

COUNTY OF MORRIS
PLANNING BOARD
P.O. BOX 900
MORRISTOWN, NJ 07963-0900

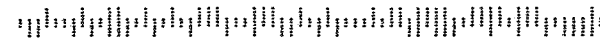
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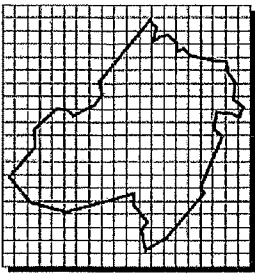


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MORRIS COUNTY PLANNING BOARD

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January 25, 2023

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

SUBDIVISION REPORT

NAME: Mallinckrodt Convent

LOCATION: East side of Hilltop Road (CR 525) and north side of Bernardsville Road (CR 525)

FILE NUMBER: 2023-18-1-M-0

ADVISORY REVIEW

The applicant has submitted the following materials for review:

- Transmittal letter from Thomas J. Malman, Esq. of Day Pitney LLP, dated 1/11/23;
- Planning Report: Existing Conditions and Project Proposal prepared by M. McKinley Mertz, PP, AICP of Heyer, Gruel & Associates, dated 9/23/22;
- Traffic Impact Assessment prepared by Gary W. Dean, PE, PP and Rianna Kirchhof, PE of Dolan & Dean Consulting Engineers, LLC, dated 10/4/22;
- Boundary and Topographic Survey prepared by Kurt T. Hanie, PLS of Gladstone Design, Inc., dated 4/11/22;
- Project Data / Vicinity Plan prepared by Robert Moschello, PE of Gladstone Design, Inc., dated 12/9/22;
- Conceptual Subdivision Plan prepared by Robert Moschello, PE of Gladstone Design, Inc., dated 12/9/22;

This minor subdivision will create two lots from one existing 110-acre religious campus property (Block 2301 Lot 13). Proposed lot 13.01 will encompass 23-acres fronting Hilltop Road (CR 525) along the western side of the property, and remaining lot 13 will include 87-acres. The northern, eastern, and southern sides of lot 13.01 will be bounded by lot 13. The current Motherhouse for the Sisters of Christian Charity and a historic mansion will be located on remaining lot 13. The former Motherhouse (Mallinckrodt Convent) and outbuildings will be situated within proposed lot 13.01. Access to the site is provided by a driveway connecting to Hilltop Road (CR 525) and Bernardsville Road (CR 525). The property is served by public water and private septic, and future residents will utilize sanitary sewer service as stated in General Notes 4 and 5 of the Project Data / Vicinity Plan prepared by Robert Moschello, PE of Gladstone Design, Inc., dated 12/9/22. Morris County Office of Planning and Preservation staff conducted a site visit on 1/20/23.

Approval for future lot 13.01 improvements will be sought in a separate application. The applicant is proposing to repurpose existing structures to include a total of 111 multifamily housing units, of which 17 will be affordable rentals. Variance relief will be sought for the required 20-percent affordable set-aside for inclusionary projects where a 15-percent set-aside is proposed. A use variance will be required for multifamily dwelling units where single-family housing and religious campuses providing living quarters are allowed in the 5-Acre Residence and Religious Campus Zone. New housing will range between 1 and 3 bedrooms with a majority of 2-bedroom units. The Mallinckrodt Convent building will be renovated to include 94 multifamily units. A portion of the Convent building will include 1.5 to 2-story townhouse-style dwellings.

COUNTY REQUIREMENTS (R.S. 40:27-6.3)

Morris County Office of Planning & Preservation and Engineering personnel have reviewed the submitted materials. Morris County Planning Board minor subdivision approval is granted at this time. A Morris County Planning Board Site Plan application will be required for the redevelopment of proposed lot 13.01.

MORRIS COUNTY PLANNING BOARD



Jason Rotter, CFM
Assistant Planner



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

cc: Morris County Planning Board Members
Sisters of Christian Charity of New Jersey
Alexa Gordon, Accordia Realty Ventures
Thomas J. Malman, Esq., Day Pitney LLP
Robert Moschello, PE, Gladstone Design, Inc.
M. McKinley Mertz, PP, AICP, Heyer, Gruel & Associates
Gary W. Dean, PE, PP, Dolan & Dean Consulting Engineers, LLC