

Mendham Township Police Headquarters - Property Evaluation

Site	Pros	Cons
Ralston Fire House	<ul style="list-style-type: none"> - Central Location along Route 24. - Close to the Borders of Mendham Borough & Chester Twp. - The land has been previously developed. 	<ul style="list-style-type: none"> - Septic is a Big Challenge: needs a new septic with limited space to locate it. - Potentially problematic due to wetlands. - Next to a floodplain. - Inadequate amount of space to maintain both fire apparatus and police operations. - Inadequate parking.
Ralston Cider Mill	<ul style="list-style-type: none"> - Central Location along Route 24. - Close to the Borders of Mendham Borough & Chester Twp. 	<ul style="list-style-type: none"> - Located adjacent to a Category 1 Waterway. - Undeveloped Land: sitework needed. - Stormwater Management Costs: expand impervious coverage, underground retention system - retention basins and water quality structures. - Septic system is required. - Impacts to existing Cider Mill operation.
Existing Police Station	<ul style="list-style-type: none"> - Maintain police station at current location. - Maintain a municipal complex. - Adequate parking. 	<ul style="list-style-type: none"> - Footprint restricted: inadequate developable space to meet building needs. - Current footprint of the building is 1,200 sq ft. The whole facility is 1,800 - 1,900 sq ft. - Current facility is between 2 Category 1 Waterways and is in a floodplain. - Costly NJDEP permitting for flood impacts. - Septic system is failing; would require a specialized septic treatment system.
West Main Street (adjacent to Town Hall)	<ul style="list-style-type: none"> - Site is already developed & parking is currently available. - Potential to utilize existing septic system. - Limited site development costs. - Maintain a municipal complex. - Adequate room for building. - Originally purchases in 1987 for municipal purposes. - Most cost-effective option. 	<ul style="list-style-type: none"> - Impact to renter within existing residence. - Impact to adjacent residences along Main Street.