

Redevelopment Plan Update and Modifications

Zoning Requirement	Current Plan	Change	Comments
Carriage Houses			
Front yard setback	150 feet	No Change	
Adjacent structure setback	30 feet	No Change	
Height	2.5 stories / 35 feet	2.5 stories / 48 feet	2.5 stories (Paul Fox is reviewing with Ron Kennedy to reduce 48' height)
Building footprint	1,500 square feet	1,760 square feet Up Hill 2,200 square feet Down Hill	Excluded - decks, generator pads, patios Must Have 2 Car Garage
Side yard set back	100 feet	100 feet on north, 50 feet on south	50 feet between Hurstmont / Glen Alpin

Zoning Requirement	Current Plan	Change	Comments
Independent Living Building			
Front yard set back	500 feet	300 feet	
Rear yard set back	100 feet	No Change	
Side yard set back	100 feet	No Change	
Adjacent structure set back	30 feet	No Change	
Height	3 stories / 48 feet	4 stories / 65 feet	

Zoning Requirement	Current Plan	Change	Comments
Assisted Living / Dementia Care Building			
Front yard setback	500 feet	No Change	
Adjacent structure setback	30 feet	No Change	
Height	3 stories / 48 feet	4 stories / 55 feet	
Rear yard setback	100 feet	No Change	
Side yard set back	100 feet	No Change	

Zoning Requirement	Current Plan	Change	Comments
General Standards			
Lot coverage	35%	40%	
Building coverage	25%	No Change	
Minimum lot size	19 acres	8 acres (Independent Living/Memory Care)	
Age restriction	62	62 for IL and MC 55 with no resident under age 20 for carriage houses	Up to 20% of residents in carriage houses can be under 55, but no resident can be under 20

General Comments

1. CCRC Changed to AGE Restricted Community
2. Assisted Living/Memory Care/Nursing Care changed to Assisted Living/Dementia Care Homes
3. A second access road to Route 202 has been added
4. A minor subdivision is required to separate the townhouse section from the ILU and Assisted Living/Dementia Care section of the site
5. Wireless telecommunication antennas or antenna arrays is now permitted on the ILU or Assisted Living/Dementia Care buildings – specific standards have been added
6. References to “beds” have been removed and replaced with “units.” A definition for “unit” has been added
7. A “Review Process” section has been added detailing the relationship of the Township Committee and Planning Board to the development review process
8. Steep Slope Ordinance only applies to RR & R1 zones (Municipal Engineer will provide guidance for the development engineer to minimize impact)

Township Concerns	Township Position	Status with Developer
Roadway Width	22 feet	Developer agreement requires 22 feet for townhouses, 24 feet for access to ILU and Assisted Living/Dementia Care
202 / Tempe Wick Intersection	Developer must fund improvement	Developer will fund improvement
Property donation	Developer will donate 2.5 acres of Hurstmont lot for diversion property	Developer will donate the parcel, along the back adjacent to the park
Service bay at building	Service bay should be below grade to mitigate noise	Developer will lower service bay by 8 feet
Sewer treatment buildings	Only one building to match carriage house exterior	Developer will locate all required equipment in one building Paul Fox will follow-up with DEP to determine size
Security	Facility should have its own 24 / 7 onsite security	Developer will provide
Ambulance service	Facility should have a contract for 24 / 7 ambulance service	Developer will provide, NVVRS will provide back up
Building and grounds	Maintain Hurstmont features	Developer will incorporate elements of the original estate grounds and building design features

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