Chairman Campeas called the meeting to order at 7:31 p.m. and read the opening statement that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Campeas; Mr. DeRochi; Mr. Mani; Mr. Matthews; Mr. Schuldiner; Mr. Wilson; Mr. Conry, Alternate #2; Mr. Laskey, Advisor

ALSO PRESENT: Kristen Seibold, Esquire, Board Attorney; Rakesh Darji, Board Engineer; Emily Goldman, Board Planner; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. APPLICATION

Case PB-02-19 Applicant: Springpoint at Montgomery, Inc.
Block 23001 Lot 16 – 100 Hollinshead Spring Road
Submission Waiver and Preliminary and Final Major Site Plan
Expiration Date – 45 Days from Submission Waiver Approval
Affidavit of Notification and Publication Required

Notice was found to be in order. Richard Schatzman, Esquire, Heather Hill-Falkoff, Ed Wilkes, PE and Scott Hoffman, AIA represented the applicant. The application is for preliminary and final site plan approval to construct a new connecting hallway link between the existing Clubhouse and the Independent Living West Apartment building and a new plaza area for the residents. The property is in the PPE zone.

Submission waivers from providing an Environmental Impact Statement and Traffic Impact Statement are being requested. The Board Professionals recommended the submission waivers be granted.

A motion to approve the submission waivers was made by Mr. DeRochi and seconded by Mr. Mani. The motion carried on the following roll call vote:
Ayes: Campeas, DeRochi, Mani, Matthews, Schuldiner, Wilson and Conry
Nays: None

Ms. Hill-Falkoff, Mr. Wilkes and Mr. Hoffman were sworn in.

Ms. Hill-Falkoff, Director of Development Services with Springpoint Senior Living, described the Company and the application. The West Wing has a ramp that connects it to the Clubhouse that while ADA accessible, has a grade that for some residents is challenging to negotiate multiple times a day. The proposal is to construct another corridor adjacent to the existing one with an elevator. The plan was presented to the residents at a town hall meeting and was received very well.

Mr. Wilkes, Langan Engineering, gave his qualifications and was accepted as an expert witness. Mr. Wilkes referenced an aerial view of the site showing the existing conditions which was marked as Exhibit A-1. The existing site is 40 acres and developed with an existing Continuing Care Retirement Community. Access to the site is from Montgomery Road. The parking lot provides direct access to the Clubhouse which is located in the center of the property. The Independent Apartments are to the west of the Clubhouse. Mr. Wilkes referenced the site plan sheet submitted as part of the application package. The site plan shows the proposed 1,318 square foot connector hallway between the Clubhouse and Independent Living Building. The construction will create an interior courtyard which will be utilized by the residents for outdoor planting and gardening. The area will be accessible from the proposed connector as well as the existing connector. The interior courtyard will have 19 evergreen shrubs and 31 perennials. Two sconce lights are proposed. The fixtures were approved by the Board and constructed as part of the Clubhouse expansion. The lights are cutoff fixtures that will be dark sky compliant. There is a 207 square foot Clubhouse expansion and a 120 square foot expansion of the Independent Living Unit, which are a result of reconfiguring the outside sidewalks into the new areas and filling in bump out
areas of the buildings. There will not be an increase in the number of residents at the facility or the number of employees. The impervious coverage will be increased on the site by 1,750 square feet or 0.2%. The basins that exist on the site were designed for more impervious coverage than what would be on site in post developed conditions. The only utility work being done is the reconfiguration of the existing roof leaders. A small inlet is being added within the courtyard area and an inlet is being added to the north of the development area. The existing inlet that will be covered by the development will be converted to a stormwater manhole. With construction of the connector they will remove 3 shade trees. The applicant has agreed to replace the trees somewhere else on site. Approval from Somerset County Planning Board and the Somerset Union Soil Conservation District has been received. Delaware and Raritan Canal Commission approval is still pending.

Mr. Schatzman and Mr. Wilkes discussed the Environmental Resolutions, Inc. memo dated July 9, 2019. The Zoning Chart will be revised to note the additional building and lot coverage. The Existing Conditions Plan will be reviewed and signed by a NJ Land Surveyor. Notes 13 and 14 on the Demolition Plan will be revised as requested. Details of the piping associated with the cleanouts will be provided. The Geotechnical Report referred to in Note 6 will be provided for the Board’s file. A sconce light will be added at the new exterior door at the 120 square foot building expansion. The room the manhole will be within is 6 feet high so it will not be an issue with terms of someone gaining access.

Mr. Darji said the concern with a 15 foot deep manhole is that there is enough clearance if apparatus needs to be set up. Mr. Wilkes testified the manhole structure itself has ladders. Mr. Darji said they need to review the confined space entry requirements for a structure of this type. Mr. Wilkes agreed to work with Mr. Darji to ensure they comply.

Mr. Schatzman and Mr. Wilkes continued discussing the memo. If it is determined that a water tight seal is required for the manhole they will comply. The stormwater management system of the entire property was deed restricted to provide perpetual maintenance in 1996. Top of wall elevations will be provided for the retaining walls at the steps of the new plaza. The plan will provide information on the invert of all roof leaders including length. Inverts will be added at the inlets/catch basins where a new pipe has been added. The notes on the plans for soil and erosion will be revised. The plans will be revised to show construction access. The stockpile location will be shown on the plan. The plans will detail measures to perform deep excavation for the proposed doghouse manhole. Retaining wall and plaza area stair details will be added to the plan.

Mr. Schatzman discussed the July 11, 2019 Clarke Caton Hintz memo. Since the applicant will be removing 3 trees and they agree to replant 3 trees. At the time of the 1996 approval they planted the required number of trees so the design waiver may not be required.

Mr. Schatzman discussed the Shade Tree Commission’s memo dated July 9, 2019 and Richard Bartolone’s memo dated July 11, 2019. The applicant will defer to Mr. Bartolone who found the plantings identified on the Landscape Plan acceptable. The applicant will replace the 3 trees to be removed. The construction access and material storage areas will be added to the plan. The limits of disturbance will be extended to include all access routes and material storage areas.

Mr. Schatzman discussed the Environmental Commission memo dated July 9, 2019. They are not using LEED standards. Pervious pavement is not necessary and will not be used. The lighting will be directed downward and shielded. The tree species will be deferred to Richard Bartolone. A park bench will be added to the plaza area. Solar panels will not be installed.

Mr. Schatzman discussed the Health Department memo dated May 23, 2019. There are no comments from the Police and Open Space.

Mr. Hoffman gave the Board his qualifications and was accepted as an expert witness. Mr. Hoffman referenced the architecture plans submitted with the application. There is a 6 foot elevation change from the Clubhouse down to the West Wing. The proposed corridor will be 10 feet wide that incorporates a set of stairs and an elevator. He displayed renderings of the courtyard space, the exterior view and the interior view. All the materials will match the existing building. Water will be available to water the plants in the courtyard area.

Chairman Campeas opened the meeting to the public. There being no public comment a motion to close the public hearing was made by Mr. Schuldiner and seconded by Mr. Wilson. The motion carried unanimously.
A motion to approve the application subject to the conditions was made by Mr. Mani and seconded by Mr. Conry. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Mani, Matthews, Schuldiner, Wilson and Conry
Nays: None

IV. MINUTES

June 17, 2019 – Regular Meeting

Mr. Schuldiner noted two corrections.

A motion to approve the revised minutes was made by Mr. Mani and seconded by Mr. Wilson. The motion carried on the following:

Ayes: Campeas, DeRochi, Mani, Matthews, Schuldiner, Wilson and Conry
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.