

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, May 23, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Vice Chairwoman Tricia Casamento called the meeting to order at 7:00 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

2. OPEN PUBLIC MEETINGS ACT 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 13, 2016, proper notice was sent to the Courier Newspaper 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 Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

3. SALUTE TO FLAG:

There was salute to the flag.

4. ROLL CALL:

Stephen Rodzinak – present

James Franco – present

Chairman Ron Charles – absent

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – absent

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer David C. Battaglia, Board Planner Scarlett Doyle, Planning Division Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

May 10, 2016, Regular Meeting – Motion by Mr. Lerner, second by Councilwoman Rose, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mr. Pandya

ABSENT: Mayor Hayes, Chairman Charles

NOT ELIGIBLE: Mr. Franco

6. MEMORIALIZATION OF RESOLUTIONS:

No Resolutions were pending for Board action

7. LAND DEVELOPMENT APPLICATIONS:

SUNRISE DEVELOPMENT INC. –Route 22

Block 400 Lots 5.04

#16-005-PB, Preliminary & Final Major Site Plan – Assisted Living Facility

Time: 8/16/16

Eligible to Vote: All Members

Attorney Marc Policastro was present to represent the applicant.

The applicant's witnesses Christine Cofone, Jerry Liang, Grant Lewis, Mark Vizzini, Dennis Boggio and Andrew Feranda were all sworn in for testimony.

Jerry Liang, senior vice president of investments and development for Sunrise Senior Living, provided testimony as follows: Sunrise Senior Living is one of the country's largest and oldest senior living developers across the US. It was founded 30 years ago. The vision was to provide high quality residential like care in an environment that is very different from the historically institutional nursing facilities. Sunrise has 310 total communities, with approximately 23 communities in NJ. The closest facility is currently in Basking Ridge.

The Board questioned what type of units and what level of care. Mr. Liang explained that the facility would be between 80 and 90 units with residents having varying level of care needs. Mr. Liang noted that the average age of the residents 85 years old and it is not an independent living arrangement. Mr. Liang also stated that the proposed facility would have also have a special memory care floor that would be located on third floor focusing on those patients with various stages of memory impairment.

The Board questioned if the third floor unit had an alarm system. Mr. Liang explained that the elevator to the floor as well as a separate vestibule to enter that is key pad protected.

The Board questioned how often emergency services would be needed at the facility. Mr. Liang stated that due to the nature of the facility, it is typically only once per week.

Vice Chairwoman Casamento opened public portion of the meeting. There were no questions or comments.

Grant Lewis, PE, engineer for the applicant, was accepted by the Board. Mr. Lewis submitted an exhibit that was marked into evidence as follows:

A-1 5/23/16 Colored Rendering of Site Plan

Mr. Lewis described the property and provided testimony as follows: The property is located in a C-3 office and service zone where assisted living is a permitted use. The site is currently undeveloped and wooded. There are mild slopes on the property that do not exceed 10%. The proposed building is three stories with 85 units. The site is accessed from Route 22 Eastbound. A total of 46 parking spaces are proposed. There will be bioretention basin located to the north of the easterly parking for stormwater management. One monument sign is proposed that would be slightly less than 75 square feet. Mr. Lewis noted that the received the reports of the Township professionals and that they will comply with all the comments made.

Mr. Lewis submitted another exhibit that was marked into evidence as follows:

A-2 5/23/16 Alternate Site Plan Exhibit in Color

Mr. Lewis stated that since the original submission they have made some modifications to the site plan that they would like to present to the Board for consideration. He stated that main changes are to relocate the easterly block of parking that was in the front of the building to the west of the property. Mr. Lewis explained the purpose is to provide more green space with the addition of a gazebo to create a residential

ambiance to the building and site for the residents. He noted that are 2 less parking spaces provided in the alternate plan.

The Board expressed concern about how a garbage truck would access the location of the dumpster enclosure on the alternate plan.

The Board questioned the number of employees would be on the site. Mr. Liang answered that there would be approximately 40 employees at peak shift time, with significantly fewer at night.

Vice Chairwoman Casamento opened the public portion of the meeting.

Ron Kurz of 413 Route 28 was present and questioned which of the plans is more secure for the neighbors to the south. Mr. Lewis stated that this is a very quiet and peaceful intended use and the security would be the same for both plans. Mr. Kurz also expressed concerns about the environmental impact of the proposal to the property.

Andrew Feranda, PE, the applicant's traffic engineer, was accepted by the Board. Mr. Feranda explained that the proposed assisted living facility will operate safely and efficiently in all peak hour periods and will have minimal traffic impacts.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Mark Vizzini, the applicant's landscape architect, was accepted by the Board. Mr. Vizzini submitted an exhibit that was marked into evidence as follows:

A-3 5/23/16 Landscape Plan with Aerial Photo

Mr. Vizzini described the landscape plans and provided testimony as follows: The landscape design focuses on creating a heavily landscaped entry and building perimeter as well as an extensive buffer along the Route 22 Corridor and along the residential properties while preserving as many existing trees as possible. The applicant agrees to provide the number of shade trees required in accordance with the Township Ordinance and eliminate that waiver or variance. The applicant will work with the Township Planner regarding the implementation of the landscape plan. Mr. Vizzini reviewed the lighting plan and noted that the plans could be modified to comply with the ordinance requirements including the 1.5 foot candle maximum requirement. Energy efficient LED lighting will be used. There is no light spillage from the property and there will be minimal impact to the residential areas.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Dennis Boggio, AIA, the applicant's architect, was accepted by the Board. Mr. Boggio submitted an exhibit that was marked into evidence as follows:

A-4 5/23/16 Architectural Plan Rendering in Color

Mr. Boggio explained that proposed Sunrise Senior Living building is designed to create a residential appearance that would fit in with the character of the adjacent residences in the community. He also

described that that there would be a covered deck on the third floor that would be used by the residents only during the day.

The Board questioned the security for the third floor porch for the safety of the residents. Mr. Boggio stated that there would be key pad access only and that the residents would be supervised at all times.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Christine Nazzaro Cofone, PP, the applicant's planner was accepted by the Board. Ms. Cofone described the variances that the applicant is seeking and provided testimony as follows: The applicant has eliminated the variances for landscaping and lighting therefore there are only two variances are being requested. The first one is front yard setback, 187.7 feet is proposed where 200 feet is required. The second one is rear yard setback of 100.3 feet proposed which includes 25.3 feet rear yard and a buffer of 75 feet. A total of 150 feet is required, 75 feet for rear yard setback and a 75 foot buffer. Ms. Cofone referenced the 2010 Route 22 corridor study and explained that the approval of this application would promote the purposes of this study and the Master Plan by providing for a productive economic use of a vacant parcel as recommended.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Motion by Mr. Franco, second by Councilwoman Rose, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner,
Mr. Pandya

ABSENT: Mayor Hayes, Chairman Charles

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

8. OTHER BOARD BUSINESS:

There were no other matters of Board business.

9. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division