

Anthony Cartusciello, John Cilo, Jr. and John Hausman were sworn in.

Mr. Cartusciello, 48 Valley View Drive, is the Director of Adolescent Residential Services at Carrier Clinic. The State of NJ put out a bid for a five bedroom psychiatric community home for adolescent females between the ages of 14 to 17. Carrier was awarded the bid. The residents will gain life skills and will get personal guidance and care to facilitate a return home to their families if feasible. The facility is funded by Department of Children and Families. There is a similar program in the house on the same lot. The facility is staffed 24 hours a day. There are three shifts; a day, evening and overnight. The day shift is 7:45 a.m. to 4:15 p.m., the evening shift is 2:15 p.m. to 10:45 p.m. and the overnight shift is 10:30 p.m. to 9:00 a.m. The staff on the overnight shift is always awake. The minimum number of employees on each shift would be 2 and there could be 3 or 4 in the evening time. The women will be transported around the community in a van and will be supervised at all times. The length of stay for the residents averages about 8 months.

Ms. Coppola asked if this would be classified as a residential treatment facility for patients under the ordinance. Mr. Schatzman said he would classify it as a group home.

Mr. Cilo, the applicant's engineer, described the location of the proposed building. Mr. Cilo described the critical areas on the site as shown on the Township maps. The development on the site has no effect on the critical areas. The stormwater will be handled with a drywell and will be subject to percolation. The applicant will supply the Board Engineer with the percolation results. The parking lot will have 19 spaces. The two spaces adjacent to the barn or garage will be crosshatched and parking will not be allowed. The Board professionals had a concern about backing up, turning around and getting out. There are enough trees along the tract boundary so the 50' landscape buffer is not needed. The applicant will install six (6) shade trees as requested by Mr. Bartolone. A chart will be provided to the Board Planner calculating the building coverage, lot coverage and FAR. There is 1.02% FAR and the impervious coverage is 1.96%. The lighting is non-glare and recessed down. The building mounted lights are shown on the architectural plans and will be shown on the site plans. The plans will be revised to show the lights are operational from 5:00 p.m. to 7:00 a.m. for security reasons. The northerly light will be moved to the other side (east) of the pavement so that it is in front of the parking spaces and will have a fixture with the same isolux patterns as the other fixtures (LED4). There is no lighting on the garage. The light poles will be moved away from the vehicle overhang. The lighting is controlled by circuit timers. A lighting plan will be submitted to the Board Planner and Engineer review. The water and sewer lines are already on the site so they do not need to go through East Mountain Road. The existing lines are shown in their proximate location. There is a concern about the loss of trees due to the boring for the water and sewer lines. The water and sewer lines will bypass all the trees. Mr. Bartolone will be notified after the boring is done to make sure that none of the trees are impaired. Some of the trees that are shown on the plan were lost during Hurricane Sandy. The driveway is realigned into the property and the existing shed will be removed. There is no phasing to the project. The construction access will be installed approximately along the 580.12 line which is a setback line and will be shown on the plans. The access will be 10' wide and 6" of dense graded aggregate. The construction materials will be stored inside the fenced area. The plan will be reviewed by the Fire Official. Bumper guards have been added to the plan. Applications have been made to the DRCC, Somerset County Planning Board and Somerset Union Soil Conservation District.

Mr. Schatzman said in regard to the variance for the trees the applicant agrees to install 6 shade trees. There is an existing buffer from the house to the rest of the project which is to the south.

Mr. Bartolone said the proposed house is surrounded by vegetation. They have testified that they will maintain all existing vegetation.

Mr. Hausman, Director of Engineering and Support Services, is the project manager. This is a residential program and there will be no ADA patients so the State does not require the facility to be ADA compliant. The 19 parking spaces are proposed because family members will come and visit. Employees on the Carrier Clinic main campus will not park here and the 19 spaces is adequate. The facility does not need a loading dock because nothing comes to the property on a truck. Solid waste and recycling is picked up daily and taken to the dumpster at the hospital site. The dumpster is then picked up twice a week. There is no new signage except for the handicapped accessible space for the one parking space. The height of the building will be no more than 27'. The air conditioner or any other machinery will be located outside the mechanical room and will be shown on the site plans. Bollards will be installed along the sidewalk instead of the 18' light poles shown on the plans. Sewage information has been provided to the Township Engineer. The additional information requested will be supplied. The children are driven across the street to the campus high school so there is no reason to sign or stripe East Mountain Road. Nobody walks from the house to the campus.

Mr. Schatzman discussed Mr. Bartolone's memo. The applicant agrees to submit a landscape plan at the time of building permit application. The applicant has worked with Mr. Bartolone to determine the amount and type of landscaping. The construction access will be shown on the site plan. The construction access area will be restored. A landscape escrow will be deposited. The proposed limits of disturbance will be protected with a construction fence.

Mr. Schatzman discussed the Open Space Committee's memo. The Committee does not recommend a sidewalk. The testimony has been that the children will not be walking back and forth between the house and campus.

Mr. Schatzman discussed the Shade Tree Commission's memo. They support Mr. Bartolone's recommendation. They recommend additional trees be planted to compensate for the likely damage to the roots of the existing trees due to the installation of the sewer and water lines. Mr. Bartolone will inspect to make sure the trees are not damaged after the boring.

Mr. Schatzman noted that the Health Department had no objection.

Mr. Schatzman discussed the Environmental Commission's memo. The applicant does not agree with the recommendation of planting trees based on the acreage of the lot. Installation of landscaping based on the whole 22 acres is too much for the construction of a single family house.

A final grading plan will be a condition of approval to be submitted at the time of resolution conformance.

The applicant will be asking the Township Committee to waive the Construction Sequence Agreement. The Township Engineer recommended waiving the Agreement if all other applicable requirements of Section 16-9.2 of the Ordinance is met. The applicant agrees to post a bond.

Mr. Cline asked if the largest truck to make deliveries would be FedEx or UPS size. Mr. Hausman said that mail is delivered at the hospital and Carrier's mail person would bring it to the site. A mini van is the largest vehicle so the parking area is adequate. Mr. Cline asked if the HVAC unit could be screened. Mr. Schatzman agreed and the applicant will work with Mr. Bartolone. Mr. Cline noted that the storage of garbage and recycling for the existing house is attached to the shed that is being removed. Mr. Hausman said a fence will be installed around the area they store the garbage cans.

Chairman Some opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Ms. Davis, which was seconded by Mr. Conforti. The motion carried unanimously.

Vice Chairman Matthews asked how the young women are educated. Mr. Hausman said there is a high school within the Carrier Clinic for the residents.

Ms. Davis asked about the ADA compliance. Mr. Schatzman said if the facility is under 6 beds the State does not require ADA compliance. The State will not place children there who would require ADA facilities. Ms. Davis said she drives by the facility and sees quite a number of kids on the sidewalks across the street. Mr. Hausman said there will be sidewalks on the property. Sidewalks will be installed from the driveway to the house. Sidewalks will not be installed along East Mountain Road.

Chairman Some said the use of the building is for a group home. He asked what would happen if the use changes in the future. Mr. Linnus said they would have to come back to the Board. A condition should be added to the resolution that any change of use or change in site improvements would require Board approval.

Mr. Linnus said the motion would be for preliminary and final site plan approval subject to conditions. Among the conditions would be the standard conditions which will include compliance with all the staff reports as agreed to. Mr. Bartolone will be notified to check the trees after the borings are done. There will be a driveway re-alignment where the shed will be removed. The plan will be submitted to the Fire Official to review for fire access. Parking will be eliminated in front of the garage. They will comply with the lighting requirements set forth in the professional's report. Construction access will be provided which will be restored after construction is complete. Final grading plan will be submitted. The HVAC will be screened. A fence will be installed around the waste disposal area for the existing house. Any change of use will require Board approval. The applicant will comply with Gail Smith's review.

The applicant would like to submit a building permit for early review of the the footing and foundation. The permit will include a final grading plan.

A motion to approve the application subject to the conditions was made by Ms. Davis, which was seconded by Mr. Conforti. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Matthews, E. Willson and Some

Nays: None

Abstentions: Trzaska

IV. MINUTES

November 5, 2012 – Regular Meeting

A motion to approve the minutes was made by Ms. Dyer, which was seconded by Vice Chairman Matthews.

This was carried on the following roll call vote:

Ayes: Some, Matthews, Conforti, Dyer and Trzaska

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.