

Richard Schatzman, Esquire represented the applicant. The application is for improvements to the Blake Building and Hospital Building. The lighting and parking will meet the ordinance requirements and a design waiver/variance is no longer needed.

Craig Stires, applicant's engineer, Ben Lee, applicant's architect and John Hausmann, Carrier employee, were sworn in.

Mr. Stires gave the Board his qualifications and was accepted as an expert. Mr. Stires referenced the aerial of the site which was marked as Exhibit A-1. The aerial is DEP issued taken around 2007. The aerial shows the whole facility with the proposed project overlaid onto the aerial. The proposal is for an addition to the existing Blake Building and the reconfiguring of the inside of the building from 32 beds to 40 beds. A new U-shaped building will be constructed and connected through corridors to the Hospital Building. The existing acute care unit will be relocated into the U-shaped building. The entrance, administrative offices and other miscellaneous spaces in the Hospital Building will be upgraded. A circular drive will be installed which will tie everything together and will serve as a focal point between the new acute care unit, the Blake Building and the entrance. There is an existing pipe on site that is completely blocked so all the drainage in this facility gets backed up. There will be a repair, replacement and upgrade of the drainage together with a new detention basin which will be installed in the upper northeast corner. This will vastly improve the stormwater management. There will be an additional 4 to 8 employees for each of the three shifts as a result of this project. The requirements of the Planned Behavioral Health Complex have been met and the site plan is consistent with the existing conditions plan. Mr. Stires referenced Sheet 2 of the site plan submitted to the Board to discuss the onsite parking. When the project is completed there will be 637 parking spaces. There are currently 638 spaces and the ordinance requirement is 576. The applicant will comply with the ADA spaces. Mr. Stires referenced Sheet 8 of the site plan submitted to the Board to discuss the lighting. The lighting will be redone with LED lighting and meets the Township ordinance of 1 footcandle. The lighting will remain on all night. Mr. Stires referenced Sheet 9 of the site plan submitted to the Board to discuss the landscaping. The applicant will work with Mr. Bartolone to install ornamental plantings within the courtyard between the two acute adult care unit wings. Mr. Stires described the various types of fencing. At the bottom of the acute care there will be an 8' PVC fence, a chain link fence with slats around the generator, miscellaneous PVC screening fences and behind the Blake building will be a decorative fence. The colors of the PVC fences will be added to the plans and will be a matte finish. The fencing discrepancies with the site plan will be corrected. Mr. Stires explained the sewer. There is an existing gravity manhole just below the new acute care building. From that point it is all gravity to the private plant across East Mountain Road. From this point to the Blake building there is a small force main. It will be taken outside the building and a small pump station (grinder pump) will be installed to collect the discharge from Blake Building and pump it down to the gravity manhole. Mr. Stires will work with Mr. Cline and Ms. Smith on supplying capacity and information for a permit with the DEP. Carrier is currently in the process of upgrading the permit for the plant. Carrier is currently contracting with a Licensed Site Remediation Professional (LSRP) to close out the old groundwater Classification Exception Area (CEA).

Mr. Stires described the stormwater management. The original submission had underground piping within the circle to keep everything within the existing improvements. The increase in impervious coverage precluded this design. A detention basin is now proposed in the northeast corner. The detention basin was originally proposed as a bio-retention basin but there is no groundwater recharge so it is now proposed as a detention basin. There will be a mechanical water quality treatment device which will take care of the quality and quantity. A waiver for the groundwater recharge will be needed. There are no severe cut and fill problems. Carrier will provide the information Mr. Cline requests in subsection f of his memo. The stormwater management provisions of the Township and DEP are met.

Mr. Stires described the utilities on site. The location of the features of the lines will be revised as field changes if feasible. A generator is proposed back in the corner behind the new acute care unit. Carrier will provide the information Mr. Cline requests in subsection j of his memo. Mr. Stires described access and maneuvering. The additional information Mr. Cline requests will be provided. Carrier will work with the Township on the Construction Sequence Agreement. A General Permit 7 and Letter of Interpretation are needed from DEP.

Mr. Lee gave the Board his qualifications and was accepted as an expert. Mr. Lee showed the floor plans of the renovations and new construction. Mr. Lee described the floor plan of the acute care which was included in the package to the Board. There will be two 20 bed units, each unit is self-contained. Mr. Lee showed the floor plan for the Blake Building which was included in the package to the Board. The building will be expanded to increase the number of beds from 32 to 40. Each wing will house about 20 beds and each wing is self-contained. Mr. Lee described the access/intake floor plan which was included in the package to the Board. The plans show a small expansion and renovation to the existing lobby area to improve the general image of the building. The exterior elevation – acute adult care unit colored rendering was marked as Exhibit A-2. Carrier would like the building to look more residential. All the buildings are one story. The sample of exterior

materials was marked as Exhibit A-3. The colored rendering of the exterior elevations – acute adult care unit was marked as Exhibit A-4. The plan shows the trellis around the circular drive before entering into the building. The colored rendering of the exterior elevations – Blake Building plan was marked as Exhibit A-5. The colored rendering of the exterior elevations – access/intake was marked as Exhibit A-6. The higher component is the main lobby entrance and the smaller component on the side is the walk-in and ambulance entrance. The air conditioning units on the roof will be screened and concealed. The building will be designed to adhere to a great deal of principals of LEED design; natural daylight, energy consumption, etc. There are no new directional or building signs. If Carrier proposes a sign package in the future they will come back to the Planning Board for approval.

Mr. Hausmann is the AVP of Engineering and Support Services and he oversees all the construction. Mr. Hausmann described the parking and employee shifts. Patients register at the Blake building and hospital all hours of the day. Parking is adequate for the new project. Lighting is needed to be on all the time because the facility is open 24 hours a day. Staff and patients come in all hours of the night. He discussed the Board of Health memorandum. Carrier is working with DEP on the sewer treatment plant. The plans are subject to DCA approval. Carrier has been in touch with the Department of Health.

Mr. Schatzman discussed the Environmental Commission, Open Space Committee, Landmarks Commission and Public Safety memos.

Chairman Some opened the meeting to the public. There being no public comment, the public hearing was unanimously closed.

Mr. Linnus summarized the application. The motion would be for preliminary and final site plan approval with the standard conditions, obtaining all outside agency approvals and compliance with all agreements made on the record before the Board.

A motion to approve the application was made by Mayor Trzaska, which was seconded by Mr. Conforti. This was carried on the following roll call vote:

Ayes: Conforti, DeRochi, Dyer, Trzaska and Some

Nays: None

VI. MINUTES

July 1, 2013 – Regular Meeting

A motion to approve the minutes was made by Mr. Conforti, which was seconded by Mayor Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Trzaska and DeRochi

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.