

Chairman Martinelly called the meeting to order @ 7:00 pm

Salute to the flag, roll call, open public statement read.

Present: Martinelly, Canonico, Murphy, Schuster, Carnes, Roache  
Absent: Daly, Ventre, Edwards  
Attorney: Kennedy  
Engineer: Cranmer

*An announcement was made that this is a special meeting for the sole purpose of Sunrise Development LLC*

## **See Transcript for full testimony of all witnesses.**

Mr. Marc Policastro, Esq represented the applicant, he advised that he has served notice for this meeting and has all of his witnesses available tonight.

Mr. Kennedy read the Disclosure of Ownership of the property into the record. There were no conflicts or potential conflicts presented by the applicant.

Mr. Kennedy announced that he has reviewed service and finds it to be in order, and the board has jurisdiction to hear this application.

Mr. Kennedy marked the following into evidence:

- A-1: Standard Development Application, 7/25/2016
- A-2: Site Plan, revised 9/22/2016 17 sheets, prepared by Grant B Lewis
- A-3: Architectural Drawing, Dennis Boggio, 5 sheets 6/7/2016 revised 9/22/2016
- A-4: Letter of Utilities Service Availability
- A-5: Stormwater Management, Grant Lewis, 6/2016 revised 9/2016
- A-6: Geotechnical Engineering Report, Geo Technology Associates, Inc. 9/2016
- A-7: Flood Hazard Area – Dresdner Robin, Environmental Report – 6/3/2016
- A-8: Traffic Engineering Assessment, Andrew Feranda, PE, 7/26/2016
- A-9: Cranmer Engineering Report, 11/11/2016

Mr. David Cranmer, Engineer, was sworn.

## **See Transcript for full testimony:**

Mr. Jerry Liang, Sr. VP of Development Sunrise Senior Living, applicant.

Mr. Liang gave a history of the Sunrise Corporation and the assisted living process, one important point is that they will be providing a private emergency ambulance service, they will be contracting with ABBA Medical Transports or Alert Ambulance Service.

Mr. Kennedy marked the following exhibits:

A-10: View from Rt. 35

A-11: View from Rt. 35S

A-12: View from Rt. 35S toward the proposed Assisted Living

Mr. Liang testified that they will be providing 81 units or 111 beds, they are awaiting their Certificate of Need from the State of New Jersey. They will have a Wellness Center, which allows for physical/occupational therapy, with the ability for Doctors to come in and do home visits with the patients or they can do their private visits outside the facility.

Mr. Cranmer asked questions with regard to the emergency needs of the facility.

Mr. Kennedy marked:

**A-13** Shrewsbury First Aid Squad – 11/14/2016, Mr. David Tyler, President

Mr. Cranmer referred to the First Aid Squad's response service to this facility, Mr. Liang advised that they will supply an Emergency Response Plan or a Standing Operating Procedure to him, which will clarify the difference between an emergent need and a subacute need for transportation, which will include the use of their Sunrise bus for non-emergency trips to doctor visits. Mr. Liang said that he will commit to signing a Contract with a private ambulance and any additional services to provide a "back-up" so the local E.M.S. is not the media option when one service is not available for service.

Mr. Liang testified that the following will be the staffing for the facility. During the middle of the night will be Care Managers, which will be a "handful" of Managers on staff – trained Care Managers or C.N.A's, they will not be L.P.N.'s, the ratio is based on care points and needs.

Mr. Liang again stated that they are waiting for the Certificate of Need, they have received an oral approval, pending approval confirmation of no Violations in outside states.

Mr. Liang referred that the proposed parking is adequate to meet the needs of the facility, they will provide testimony from the Traffic Engineer. Visitors, families, events they happen at varying points during the day and week and are not concentrated at any particular time. The average age is 85, and their family members average 50-60 years of age.

Mr. Kennedy asked how many employees? Mr. Liang testified 7-3 pm, 3-11 pm and 11 pm - 7 am. Peak employees would be 30 employees per shift for a total number of employees could be 60-80 which would include all levels of employees.

A motion was made by Ms. Canonico, seconded by Mr. Schuster to open the meeting to the public. All approved.

No comments/no questions

A motion was made by Ms. Canonico, seconded by Mr. Schuster to close the meeting to the public. All approved.

Mr. Kennedy asked who will own and operate the facility? Mr. Liang testified that Sunrise will build, own and manage the facility. He explained that the ownership could change but Sunrise will always manage the facility. If it is sold it would go to a large financial investment company or a R.E.T. (Real estate Investment Trust) which would be for a residential care.

Mr. Grant Lewis, Civil Engineer, was sworn, gave his educational & professional background was accepted as an expert witness.

Mr. Lewis gave a brief overview of the site, in the B1 Zone, and described the area.

**A-14:** Colored Site Plan, prepared by Dresdner Robbin, signed by, Grant T Lewis, dated 6/3/2016, revised 9/22/2016. Which includes wetlands and a Flood Hazard Area

**See Transcript for full testimony of Mr. Lewis:**

Mr. Lewis testified that based on their conversations with the D.E.P. and all of the environmental restrictions on the site was the genius of the design of the site.

- and to pull the building away from the creek, which straddles the southern property line to pull the building and the improvements away from the creek as much as possible
- to contain the proposed impervious coverage within the existing limits of impervious coverage
- to minimize the footprint and the impact to the site, by favoring the northern property and hugging all the parking, driveway, sidewalk improvement up against the building in order to comply with all of the D.E.P. Requirements
- the proposal creates a reduction in the fill to increase flood storage.
- There is a tremendous decrease in impervious coverage on the site as to what is currently out there now, from 67% lot coverage to 56% a net decrease of 1/4 of an acre that will be removed from the site
- The proposed 3 story - 81 unit senior living facility, by way of a Use Variance, which is not permitted in the B-1 zone.
- Bulk variances:
  - Building height 30' permitted – 56'.9" is proposed
  - 2 stories permitted – 3 stories proposed
  - F.A.R. .4 allowed - .63 proposed
  - Sign setback 20' required 5' proposed

- Mr. Cranmer asked questions on the height of the building and the calculations he used, he feels that they are requesting a variance for more than they need – Mr. Grant pointed out that the average grade around the perimeter of the building, to finish floor, and then from finished floor to the peak roof line.

Mr. Cranmer stated that the building proposed at 47'.8 and he will like the architect to confirm the height during his testimony, the Ordinance calculates the height at the "mean" portion between the eaves and the peak, his calculations to the actual peak of the roof line. Mr. Policastro agreed.

Mr. Lewis described how someone would access the site, this is a residential site and their parking stalls & drive aisles are controlled by the R.S.I.S. which they have complied. They are providing 41 parking space for 81 units @ 9' x 18'.

Mr. Lewis described the emergency access, which was a D.E.P. requirement, labelled as an auxiliary access, which is located off of Rt. 35, a pervious paver surface and described. The requirement was to locate the access in the highest flood hazard area.

**See Transcript for discussion of the Flood area.**

Mr. Lewis advised that they are proposing less impervious coverage which will help with the run off, which is currently out on the site with the warehouse, it will alleviate some flooding conditions. Mr. Policastro advised that the site has no history with flooding.

Mr. Cranmer asked where the generator will be located? Mr. Lewis advised that it will be within the roof well and the architect will testify, it will not be in the flood plain, which will eliminate the need for evacuation of the residents, there will be electric to the building. Mr. Lewis said yes.

Mr. Lewis testified that the identification sign is proposed for 5' set back where 20' is required and described the sign and the variance been requested and it will be landscaped, shows in exhibit A-11.

Mr. Lewis testified that the Stormwater will not be handled by a Stormwater facility, detention basin or underground basin, due to the reduction in the impervious cover the applicant will meet all of the State Requirements for quantity, quality and will be exempt from recharge. Mr. Lewis testified that he will work with Mr. Cranmer on the remaining items.

Mr. Lewis testified that no further clean up or environmental action is needed on the site, as a result of an investigation on the site.

Mr. Lewis advised that the electric transformer that is currently on the site will be relocated by J.C.P.L. as per their requirements.

Mr. Kennedy marked:

**A-15:** Alternate Emergency Access – Dresdner Robbin – prepared by Grant Lewis  
Mr. Lewis described the new location of the emergency access. Mr. Policastro will work with the neighbor for the granting of the easement, and will work with Mr. Cranmer

Board question – none

A motion was made by Ms. Canonico, seconded by Mr. Schuster to open the meeting to the public. All approved

No comments/questions

A motion was made by Ms. Canonico, seconded by Mr. Schuster to close the meeting to the public. All approved.

Mr. Mark Anthony Bizzini, Landscape Architect, was sworn, gave his educational & professional background and accepted as an expert witness.

Mr. Bizzini gave an overview of the landscaping

Mr. Kennedy marked:

**A-16:** Colored Landscaping page L601 dated 6/3/2016, prepared by Dredner Robbin 6/3/2015

- Walkway and benches on site
- Small area fenced in for the memory care patients
- Native/non-native species & deer resistant per B Gerth comments included
- Landscaping out of buffers & reduced the footprint and reduced impervious coverage, all natural vegetation to remain along the stream & will exceed the minimum planting requirements
- Lighting will be compliant for walkway & parking with l.e.d. lights
- 40” lighting bollards, 15’ mounted pole lights will be on dimmers throughout the site
- Up lit lights for the sign and certain trees & flag pole hours for flag 24/7

A motion was made by Ms. Canonico, seconded by Mr. Schuster to open the meeting to the public. All approved

No comments/questions

A motion was made by Ms. Canonico, seconded by Mr. Schuster to close the meeting to the public. All approved

Mr. Dennis Boggio, Architect was sworn, gave his educational & professional background and accepted as an expert witness.

Mr. Kennedy marked the following:

**A-17:** Floor Plan of proposed building prepared by Lance Boggio Architect

**A-18:** Community images, color photos of surrounding sites taken within 60 days

**A-19:** Building Section detail, Lance Boggio Architects, 11/15/2016

Mr. Boggio described A-17, A-18. A-19 the floor plan of the building,