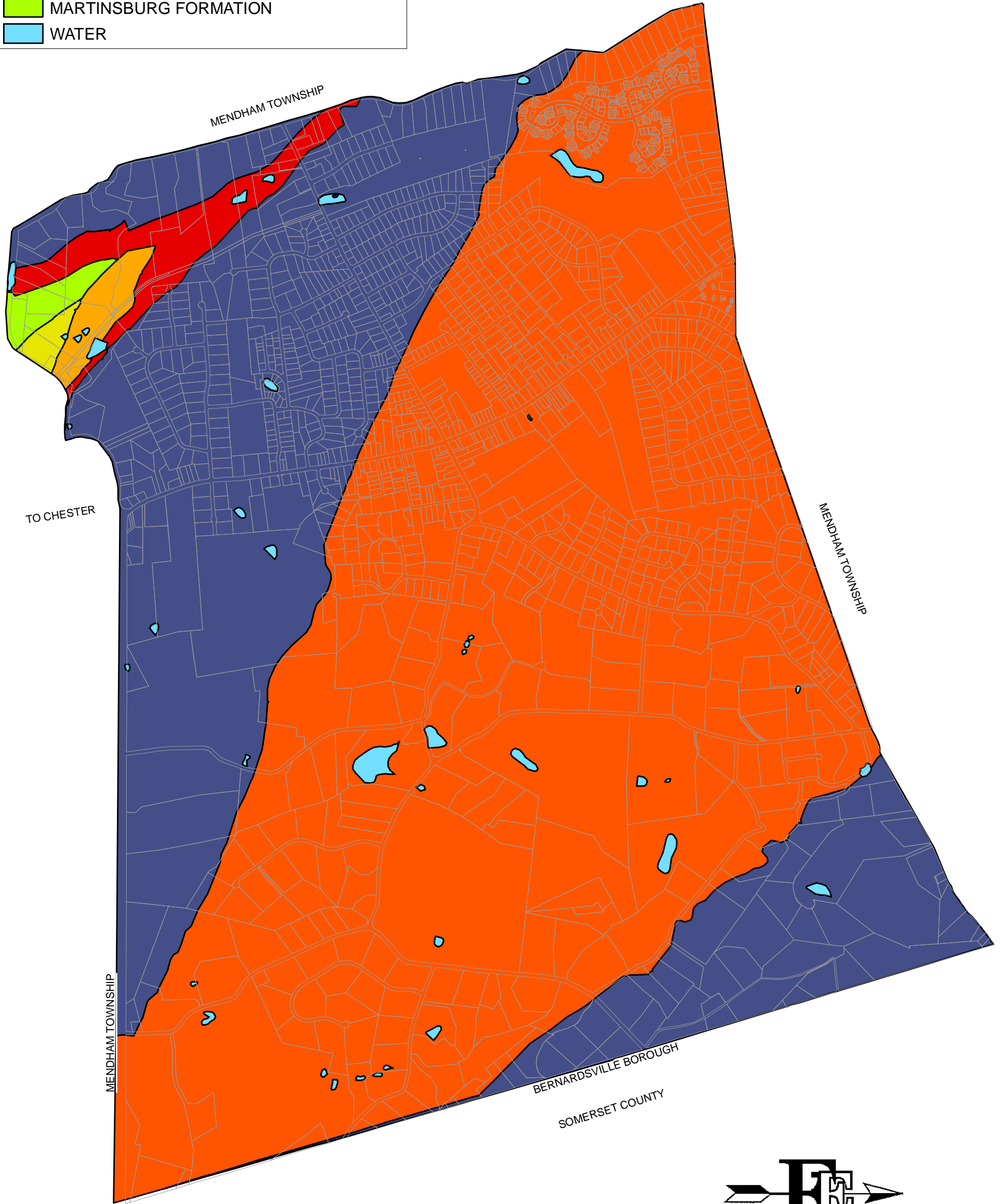
Soils
BOROUGH OF MENDHAM

EXHIBIT # 9

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BEDROCK GEOLOGY

-  ALLENTOWN FORMATION
-  HARDYSTON FORMATION
-  HORNBLLENDE GRANITE
-  HYPERSTHENE-QUARTZ-ANDESINE GNEISS
-  LEITHSVILLE FORMATION
-  MARTINSBURG FORMATION
-  WATER



1 inch equals 1,500 feet



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JULY 2006

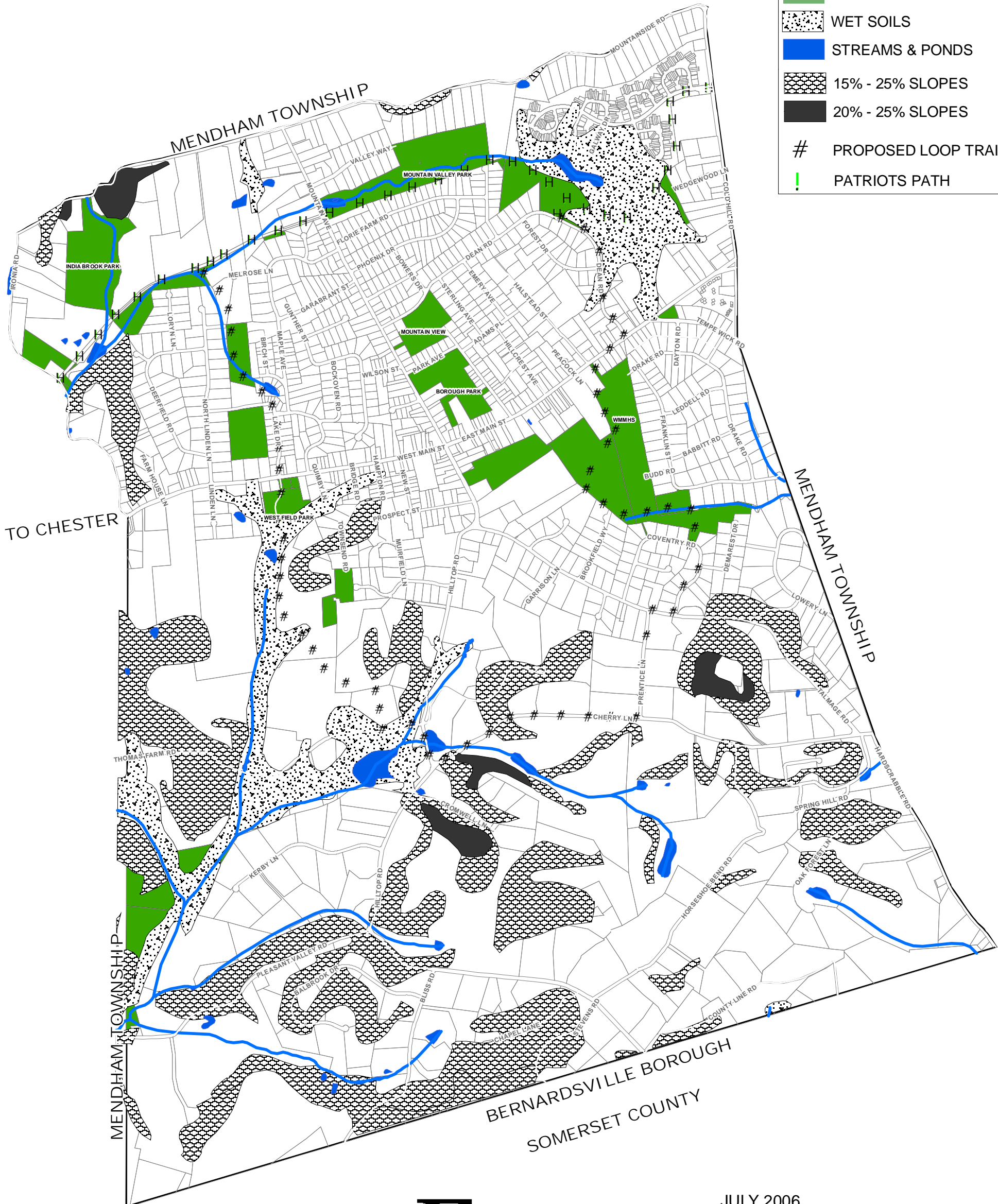
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Bedrock Geology
BOROUGH OF MENDHAM

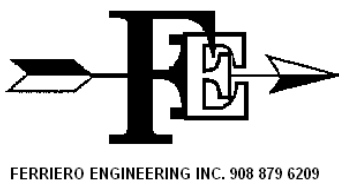
EXHIBIT # 8



LEGEND	
	PARKS & RECREATION
	WET SOILS
	STREAMS & PONDS
	15% - 25% SLOPES
	20% - 25% SLOPES
#	PROPOSED LOOP TRAIL
	PATRIOTS PATH



1 inch equals 1,500 feet



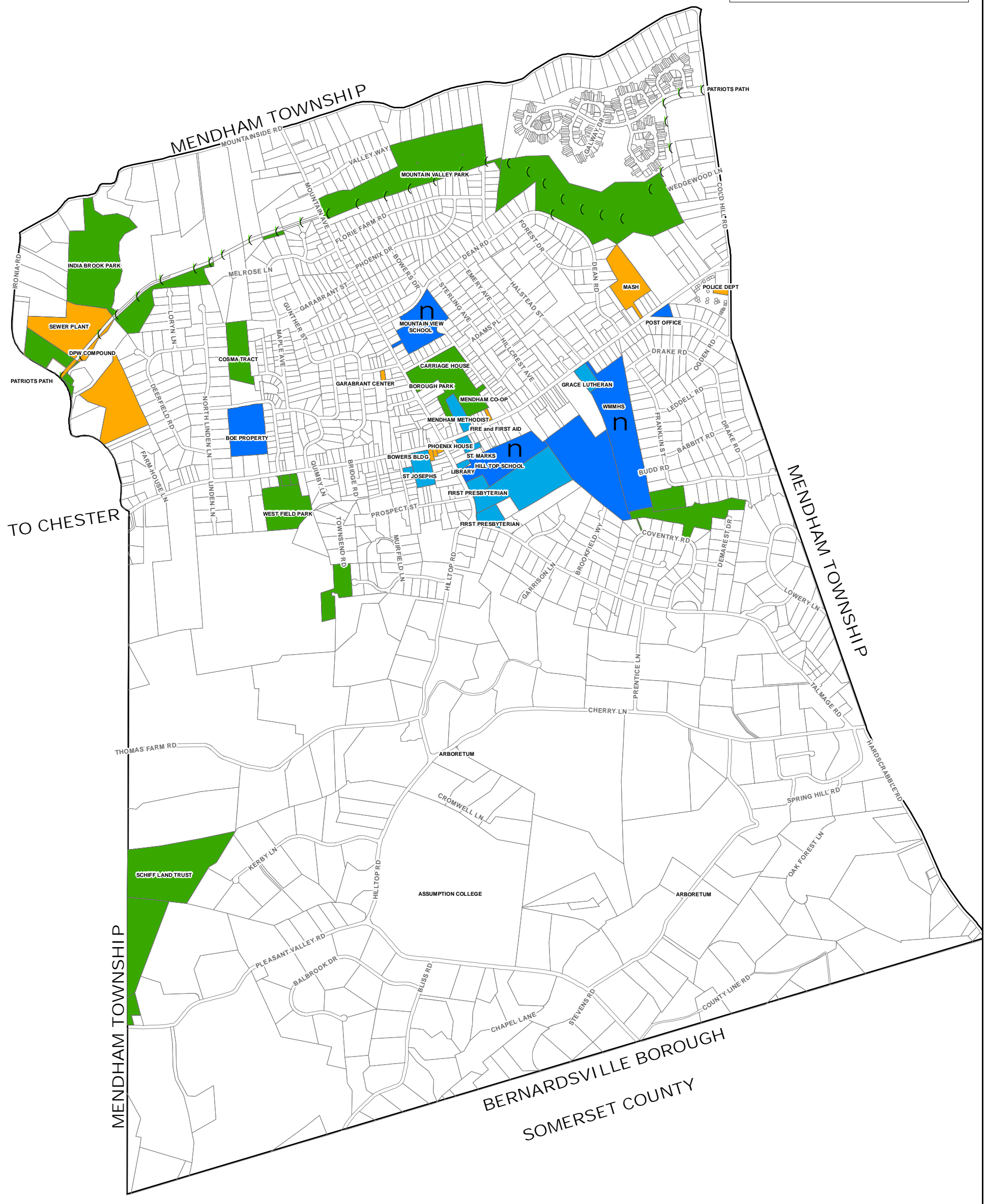
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JULY 2006
**BOROUGH OF MENDHAM
 ENVIRONMENTAL FEATURES
 AND LOOP TRAIL**

EXHIBIT # 5

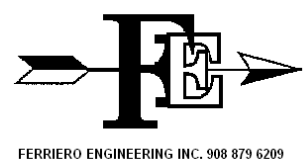
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- Parks / Open Space
- Quasi-Public
- Borough Owned
- Public



1 inch equals 1,500 feet

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state authorized.

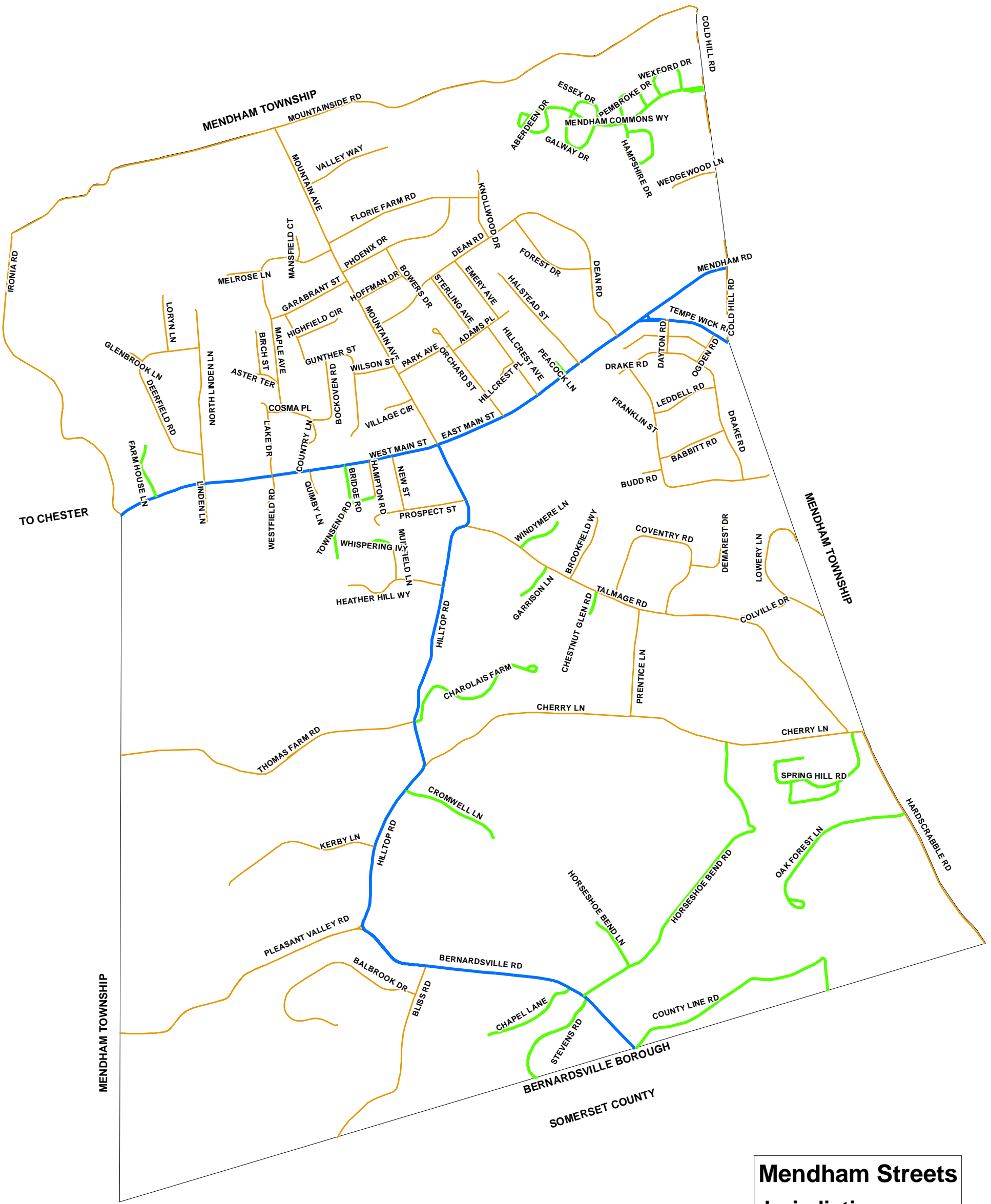


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JULY 2006

BOROUGH OF MENDHAM COMMUNITY FACILITIES

EXHIBIT # 4

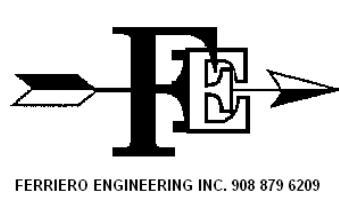


Mendham Streets Jurisdiction

- COUNTY
- MUNICIPAL
- PRIVATE

1 inch equals 1,500 feet

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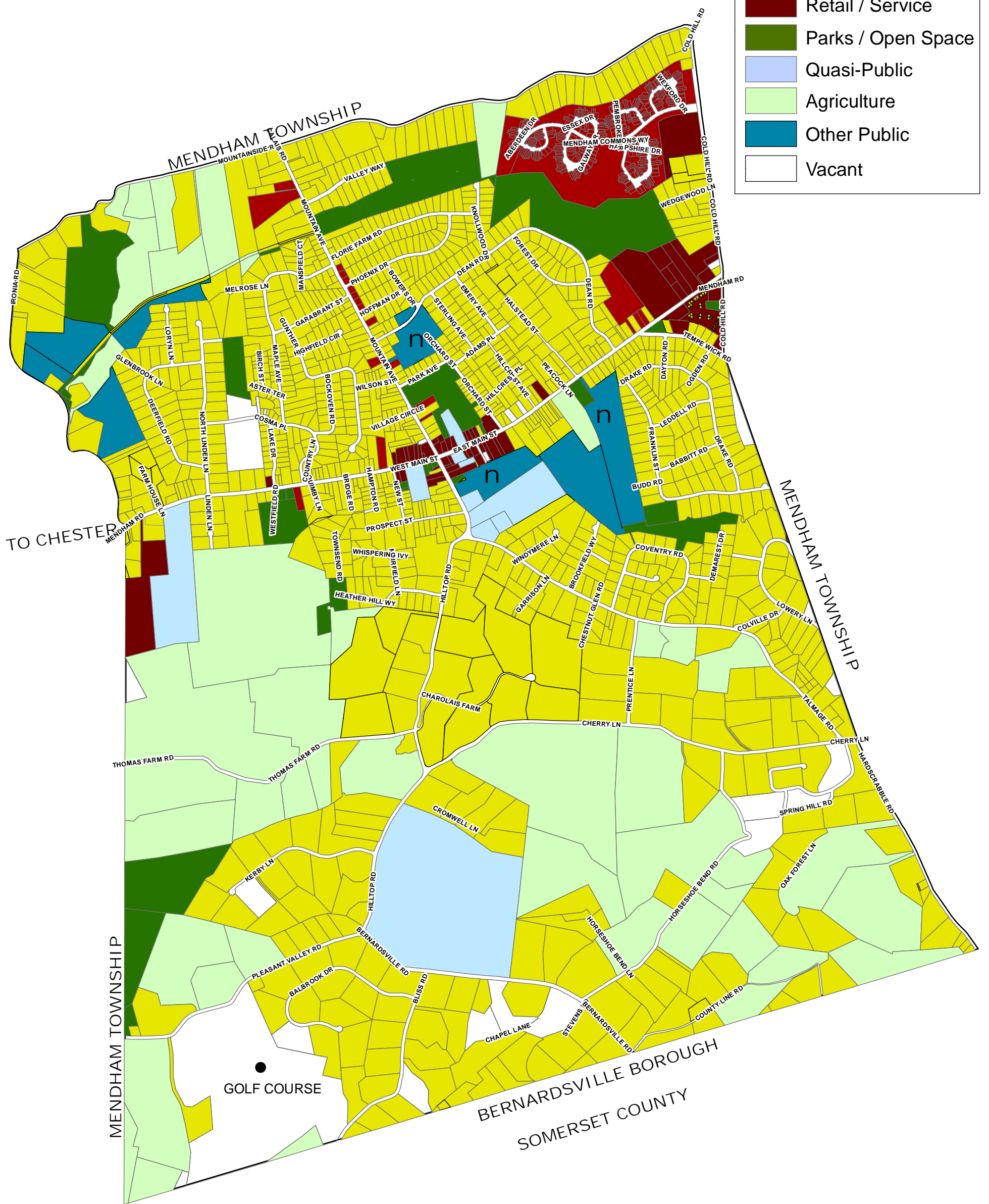


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JULY 2006
BOROUGH OF MENDHAM CIRCULATION PLAN
EXHIBIT # 3

Land Use

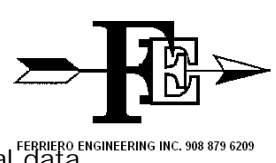
- Residential
- Multi / 2 Family
- Retail / Service
- Parks / Open Space
- Quasi-Public
- Agriculture
- Other Public
- Vacant



SEPTEMBER 2006

1 inch equals 1,500 feet

This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state authorized.



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EXISTING LAND USE 2006 BOROUGH OF MENDHAM

EXHIBIT # 1