

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, May 16, 2017

—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm 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 18, 2017 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.

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 Board 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.

ROLL CALL:

Don Sweeney – present	Beth Powers – absent
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – present
Michael Kirsh, – present (arrived at approx. 7:15 pm)	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - present
Alan Fross – present	

Others present: Board Attorney Steven K. Warner, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

MINUTES FOR APPROVAL:

There were no minutes presented for approval

MEMORIALIZING RESOLUTIONS: BA MASSEY- 24 FINDERNE AVE.

Block 319 Lot 8

#16-026-ZB- Minor Site Plan with Variances- Expansion and modifications to existing gas station

Decision: Approved with conditions 4/18/17

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 4/18/17 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mr. Sweeney, Mr. Weideli

ABSENT: Mr. Kirsh, Mr. Powers

NOT ELIGIBLE: Mr. Fross, Ms. Guttschall, Mr. Fallone, Mr. Foose

HEARING AND DELIBERATIONS:

LCS DEVELOPMENT LLC- Frontier Road

Block 711 Lot 13

#16-039-ZB- Preliminary & Final Major Site Plan with Variances - Independent Living, Assisted Living and Memory Care Facility

Attorney Craig Gianetti was present on behalf of the applicant. Mr. Gianetti explained the application for Preliminary and Final Major Site Plan approval with use variance to construct a 223 unit senior residential housing development which will consist of assisted living units, memory care units and independent living units. The applicant requires a use variance for the independent living units because that is not a permitted use in the C-3 Zone. Mr. Gianetti submitted an exhibit that was marked in to evidence as follows:

A-1 5/19/17 Letter from Craig Gianetti Esq. dated 5/10/17 with letter from William B. Savo, Esq. dated 3/8/17

Mr. Gianetti explained that after meetings with the Township, the applicant proposes payment, in-lieu of construction, to the Township's Affordable Housing Trust fund with respect to the independent senior living units, recognizing that 10% of the beds in the assisted living and memory care units have to be Medicaid restricted.

Board member Kirsh arrived at the meeting at approximately 7:15 pm

Lee Lyles, Vice President of new project development for LCS Development was sworn and provided testimony as follows: LCS is based in Des Moines Iowa. It is the nation's leading manager of senior living communities. LCS serves nearly 35,000 residents in 140 communities in 31 states. The community that is proposed is called The Delaney. The Delaney provides three type of housing, independent living, assisted living and memory care. It allows resident and resident couples to stay in the same community as they age. He explained that the average age of all the residents would be approximately 82 years. LCS has completed a Delaney in Texas and currently has 3 other approvals for additional facilities in Texas. The Delaney of Bridgewater will accommodate 296 residents. It includes 136 independent living units made up of 15 detached villas and 121 apartments, 55 assisted living units and 32 memory care units. Mr. Lyles submitted an exhibit that was marked into evidence as follows:

A-2 5/19/17 Architectural rendering of proposed facility

The development will create over 100 permanent jobs. The villas will offer a 2 bedroom plan with all the amenities of a home including a two car garage. 57 parking spaces will be included in an underground parking garage.

Chairman Sweeney opened the public portion of the meeting. There were no questions or comments.

Robert Moschello, PE was sworn and accepted by the Board as an expert witness. Mr. Moschello described the existing conditions on the property and submitted exhibits that were marked into evidence as follows:

A-3 5/19/17 Aerial Photo of Route 22
A-4 5/19/17 Aerial Vicinity Exhibit
A-5 5/19/17 Environmental Constraints Exhibit
A-6 5/19/17 Slope Exhibit
A-7 5/19/17 Site Plan Rendering
A-8 5/19/17 Colored proposed Banked Parking Exhibit

A-9 5/19/17 Grading Plan Exhibit
A-10 5/19/17 Site Plan with Landscaping

Mr. Moschello provided testimony as follows: The proposed development would be accessed through the cul-de-sac on Frontier Road. There will be no public access to Foothill Road for anything other than emergency access. It will remain gated. There are some environmental constraints on the property including wetlands buffer and riparian zones as well as steep slopes. There is presently no direct connectivity to the property but through a 66 foot access easement the property can be accessed through Frontier Road. Everyone who enters the site will enter from the cul-de-sac on Frontier Road and a 24 foot wide road will be constructed that will go into the site. A 6 foot wide paved bicycle path is proposed around the site that will create connectivity to the site from Foothill Road to Frontier Road. The proposed independent villa units would be located in the portion of the property that abuts the existing residential homes.

The Board questioned if there was adequate parking for the employees on the site. Mr. Lyles stated that based on their experience at the other facilities there will be different shifts and some employees will use public transportation hence there will be adequate parking for the employees at this facility.

The Board expressed concern about there being enough parking for the villas if the residents have two cars and if they have visitors. Mr. Lyles stated that based on their experience they feel that there will be adequate parking but noted that they have allowed for 47 banked parking spaces that could be constructed if necessary.

Mr. Moschello explained where the additional banked parking spaces could be located. He stated that the parking requirement is 296 parking spaces, 248 spaces proposed plus 47 banked spaces. He noted that there is pedestrian connectivity for residents to walk throughout the community. Mr. Moschello explained the extensive drainage system that ensures the runoff is directed back into the wetlands area and not towards the residences. Mr. Moschello described the landscape plan noting that there would be an extensive landscape buffer between the villas and the nearest residential homes.

Mr. Moschello reviewed the reports of the Township professionals.

Chairman Sweeney opened the public portion of the meeting.

Fern Sakos of 392 Foothill Road questioned the procedure for sending notices to residents. Board Attorney Mr. Warner explained the notification requirements. Ms. Sakos also expressed concern about runoff of water on her property as a result of the proposal.

Troy Shandor of 512 Steele Gap Road questioned if he would be able to view the exhibits after the hearing. It was noted that the exhibits would be on file in the Planning Office and could be viewed at anytime during regular business hours.

Paul Donaldson, RA was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Donaldson submitted exhibits that were marked into evidence as follows:

A-11 5/19/17 Colored Perspective of Exterior of the Buildings
A-12 5/19/17 Colored Architectural Elevations
A-13 5/19/17 Sign Package Plan

Mr. Donaldson described the layout of the building and provided testimony as follows: The main building has four levels. The first floor is the structured underground parking area that will contain 57 parking spaces. The second floor is the main level which will include the main entrance, the administrative offices, community areas, courtyards and some independent living units. The third level would contain independent

living units and amenity spaces. The fourth level would include independent units and the memory care units. The assisted living, independent living and memory care will have their own amenities spaces that include dining, spas, multipurpose rooms and courtyards. The assisted living and memory care units will each have their own secured courtyard.

The Board questioned how the site will be accessed. Mr. Lyles stated the main entry point will be secured after regular business hours but the residents would have passes that will allow them to access the site.

Mr. Donaldson continued his testimony as follows: The architecture for the buildings would be a traditional style consisting of hipped/gabled roofs, patios, terraces and covered balconies. The villas would be designed to resemble a neighborhood using the same materials being used for the main building with a brick base and other architectural accents. The villas do not include a basement.

The Board expressed concern about enough parking for the villas noting that since there is a not designated storage area in the villas residents may choose to store things in the garage and park their cars in the driveway. Mr. Moschello explained that visitor spaces are provided as well for additional parking and that the street is wide enough to allow for parking on the street if necessary.

Mr. Donaldson described the signs that were being proposed for the development. The applicant agreed to use the Township's recommendations for street names for the proposed roads.

Chairman Sweeney opened the public portion of the meeting. There were no questions or comments.

The application was carried to May 30, 2017 at 7:30 pm. No new notice is required.

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.

OTHER BOARD BUSINESS:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary