

**HARDING TOWNSHIP COMMITTEE
THURSDAY, SEPTEMBER 12, 2019
EXECUTIVE SESSION at 6:00 PM
SPECIAL MEETING at 7:30 PM
Kirby Hall, Blue Mill Road, New Vernon, New Jersey
MEETING MINUTES**

CALL MEETING TO ORDER – Mayor Yates

Mayor Yates called the meeting to order at 6:00 p.m.

ADEQUATE NOTICE of this Executive Session meeting of the Harding Township Committee was sent to the Observer Tribune on August 20, 2019 and published in the Observer Tribune on August 22, 2019.

Mayor Yates announced that adequate notice of this executive session meeting of the Harding Township Committee was called in accordance with the with the Open Public Meetings Act.

ROLL CALL – Municipal Clerk

Ms. DiTosto, Mr. Jones, Mr. Modi, Mr. Platt, Mr. Yates

Mrs. Sharp called the roll. All members of the Harding Township Committee were in attendance.

RESOLUTION TC 19-187– Executive Session

RESOLUTION TO RECESS INTO EXECUTIVE SESSION

Mayor Yates asked for a motion to recess into Executive Session. Upon a motion made by Mr. Modi, seconded by Mr. Jones and with a vote of all ayes, the meeting recessed at 6:03 pm.

BE IT RESOLVED, by the Harding Township Committee that it shall adjourn into executive session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b; and

BE IT FURTHER RESOLVED, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Township of Harding provided such disclosures will not violate Federal, State or local statutes and does not fall within the attorney-client privilege. The Township Committee will return to public session after this executive session.

Contracts:

1. Redevelopment Plan – John Hague
2. Developer's Agreement – John Hague

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECONVENE INTO PUBLIC SESSION – Mayor Yates

Upon a motion made by Mr. Platt and seconded by Mr. Jones, the meeting reconvened at 7:46 p.m. into public session.

ROLL CALL – Municipal Clerk

Ms. DiTosto, Mr. Jones, Mr. Modi, Mr. Platt, Mr. Yates

Mrs. Sharp called the roll. All members of the Township Committee were in attendance. Mr. John Hague, Redevelopment Counsel, Miss McKinley Mertz, Township Planner, and Mr. Paul Fox, Township Engineer were in attendance. There were four (4) members of the public in attendance.

PLEDGE OF ALLEGIANCE – Mayor Yates\

Mayor Yates led members of the Township Committee and members of the public in the Pledge of Allegiance.

ADEQUATE NOTICE of this meeting of the Harding Township Committee was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE* on August 20, 2019, and published in the *OBSERVER TRIBUNE* on August 22, 2019; Notice was posted on the Bulletin Board in the Township Municipal Building on Blue Mill Road in Harding, NJ on August 20, 2019, and Notice was posted on the website and filed with the Municipal Clerk on August 20, 2019.

Mayor Yates announced that adequate notice of this meeting was provided in accordance with the Open Public Meetings Act.

ANNOUNCEMENTS/PRESENTATIONS/REPORTS/CORRESPONDENCE – Mayor Yates

Mayor Yates announced that this evening we will discuss the revised redevelopment plan and introduce the ordinance to amend the redevelopment plan.

Mr. Platt informed members of the Township Committee and members of the public that he was notified by Mr. Steve Bartlett that his father Marshall Bartlett passed away. Mr. Platt fondly remembered Mr. Bartlett. Mr. Bartlett was one of the kindest, nicest, public officials the Township has had. Mr. Platt mentioned that Mr. Bartlett one night stated he is always looking over his shoulder and wondering if there was going to be a bunch of locust flying in. During his 3 years as Mayor in Harding he went through two Halloween storms, and Super Storm Sandy. Mr. Platt provided a memory of when Mr. Bartlett did not know who Andy Griffin was. Marshall had incredible grace and will be missed.

Mayor Yates echoed Mr. Platt's sentiments and stated it is a real loss to Harding. Mayor Yates informed the public that Marshall's memorial service will be at the Summit Episcopal Church on Saturday, September 14, 2019.

DISCUSSION ITEMS

1. Revised Redevelopment Plan – Mayor Yates

Mayor Yates explained that the concept plan addresses the Hurstmont property only. Mayor Yates presented the redeveloper's concept plan and discussed each slide. A copy of the concept plan is appended to these minutes.

Page 2 – Court Order – March 28, 2019 -- *Mayor Yates explained that the Township is on track to meet the October 31st court order deadline. Due to the diversion, there is no plan to discuss Glen Alpin at this time.*

Page 4 – Property Site Plan – *This page shows the Hurstmont property and the Glen Alpin property.*

Page 5 to Page 7 – Historic Photos of Hurstmont/Gardens – *These slides show what the Hurstmont property looked like then and now.*

Page 8 – Proposed Site Plan with Subdivision Line – *Mayor Yates explained that there will be 40 Units -- for Carriage Homes (Townhomes), 125 Units for Independent Living, 85 Units for Assisted Living/Dementia Memory Care.*

The red line shows the subdivision of the property due which will separate the townhouses with the assisted living and independent living buildings.

There will be a secondary access which was requested by our meetings with Emergency Services.

Page 9 – Site Section – *Mayor Yates commented that these buildings exceed the height requirement. Mayor Yates explained that there was much discussion on the height on whether to stick to the Township's height definition or come up with a new definition. After much discussion and comments from all our professionals, it was decided to stay with the Township's height definition. Mayor Yates explained the buildings and showed that the parking is underground and the lobby and the dining will be on the first floor. Mayor Yates explained the trough on the roof. The roof shows a nice pitch. The roof will contain all the mechanical equipment and telecommunications antennae.*

Page 10 – Site Section Cont'd – *Mayor Yates explained that the neighbor to the right is the most affected. There will be a tree buffer. The service bay will be dropped below grade underneath the building so the neighbor will not see the service vehicles. The existing stand of trees and the additional screening provides a good distance between the neighbor and the building.*

Page 11 to Page 13 – Proposed Townhome Building Height – *Mayor Yates explained that there are two types of townhomes; uphill and downhill. These are concept plans, they have not been designed to date.*

Page 14 – Proposed Architectural Style – *Mayor Yates commented that there was much discussion about architectural style with the Redevelopment Steering Committee and Township Committee. Mayor Yates read the slide in its entirety. A design plan and dimensions will be forthcoming. The redeveloper will need to comply with the prohibited use of materials.*

Page 15 – Slide Showing Site with descriptions and trails – Mayor Yates explained that the landscape plan has not been fully developed. There will be understory, ground covers, conifers, native plants, evergreens, screening, etc. The red figures on this slide (middle of page) the redeveloper plans to restore and reuse. The parcel at the top of the page which is about 2.5 acres will be conveyed back to the Township and used for trail connectors. They will build a staircase that will take walkers from the development level up and onto a path and they will use repurposed stones from the gardens.

Page 16 – Street Views – Mayor Yates explained that the four red arrows are street views; entrance, existing driveway, down going further south which will have a secondary entrance, and the fourth red arrow is at the intersection of Tempe Wick and Rt. 202.

Page 17 to Page 23 – Before and After Street Views – Mayor Yates mentioned that the redeveloper ghosted in buildings of the proposed development in the after views. This is with existing tree lines and will be augmented by evergreens, etc., to beef up the line. A question was asked when the leaves are not on the trees. Mayor Yates explained that they will be adding some evergreens and other type plantings to the buffer along the street. Mr. Jones explained that Brian Bosenberg is the firm that was hired to do the landscape architecture and his notes are on the concept plans located on the website. Mayor Yates explained that in the redevelopment plan that is being amended this evening has very significant language with regard to the landscape.

Page 24 – County's Concept Plan of the Intersection

Mayor Yates commented that in 2022, the State will rebuild Route 202 from Bedminster to Morris Township. The Township has had discussions with the NJDOT. The black lines on the page are areas of road that will be widened to enable center turn lanes on the three sides. This is all in the right-of-way. Mayor Yates explained if the State and County monies are not enough for the widening of the property, the developer, if necessary, will contribute funds for the intersection.

Mr. Jones commented that a traffic engineer came out to review the intersection and mentioned that every community believes their intersection is the worst. Well the engineer came back and said Harding Township has the worst and rated it an F minus. With the updated intersection the traffic engineer believes the intersection can go from an F minus to a C or C plus. Currently, the wait time is 7.5 minutes, it should go to about 3 minutes.

Page 26 – Wastewater Management Plan – Mayor Yates read this slide in its entirety. The plan requires that the wastewater treatment system be on the Hurstmont site and it be sized sufficiently to handle any potential development on the Glen Alpin site. This will eliminate the need for any septic systems to be placed on the Glen Alpin site. We cannot totally rule out that something might go on the site but all indications from their engineer and Mr. Fox's review, they should be able to accomplish the daily gallon management they require all on that site. The plan will require that all of the tanks be located underground. There should be nothing visible other than a small building which will be designed to look like the townhouses which will contain a minimal amount of above ground equipment.

Page 27 – Hurstmont Senior Housing Operations and Emergency Services – Mayor Yates read this slide in its entirety. They will have their own onsite security, they will sign a contract with an outside party to provide ambulance service. The Township First Aid Squad will not be called to transport residents. Our Emergency Services personnel asked for the road to be 22 feet wide with mountable curbs. There has been extensive meetings with our Fire, First Aid, Police, and County Dispatch to discuss these services.

Page 28 to Page 31– Zoning Requirements – Mayor Yates read each slide in its entirety and mentioned the changes on each slide. Mayor Yates reported that these are the amendments that were made compared to the

previous plan from June 2019. The previous plan did not include the concept plan which we did not know about at that time.

Mayor Yates commented that the question of height is tied to the question of footprint. The issue with regard to height was discussed a lot; shorter buildings spread out with more coverage or taller buildings with a smaller footprint and less coverage.

Mr. Fox explained the steep slopes and the zone requirements. The concern with erosion will be discussed at their site plan review.

Chris Allyn, resident -- commented if the steep slope ordinance applies to this zone. Mr. Fox responded that is correct. Mayor Yates explained the steep slope ordinance will not be ignored. Mr. Modi asked Mr. Paul Fox, Township Engineer if he added a sentence regarding steep slopes into the plan that states steep slopes must be addressed as part of the site plan. Mr. Fox responded with that is correct.

Page 32 and Page 33– General Standards – *Mayor Yates read these pages in their entirety and explained the changes.*

Comments asked:

Steve Balog, resident – *commented on how many more times this plan will be presented. Mayor Yates explained that it will go to the Planning Board on September 23, 2019 for their consistency review with the masterplan and then there will be another meeting of the Township Committee September 30, 2019.*

Mary Prendergast, resident -- *commented on the letter Marion Harris sent back in July regarding having an archaeologist. Mayor Yates explained that in the developer's agreement there will be a requirement that an archaeologist conduct an archaeological review study before the work is done. Some of the language that Marion Harris provided McKinley Mertz has been incorporated into this plan.*

McKinley Mertz explained that Marion Harris sent detailed comments and some of those comments were added to the plan to reflect what she detailed. There was a lot of work done on the archaeological standards to ensure that much of the historical points were met. Mr. Fox commented that a lot of information Marion Harris provided she did mention that she was not able to provide sources and where that information could be found. From that perspective it was somewhat difficult for us to follow where specific archaeology would be located on the site.

3. Chris Allyn, resident – *commented if the telecommunication antennae's would be in the well and not visible. Mr. Platt explained that there will not be a height limit on the antenna. Mayor Yates mentioned that the equipment will be in the well on the roof. A discussion ensued by reviewing the slide.*

Mayor Yates explained that per Mr. Modi's request, the redeveloper presented a 3-D movie that would show what it looks like to be on the site. Three short videos were shown to members of the public. A copy of the videos can be seen on the website. A discussion regarding the three videos ensued.

Mrs. Prendergast commented good job everyone, this has been very time consuming.

RESOLUTIONS – (NON-CONSENT – REQUIRING SEPARATE ACTION)

MEETING OPEN TO THE PUBLIC FOR PUBLIC COMMENT

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

No members of the public provided any comments.

ORDINANCES FOR SECOND READING: NONE

ADD-ON RESOLUTIONS

ORDINANCES FOR FIRST READING

ORDINANCE #16-2019 – ORDINANCE ADOPTING AMENDMENT TO THE HURSTMONT REDEVELOPMENT PLAN

Mayor Yates asked Township Committee Member Jones to introduce Ordinance TC #16-2019.

Mr. Jones asked if that a WHEREAS sentence could be included in the Ordinance. Mr. Jones commented that he would like to highlight the public's input stressed by the Redevelopment Steering Committee meeting and the Public meetings, and the fact that we addressed all the concerns that the public brought forward. Can this be added to the ordinance? Mr. Hague, Redevelopment Special Counsel explained that a sentence will be added addressing all the meetings with dates and the comments from the committees and members of the public.

McKinley Mertz, Township Planner read the amended changes to members of the public. A copy of the amendments to the redevelopment plan is appended to these minutes

Page 6 – Added updated language with regard to the diversion process. Mr. Modi mentioned that it is Historic Sites Counsel. Mr. Allyn asked what the ruling was. Mr. Jones explained, the proposed easement on Glen Alpin poses no encroachment on historic elements.

Page 13 – definition of unit – the last sentence now reads “an individual living quarter within the dementia care home is a single unit.

Page 14 – lighting section was addressed. Mr. Platt asked for clearer language with the lighting capacity of a bollard. Mr. Hague provided language. Mr. Modi asked if all of this is subject to site plan approval. Mr. Fox responded with yes.

Page 18 – Sentence was added to clarify on minimum building height. Guest parking sentence was update to read Guest parking for the ILU's may be provided at a minimum ratio of one space per three units but is not required.

Page 20 – Other Requirements - sixth bullet point was amended. The following bullet point was clarified for clarity.

Page 23 – Design Standards under Architecture – Last Bullet Point under materials used – Durable Manufactured product sentence was amended.

Page 24 – Third bullet after materials was changed.

Page 26 – All trees change to minimum of 50% of all trees must be three inches in caliper, except for trees along the street. A discussion of the height of trees along Rt. 202 ensued.

Page 27 – Signage Standards – last bullet was amended. A discussion ensued. Mr. Modi asked if the Lighting Ordinance applies. A response was yes.

Mr. Allyn – commented there was a discussion of heights at 48 feet has it been reduced to 45 ft. Mayor Yates responded yes.

Township Committee Member Jones introduced Ordinance TC #16-2019 by title as follows:

**TOWNSHIP OF HARDING
ORDINANCE #16-2019**

ORDINANCE ADOPTING AMENDMENT TO THE HURSTMONT REDEVELOPMENT PLAN

Township Committee Member Jones explained the purpose of the Ordinance and moved for introduction on first reading. Township Committee Member Jones read the following:

WHEREAS, the above ordinance was amended and introduced and read by title at this Township Committee meeting held on September 12, 2019.

BE IT RESOLVED, that at the Township Committee meeting to be held on September 30, 2019 at 7:30 p.m. prevailing time, at the Kirby Municipal Building, the Township Committee will further consider this ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby requested to publish the proper notice thereof, including this ordinance, post the ordinance, and make copies available to members of the general public.

Township Committee Member Jones offered Ordinance #16-2019 and moved its introduction, as amended, seconded by Mayor Yates.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

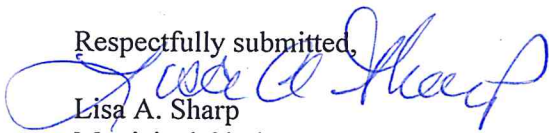
Vote on Introduction:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

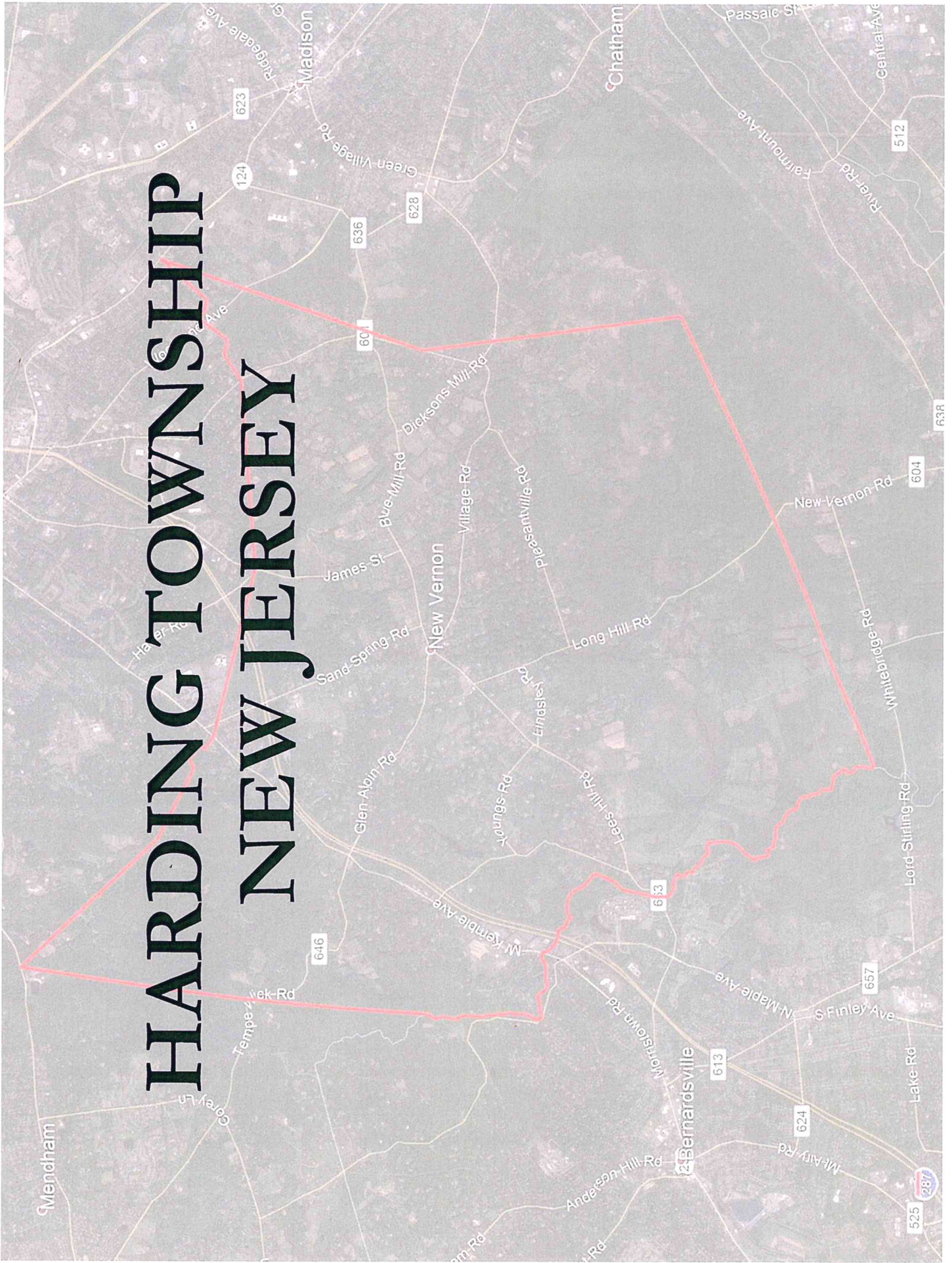
ADJOURNMENT – Mr. Yates

Mayor Yates asked for a motion to adjourn. Upon a motion made by Mrs. DiTosto, seconded by Mr. Platt and with a vote of all ayes, the meeting adjourned at 10:45 pm.

Respectfully submitted,


Lisa A. Sharp
Municipal Clerk

HARDING TOWNSHIP NEW JERSEY



Court Order

March 28, 2019

1. Conditions as set forth in the Master's Report (annexed to the Court Order)
2. Provide for the modifications of the bedroom composition of the two (2) new units at the Farm At Harding (One (1) two bedroom unit & One three (3) bedroom unit)
3. Demonstrate that the Universal Institute group home meets the requirements under applicable COAH rules (deed restricted)
4. Demonstrate that the Cerebral Palsy of North Jersey group home meets the requirements under applicable COAH rules (deed restricted)
5. **Adopt a redevelopment plan and enter into a redevelopment agreement for the Hurstmont/Glen Alpin Age Restricted Development by October 31, 2019**
6. Amend the affirmative marketing plan to comply with the requirements of settlement agreement for community organizations to receive notice of available units

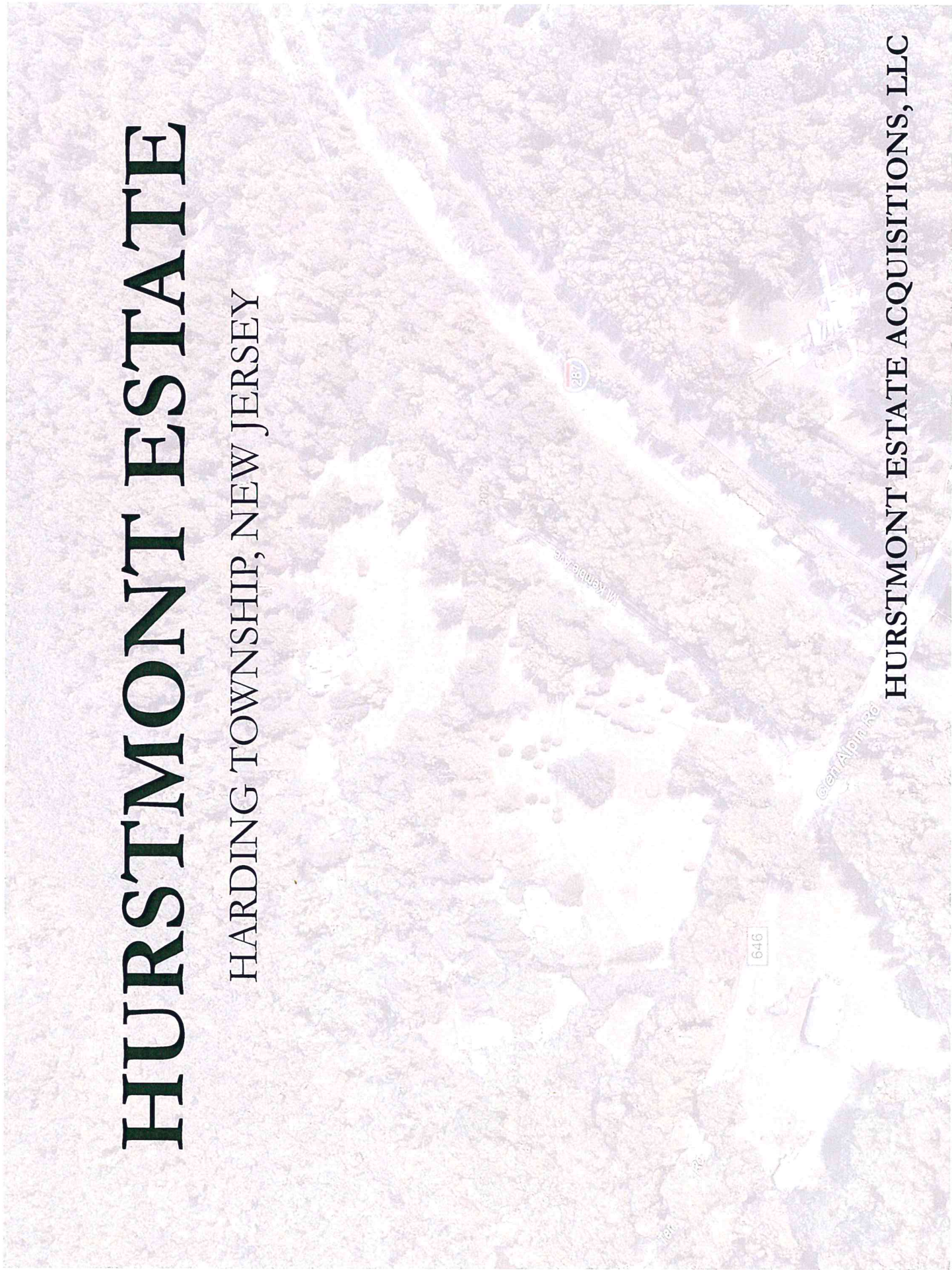
Summary of Settlement

Housing Component	Certified Units
Credit for surplus prior round units (3 rentals at The Farm)	3
Credit for group home (Universal Institute)	5
Credit for excess RCA transfers	2
Municipal construction for new rentals at The Farm	2
Accessory apartments	10
New group home (CPNJ)	4
Private development (KRE / Mt. Kemble)	16
Hurstmont & Glen Alpin (multi-family age-restricted)	40
Rental bonus	21
Durational adjustment for units in 202 overlay	73
Total Units	176

HURSTMONT ESTATE

HARDING TOWNSHIP, NEW JERSEY

HURSTMONT ESTATE ACQUISITIONS, LLC



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**GLADSTONE
DESIGN, Inc.**

10000 E. 10th Ave., Suite 100
Denver, CO 80231
P: 303.733.1100
F: 303.733.1101
www.gladstone-design.com

NO. 10000 E. 10th Ave., Suite 100
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RONALD A. KENNEDY, P.E.
11000 E. 10th Ave., Suite 100
Denver, CO 80231

**HURSTMONT
ESTATE**

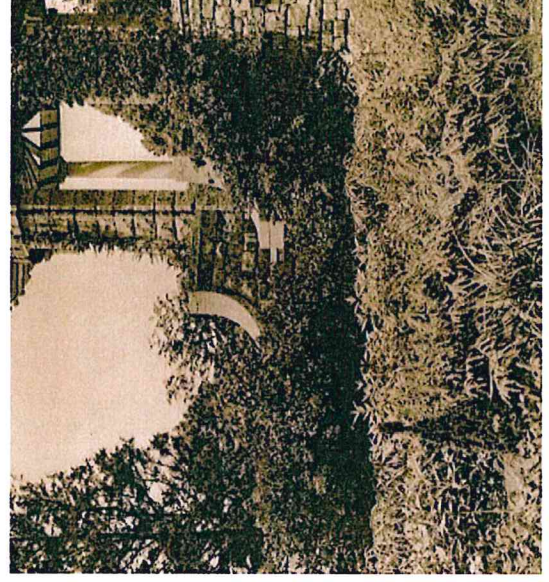
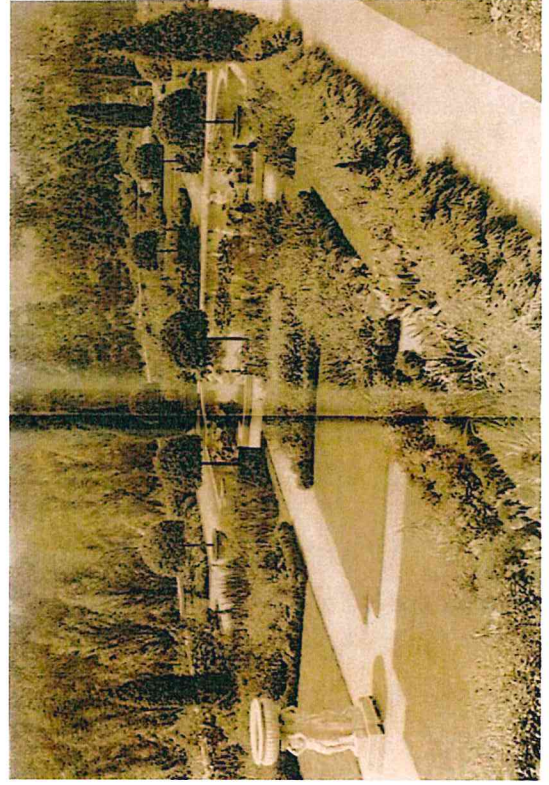
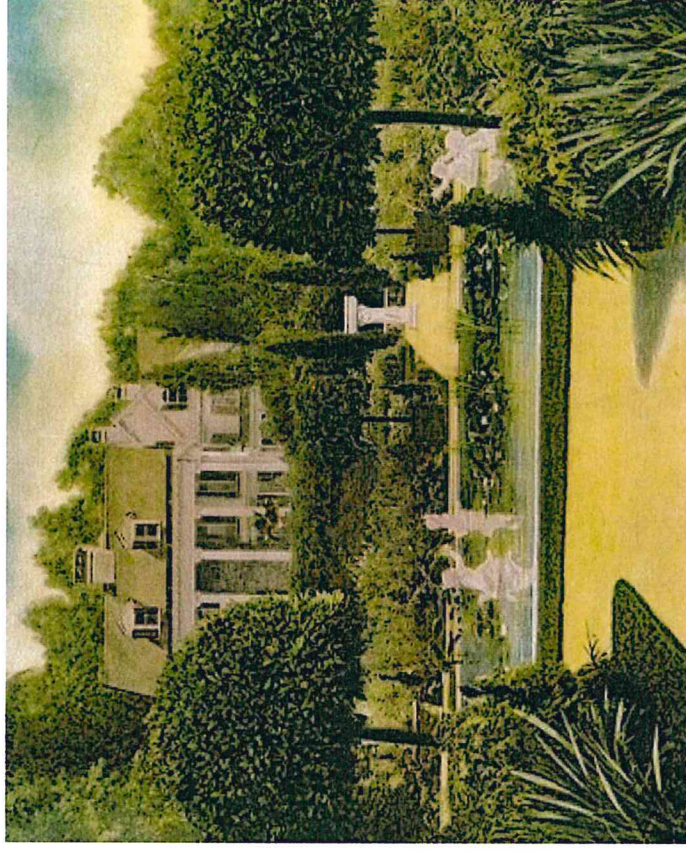
10000 E. 10th Ave., Suite 100
Denver, CO 80231
P: 303.733.1100
F: 303.733.1101
www.gladstone-design.com

AERIAL EXHIBIT

NO.	DATE	REVISIONS
1	06/23/2010	
2	06/23/2010	
3	06/23/2010	
4	06/23/2010	
5	06/23/2010	
6	06/23/2010	
7	06/23/2010	
8	06/23/2010	
9	06/23/2010	
10	06/23/2010	



HISTORIC PHOTOS



EXISTING CONDITIONS – THE MANSION



EXISTING CONDITIONS – THE GARDENS



EXISTING VIEWS



PROPOSED SITE PLAN WITH SUBDIVISION LINE

DEVELOPMENT PROGRAM

TOTAL ACRES: 20.10 ACRES
TOTAL RESIDENTIAL: 250 UNITS

(A) THE VILLAGE - ASSISTED LIVING
• INDEPENDENT LIVING 125 UNITS
• ASSISTED LIVING & MEMORY 85 UNITS

(B) THE ESTATES - CARRIAGE HOMES
• DOWNHILL UNITS 26 UNITS
• UPHILL UNITS 14 UNITS

PARKING

THE VILLAGE
• GARAGE 179 SPACES
• SURFACE 179 SPACES
THE ESTATES (2 SP/UNIT)
• INTERNAL GARAGE 80 SPACES
• DRIVEWAY 80 SPACES
• SURFACE 24 SPACES

SITE FEATURES LEGEND

(C) SCENIC ENTRY DRIVE

- MAIN ENTRY FROM MT. KEMBLE AVE
- GRAND ENTRY FEATURE
- ACCESS TO GLEN ALPIN HOUSE

(D) GREENS AND PLAZAS

- PASSIVE AND SEMI-ACTIVE RECREATION USES
- POTENTIAL FOR EXISTING GARDENS "RUINS" TO BE SHOWCASED W/ STORYBOARD

(E) EXISTING GARDEN OVERLOOK

- PRESERVE GARDEN STEPS AND OVERLOOK
- STORY BOARD PLACARD DESCRIBING THE HISTORY OF THE GARDENS

(F) EXISTING ENTRY STONE COLUMNS

- PRESERVE EXISTING STONE COLUMNS AS ENTRY FEATURE

(G) WOODED PERIMETER BUFFER



SCALE: 1"=50'-0"
CONCEPT SITE PLAN
DATE: 07/26/2019

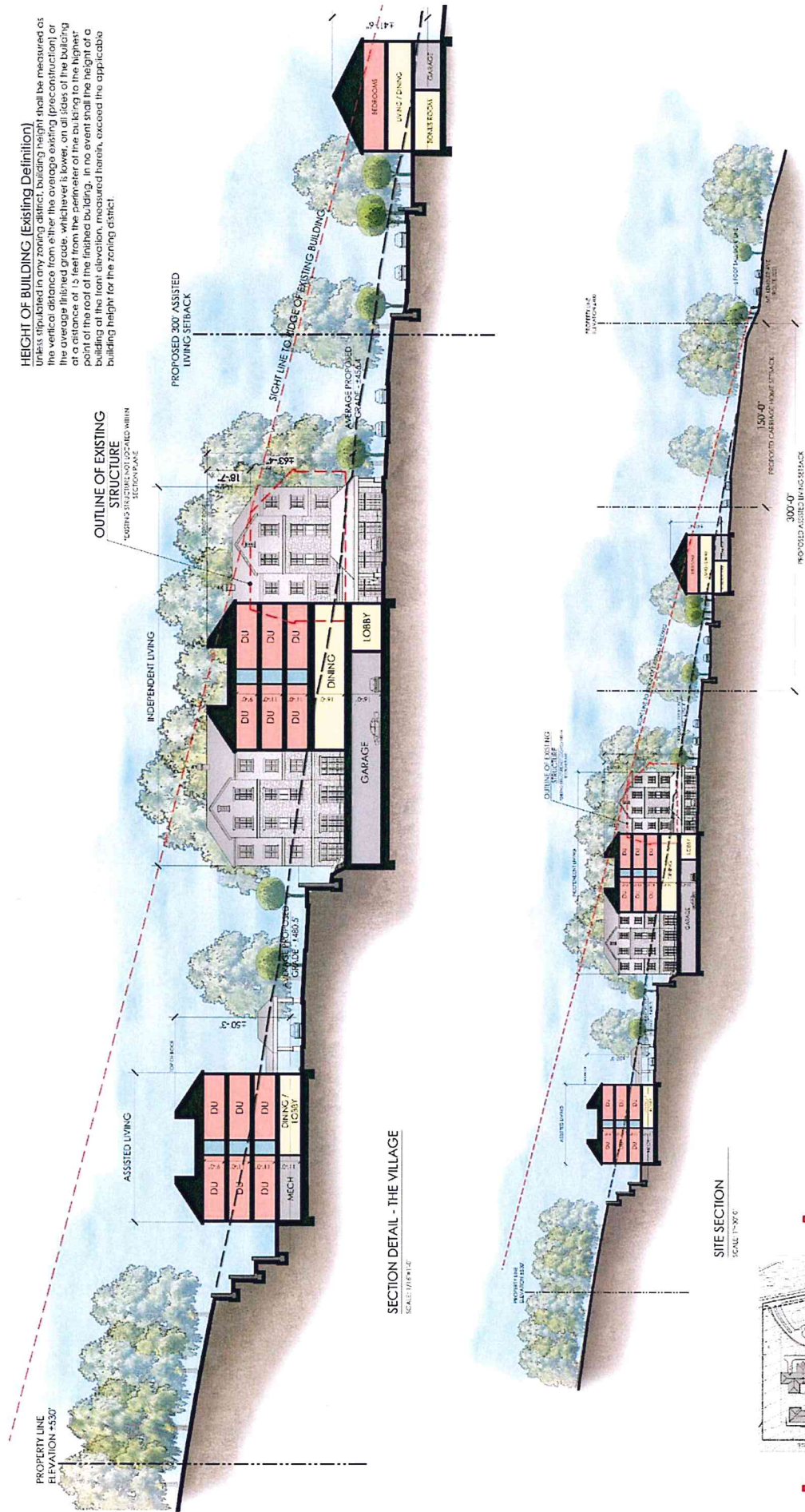
HURSTMONT ESTATE ACQUISITIONS, LLC

HURSTMONT ESTATE
HARDING TOWNSHIP, MORRIS COUNTY, NEW JERSEY

MINNO WASKO
ARCHITECTS AND PLANNERS
1000 ROUTE 100, SUITE 100, MORRIS COUNTY, NJ 07960
TEL: 908.261.1234 FAX: 908.261.1235

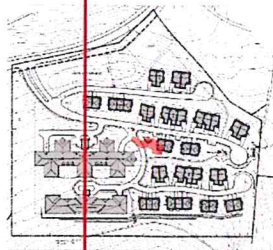
SITE SECTION

HEIGHT OF BUILDING (Existing Definition)
 Unless stipulated in any zoning district, building height shall be measured as the vertical distance from either the average existing (preconstruction) or the average finished grade, whichever is lower, on all sides of the building at a distance of 15 feet from the perimeter of the building to the highest point of the roof of the finished building. In no event shall the height of a building at the front elevation, measured hereinafter, exceed the applicable building height for the zoning district.

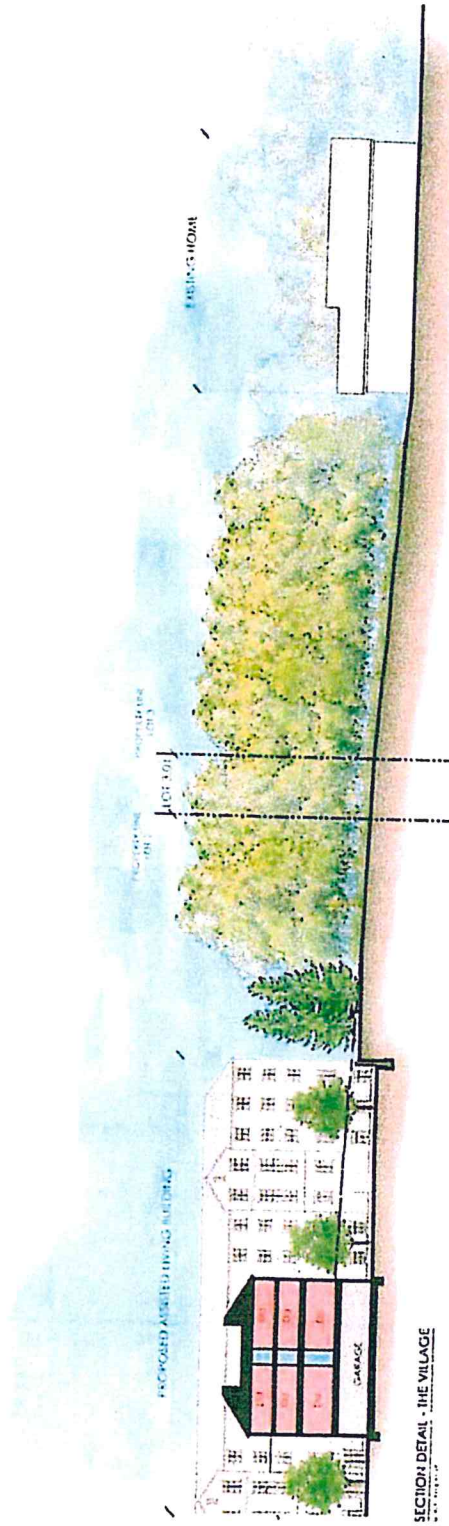


SECTION DETAIL - THE VILLAGE
 SCALE: 1/8" = 1'-0"

SITE SECTION
 SCALE: 1/8" = 1'-0"

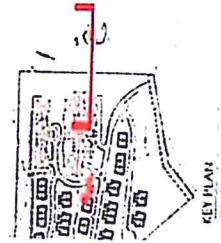


SITE SECTION



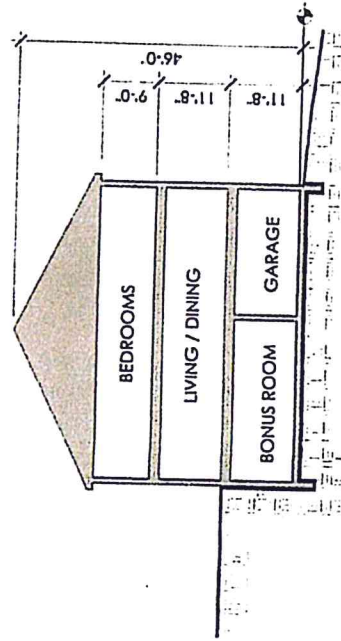
SECTION DETAIL - THE VILLAGE

280'-0"
PROPOSED DISTANCE FROM LOT 3
HOUSE TO SERVICE AREA

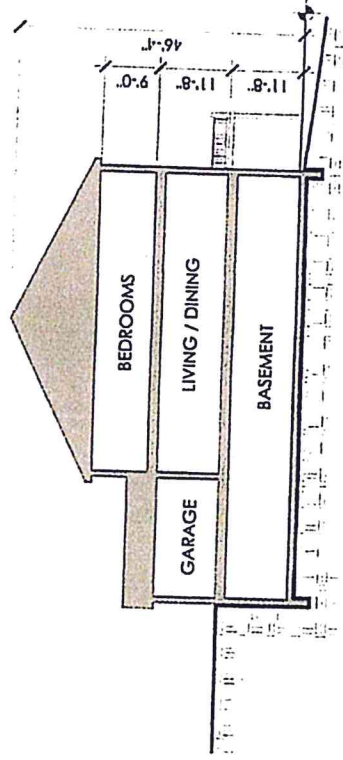


MINNO WASKO
ARCHITECTS AND PLANNERS

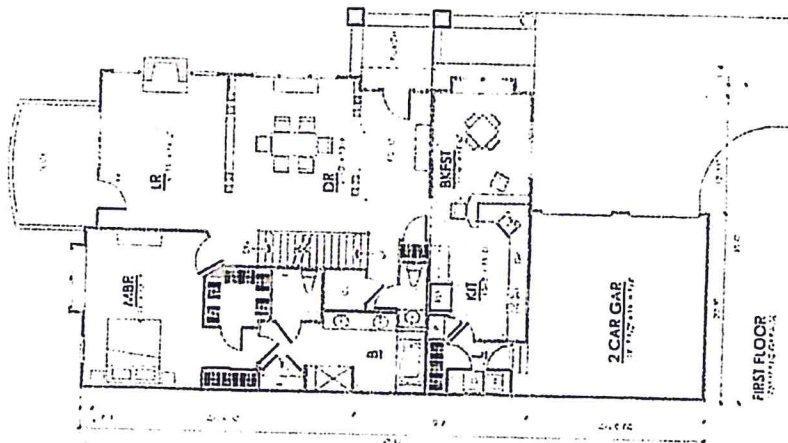
PROPOSED TOWNHOME BUILDING HEIGHT



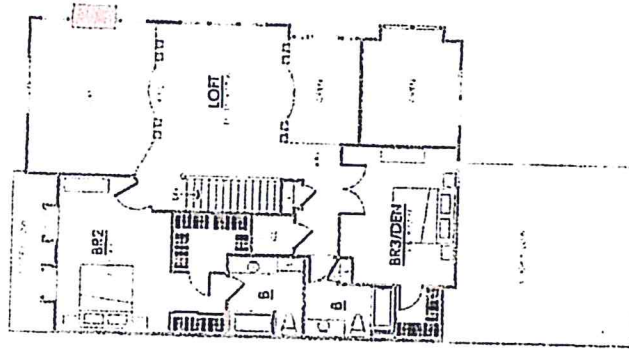
UPHILL UNITS



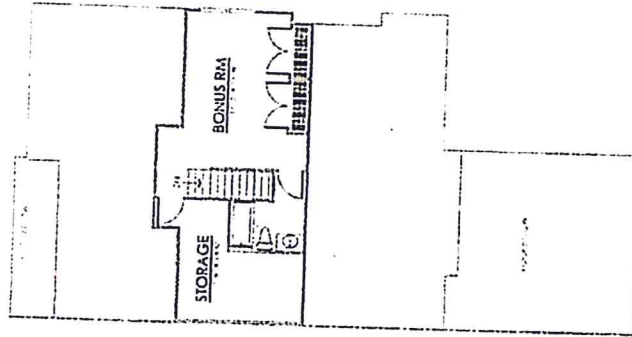
DOWNHILL UNITS



FIRST FLOOR



SECOND FLOOR



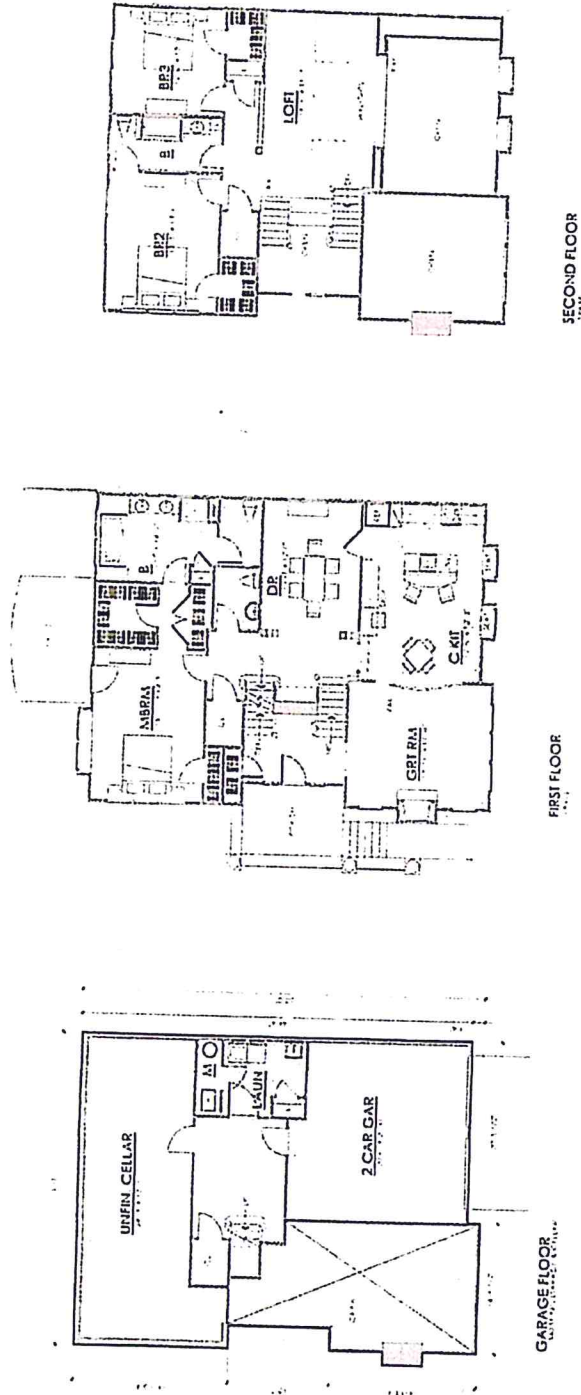
OPT. BONUS ROOM

SCALE: 1/8" = 1'-0"
DATE: 07/25/2018

HURSTMONT ESTATE
HARDING TOWNSHIP, MORRIS COUNTY, NEW JERSEY

HURSTMONT ESTATE ACQUISITIONS, LLC

MINNO WASKO
ARCHITECTS AND PLANNERS



UPHILL TOWNHOME
SCALE: 3/16" = 1'-0"
DATE: 07/27/2014

HURSTMONT ESTATE
HARDING TOWNSHIP, MCDONOUGH COUNTY, NEW JERSEY

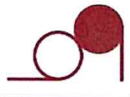
HURSTMONT ESTATE ACQUISITIONS, LLC

MINNO WASKO
ARCHITECTS AND PLANNERS
1000 NEW JERSEY TURNPIKE, SUITE 200, NEW JERSEY, NJ 07001
TEL: 908.444.1111 FAX: 908.444.1112

PROPOSED ARCHITECTURAL STYLE

- Architectural design will be sensitive to the historic character of Harding Township
- The new facility shall be architecturally consistent with the architecture of the Hurstmont Mansion
- Architectural design will incorporate materials that reflect the historical and rural character of the Community.
- For the attached townhome units, architectural design features such as pitched roofs, dormers, window shutters, stoops, and entrance overhangs shall be utilized to imitate the look of older carriage homes.
- Architectural features such as mullioned windows and gable roofs shall be incorporated into the building designs
- Building massing shall be broken up through the use of multiple gables, varying roof heights, dormers, materials, and architectural articulation

HURSTMONT ESTATE ACQUISITIONS, LLC



BOSENBERG
ARCHITECTS
2000 PINE COUNTRY DRIVE
HURSTMONT, NJ 07033
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HURSTMONT ESTATE HARDING TOWNSHIP, NEW JERSEY



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SHEET 1 OF 1



TREE LEGEND

(Symbol)	DECIDUOUS TREE
(Symbol)	DECIDUOUS TREE
(Symbol)	EVERGREEN TREE
(Symbol)	ORNAMENTAL / UNDERSTORY TREE

- NOTES:**
1. SHADE TREES TO BE NATIVE SPECIES, BIO-DIVERSE, MINIMUM 3
 2. EVERGREEN TREES TO BE DEER RESISTANT
 3. TO ALL DISTURBED AREAS WITH NATIVE SUN OR SHADE
 4. INVASIVE SPECIES TO BE MANAGED ANNUALLY WITHIN BUFFER AREAS

STREET VIEWS



- DEVELOPMENT PROGRAM**
- TOTAL ACRES: 20.10 ACRES
 TOTAL RESIDENTIAL: 250 UNITS
- (A) THE VILLAGE - ASSISTED LIVING**
- INDEPENDENT LIVING 175 UNITS
 - ASSISTED LIVING & MEMORY 80 UNITS
- (B) THE ESTATES - CARRIAGE HOMES**
- DOWNHILL UNITS 21 UNITS
 - UPHILL UNITS 19 UNITS
- PARKING**
- THE VILLAGE
 - GARAGE
 - SURFACE
- THE ESTATES (2 ST/UNIT)**
- INTERNAL GARAGE
 - DRIVEWAY
 - SURFACE
- SITE FEATURES LEGEND**
- (C) SCENIC ENTRY DRIVE**
- LAND ENTRY FROM MT. KEMBLE AVE.
 - GRAND ENTRY FEATURE
 - ACCESS TO GLEN ALPIN HOUSE
- (D) GREENS AND PLAZAS**
- PASSIVE AND SEMI-ACTIVE RECREATION LISTS
 - POTENTIAL FOR EXISTING GARDENS 'RUINS' TO BE SHOWCASED W/ STORYBOARD
- (E) EXISTING GARDEN OVERLOOK**
- PRIEST' RV, GARDEN STEPS AND CIVIL ROCK
 - STORY BOARD PLACARD DESCRIBING THE HISTORY OF THE GARDENS
- (F) EXISTING ENTRY STONE COLUMNS**
- PRESERVE EXISTING STONE COLUMNS AS ENTRY FEATURE
- (G) WOODED PERIMETER BUFFER**

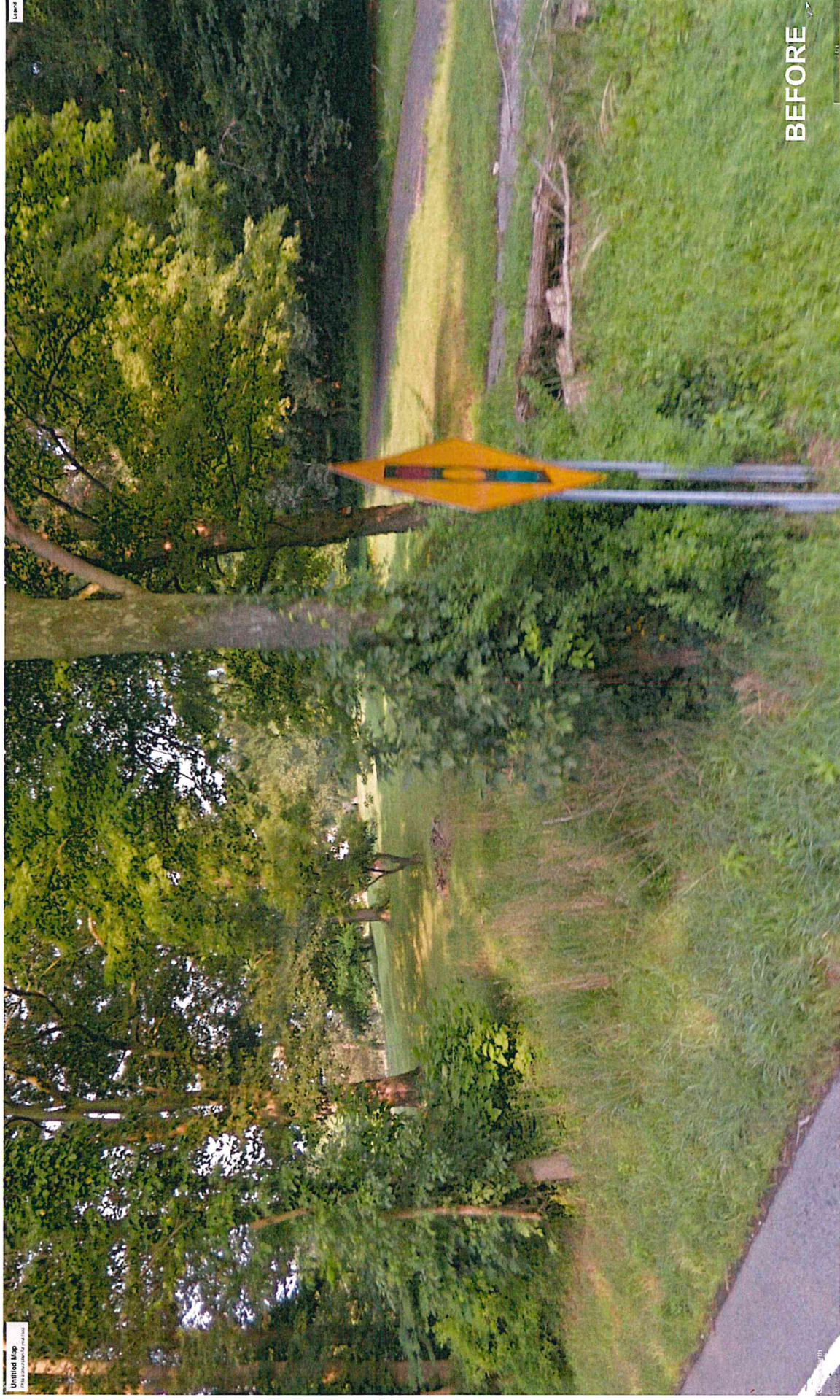


KEY MAP

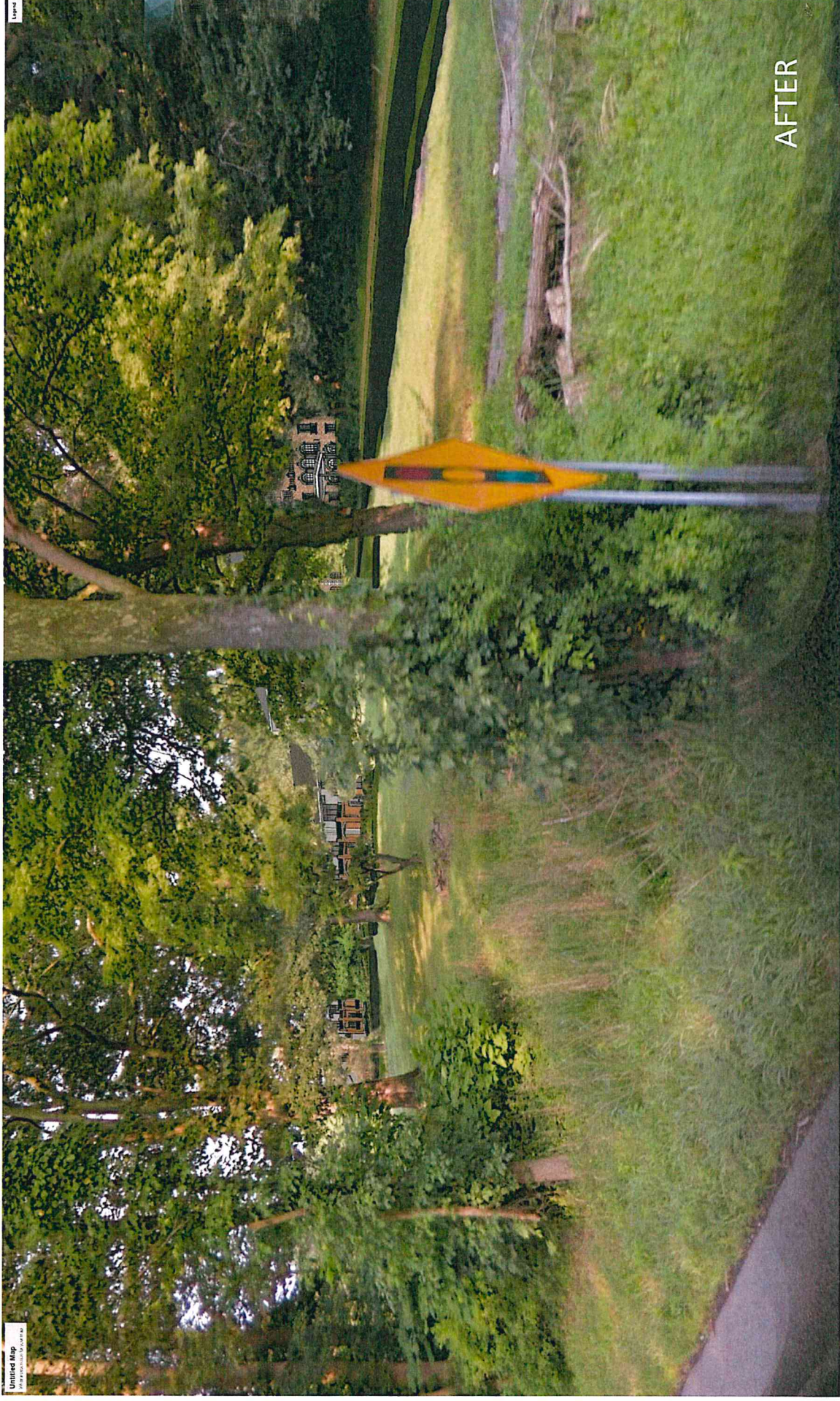
- 1 BEFORE & AFTER
- 2 BEFORE & AFTER
- 3 BEFORE & AFTER
- 4 BEFORE & AFTER

STREET VIEWS

STREET VIEWS



STREET VIEWS



STREET VIEWS



STREET VIEWS



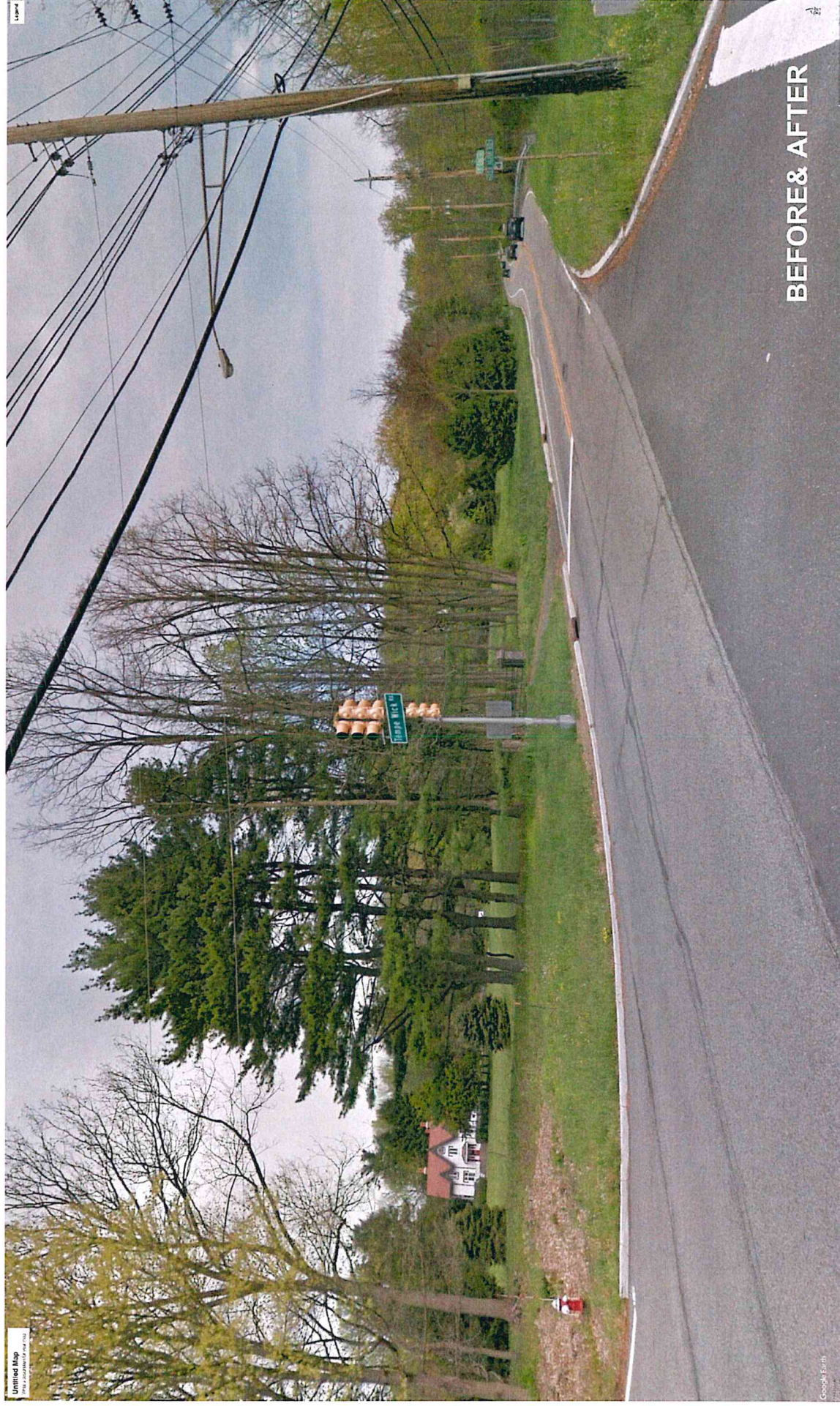
STREET VIEWS

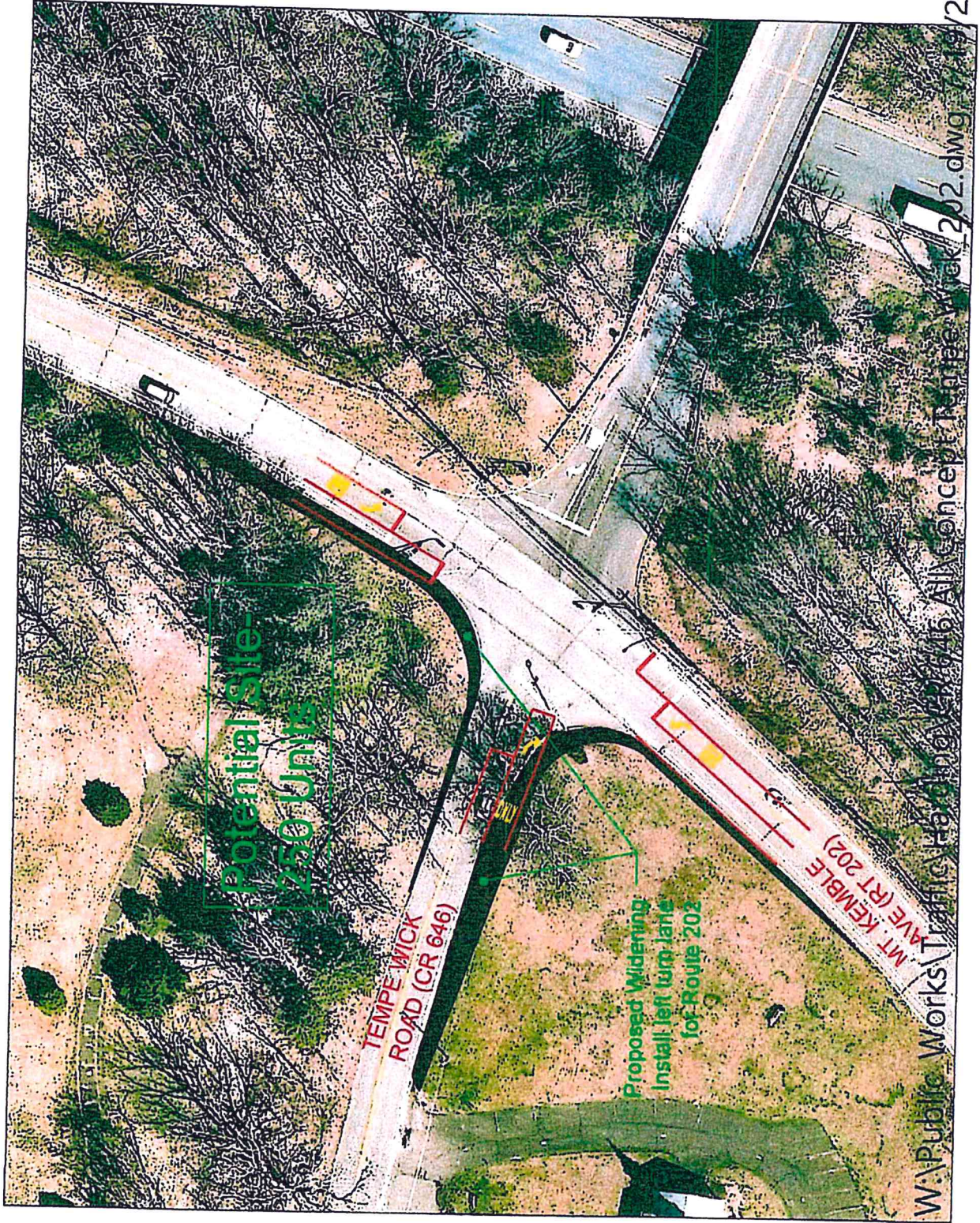


STREET VIEWS

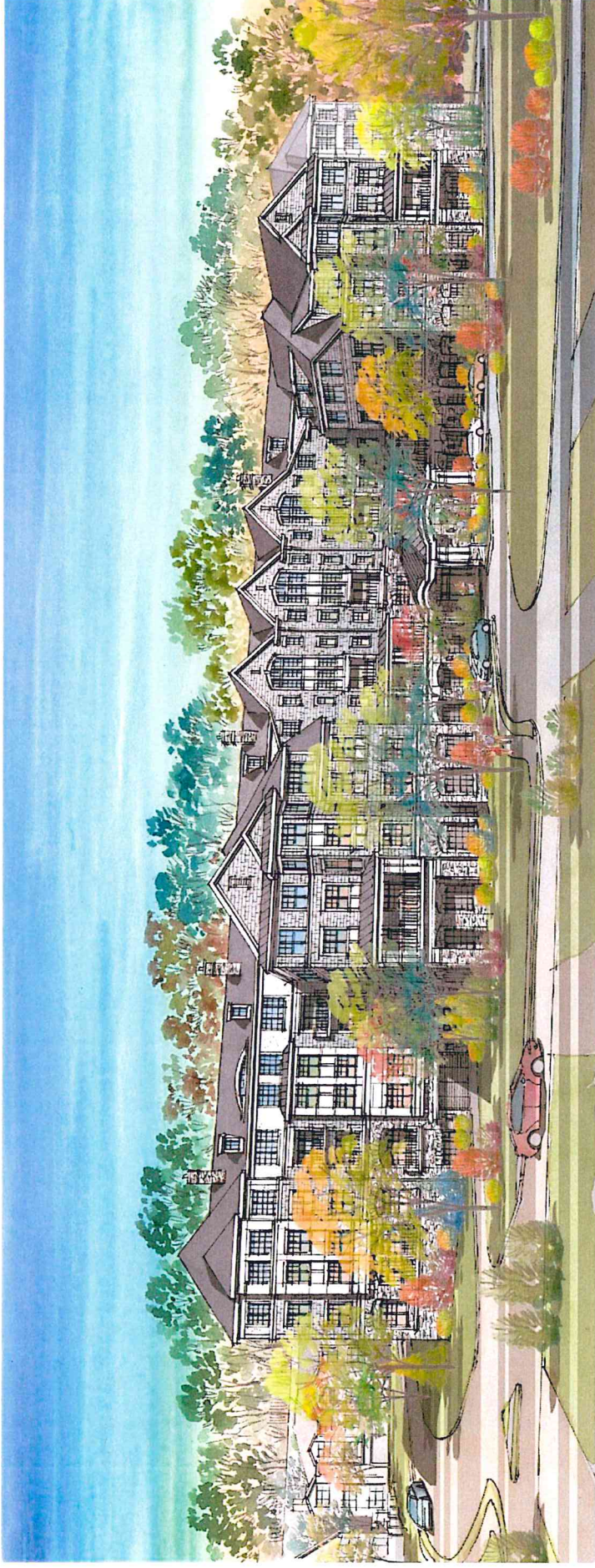


STREET VIEWS





I.L. BUILDING



MINNO ■ WASKO
ARCHITECTS AND PLANNERS
FOUNDED PARTNERS: JEFFREY WASKO, JEFFREY WASKO, JEFFREY WASKO
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THANK YOU

Questions and Answers

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HURSTMONT ESTATE ACQUISITIONS, LLC

Redevelopment Plan Update and Modifications

Wastewater Management Plan

1. The Hurstmont and Glen Alpin sites will be served by a shared septic system situated on the Hurstmont lot
2. The proposed septic system will require approval from the NJDEP and will require a Wastewater Management Plan Amendment and associated permits
3. The Township will have to endorse the DEP applications
4. Soil Testing has indicated that the land can support the new system
5. The Developer has met informally with the DEP to discuss the plan
6. The Developer will soon be submitting an application for a pre-application meeting with the DEP

HURSTMONT ESTATE ACQUISITIONS, LLC

Hurstmont Senior Housing Operations and Emergency Services

1. Hurstmont Estate Acquisition, LLC ("HEA") is partnering with a very experienced national senior housing company – Capital Health Group ("CHG") that will jointly own the multi-unit senior housing buildings. CHG presently owns 47 senior communities in 13 states with a total of 4,500 units.
2. A related company by the name of Milestone Retirement Communities ("MRC") will serve as the management company for the community. MRC presently manages 55 senior communities in 18 states with a total of 8,700 units under management.
3. The combined senior housing team comprised of HEA, CHG and MRC provide high-quality comprehensive services that will include; 24/7 on-site nursing staff, housekeeping, security, variety of dining options, wellness professionals, on-site fitness, activities such as photography, gardening, art, on-site library and movie theater. Following is a list of services offered;

Medication Management	Assisted Living Programming	Maintenance
Memory Care Programming	Two Person Assist	24-Hour Companion Care
Toilet Assistance	Shower Assistance	Leisure and Activities Planning
Incontinence Care	Grooming Assistance	Locomotion
Culinary Services and Assistance	Healthcare Oversight	Transfer
Lifestyle and Leisure Services	Housekeeping	
Transportation Services		

4. There will be a dedicated secure memory care section which will have trained professionals and state of the art security to prevent any resident from accidentally leaving the property.
5. MRC will accommodate "nursing" type services on an optional basis either through existing MRC staff or alternatively a resident may contract separately with outside home health care companies to provide the additional care required.
6. MRC understands the requirement to provide separate ambulance service when required and will make those arrangements. Our team is also meeting again with Harding Township police, fire and EMS representatives to provide details on the operations to demonstrate the minimal impact Hurstmont will have on those services

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/45' feet)
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 9/13/2019	Maintain Hurstmont features	Developer will incorporate elements of the original estate grounds and building design features