

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, February 7, 2012
—MINUTES—**

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:35 p.m. in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 20, 2012 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

ROLL CALL:

William Vornehm, Chairman – present	Lee Schapiro – absent
Don Sweeney, Vice-Chairman – present	Pushpavati Amin, Alt. #1 – absent
Jim Scott – absent	Evans Humenick, Alt. #2 – present
Jay Rosen – absent	Carl Schulz, Alt. #3 – absent
Paul Riga – present	Michael Kirsh Alt. #4 – present

Others present: Lawrence A. Vastola, Board Attorney, Scarlett Doyle, P.P., Board Planner, Colleen Clarke, P.E., on behalf of Board Engineer, and Danielle A. Britton, Planning Division Secretary.

MINUTES FOR APPROVAL:

December 20, 2011 - Regular Meeting- These minutes were deferred until the next meeting.

January 17, 2012 - Reorganization & Regular Meeting- These minutes were deferred until the next meeting.

January 31, 2012 – Regular Meeting, approved, as amended.

MEMORIALIZING RESOLUTIONS:

ROYAL LEASING INC.

Route 22 East-Chimney Rock Road; Block 356, Lot 2.02
#34-11-ZB, Preliminary and Final Site Plan w/ Variances
120: 4/19/2012

(addition to building, canopy, and free standing sign)

The resolution moved for adoption by Mr. Sweeney and seconded by Mr. Riga and was adopted, as written, by the following eligible voting members:

- William Vornehm – Chairman - yes
- Don Sweeney-Vice Chairman -yes
- Paul Riga-yes
- Evans Humenick-Alternate #2 -yes

APPOINTMENT OF ASSISTANT BOARD SECRETARY

A resolution to appoint Board Planner, Scarlett Doyle, as Assistant Board Secretary was moved for adoption by Mr. Sweeney and seconded by Mr. Riga and was adopted by the following eligible voting members:

- William Vornehm – Chairman - yes
- Don Sweeney-Vice Chairman - yes
- Paul Riga- yes
- Evans Humenick-Alternate #2 - yes
- Michael Kirsh-alternate #4 – yes

HEARING AND DELIBERATIONS:

New Jersey Eastern Star Home
Finderne Avenue and Union Avenue; Block 252, Lot 2
02-10-ZB, Preliminary and Final Site Plan Approval with Variance
120: 4/20/2012
(addition to nursing home)

Attorney Jeffrey Lehrer, Esq. presented the application for New Jersey Eastern Star Home. Mr. Lehrer discussed that there would be three phases to the proposed project: (1) the first phase would accommodate new skilled nursing, rehabilitation facilities, dining facilities, and sub-acute units, (2) the second phase include relocation of the entrance and support office, erect a new vestibule and (3) third phase includes renovation of the existing dining room. The purposes of the renovations are to enhance the skilled nursing programs, provide an area for sub-acute rehabilitation, renovate the building to be ADA complaint and to allow for each resident to have a private bathroom. The application is for preliminary and final site plan approval with some design waivers, but without a ‘c’ variance. The only variance is a d-2 use variance in order to expand on the existing non-conforming use. Only the physical size is being expanded. Mr. Lehrer noted the use is inherently beneficial.

Ms. Yvonne Klock, was sworn-in as first witness. Ms. Klock has been the Administrator of NJ Eastern Home for the last 18 years. She summarized the purpose of the expansion and details of the renovation and parking configuration. More pleasant living experience is desired since the residential health care facility is out of date. Additional staff (5 to 6) would be needed for improved care. Ms. Klock further clarified that a total of 6 additional staff would be needed, 3 per shift. Eastern Star Home conducted a parking survey to assure that the current site plan would be functional. A total number of 56 spaces are currently on-site and are only filled up during a change in shift at 2:30 p.m. Special events (2) were proposed in May and June. The first event would be a fundraiser and the second would be a business meeting. It was noted that a

maximum of four (4) events per year are allowed. As a result of the proposed application, eighteen (18) new spaces would be installed and an additional 20 spaces would be reserved as “banked parking”. Only staff members use the Locust Street access located in the rear. The gate at the end of Locust Street is locked from 7 pm to 6 am preventing access to NJ Eastern Star Home from Locust Street at night. There are three (3) dining rooms proposed for this facility. No out-patient rehabilitations will occur in the facility. All existing and proposed units are to be private, including private bathrooms.

Ms. Klock marked the following exhibit into record:

EXHIBIT A-1 Parking Study prepared by the New Jersey Eastern Star Home

Chairman Vornehm opened the meeting to the public for questions. There were no public comments.

Dan Schunkewitz AIA, Healthcare Systems, of Dalpos Architecture located in Denville, NJ was sworn-in and called as the second witness. Mr. Schunkewitz provided credentials and was accepted as an expert in the architecture industry. Mr. Schunkewitz described the project for the sub-acute and skilled nursing facility. He explained that skilled nursing area required that federal guidelines for structures be adhered to, and that the facility is deficient in many aspects, therefore, structural modifications were needed in order to conform to federal guidelines.

Mr. Schunkewitz marked the following exhibit into record:

EXHIBIT A-2 Colored Architectural Plans which represents the phases of the construction.

EXHIBIT A-3 Colored Architectural Plan of phases which showed the removal of a portion of the existing skilled nursing portion of the facility and illustrated how the existing uses would be supplanted by other uses.

EXHIBIT A-4 Colored Architectural Plan identified the future functional components.

EXHIBIT A-5 Colored Site Plan, aerial view.

EXHIBIT A-6 Colored Site Plan. Front view of the facility. The architecture would be brick, dormers, shutters and appropriate landscaping.

EXHIBIT A-7 Aerial Photo of the site was presented. The central point will be demolished and that portion will be replaced with the modern structure.

There was discussion regarding adequate access for fire-fighting equipment; however as the Fire Official was not present, a determination was not made. It was noted that there would be a structure that would wrap the generators so that noise would not be an issue.

Chairman Vornehm opened the meeting to the public for questions. There were no public comments.

Stephen E. Parker, P.E., the Applicant's Engineer, was sworn-in and called as a witness. He provided credentials as being licensed, and was accepted as an expert in the engineering industry. Mr. Parker referred to Sheet 3 of the site plan and illustrated the existing conditions, including driveway, parking, and the changes that were proposed. Mr. Parker discussed the features of parking and lighting and addressed signage. He testified that the existing and proposed parking is efficient and adequate without the need for installing banked parking. Mr. Parker indicated that if the Township Engineer required the banked parking to be installed in the future, the Applicant would install the banked parking and the lot would be curbed.

Chairman Vornehm opened the meeting to the public for questions. There were no public comments.

Elizabeth E. McKenzie, Professional Planner from Flemington, NJ was sworn-in and called as the next witness. Her credentials were given and accepted as an expert in the planning industry. Ms. McKenzie summarized the neighborhood use as mixed-uses of school, apartments, municipal recreational fields, non-profit buildings, a bank, a shopping center, and various single family residential uses. She noted the location of the property being within the R-20 zone and noted the variances that were being sought. The expansion is due to the shift in the services requested of patients,, focusing on an increase in skilled nursing care and sub-acute rehabilitation and a reduction of the residential bed component. The building is out of date per code and the layout needs to be improved for a higher level of privacy inside the facility.

The inherently beneficial aspect of the proposed application is advanced by the proposed improvements. Potential detriments would be the possibility of overbuilding, intrusive parking, landscaping deficiencies per Bridgewater Township Chapter 126 Land Use Ordinance. Ms. McKenzie suggested screening the parking area, illumination shielding to make an attractive streetscape and wayfinder signage.

Chairman Vornehm opened the meeting to the public for questions. There were no public comments.

The applicant was granted approval of waivers for the following:

1. Only one loading zone shall be required.
2. Curb radius shall not be less than 4 feet.
3. The proposed pavement shall have a slope of not less than $\frac{3}{4}\%$.
4. Driveway width shall not be less than 20 feet.

Motion was made by Mr. Sweeney to approve the application, with conditions that were discussed. Mr. Riga seconded. The application was approved by the following vote:

William Vornehm – Chairman - yes
Don Sweeney-Vice Chairman - yes
Paul Riga- yes
Evans Humenick-Alternate #2 - yes
Michael Kirsh-alternate #4 – yes

OTHER BOARD BUSINESS:

There was none.

ADJOURNMENT:

The meeting was adjourned.

Respectfully submitted,
Danielle A. Britton
Planning Division Secretary