

**HARDING TOWNSHIP PLANNING BOARD
SPECIAL MEETING MINUTES
JULY 31, 2023**

CALL TO ORDER AND STATEMENT OF COMPLIANCE—Mr. Clew

Mr. Clew announced the special meeting of the Harding Township Planning Board was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, and filed with the Clerk's Office, located in the Township Hall located at 21 Blue Mill Road, New Vernon, NJ. Notice indicated that formal action may be taken.

ROLL CALL

The roll was called. The following were present:

Mr. Newlin, Mr. Jones, Mr. Edgar, Mr. Clew, Ms. Walters, Mr. Yates, Mr. dePoortere Mr. Burns, Mr. Rosato and Ms. Claytor

Mr. Loughlin, the Board Attorney, Mr. Fox, the Board Engineer, Ms. Mertz, the Board Planner and Lori Taglairino, the Board Secretary, were also present.

REGULAR MEETING

RESOLUTION

PB Resolution #02-23, PSE&G

Mr. Loughlin noted that this was adopted at the July 24, 2023 and that no further action is needed.

OLD BUSINESS

PB Application #04-23

Hurstmont Estate Urban Renewal
679 Mt. Kemble Ave. B27/L2
Preliminary and Final Site Plan and Minor
Subdivision Application Redevelopment

Presenting:

Nicole Magdziak, Attorney
Ron Kennedy, Engineer
Christopher Luce, Architect
Jim Mazzucco, Landscape Architect
Kristen Ward, Operations
Gary Dean, Traffic

- Ms. Magdziak noted the continuation for the Hurstmont Senior Living project. She noted the testimony will continue with the architectural plans for the Carriage Houses and Cottages.
- Ms. Magdziak noted the witnesses were prepared to present Exhibits A-19 through A-24 and that individual pages will be identified by sheet number.

ARCHITECTURE FOR THE CARRIAGE HOUSES AND COTTAGES

Mr. Luce was sworn in for testimony.

- Mr. Luce presented Exhibit A-19 a packet of architectural photos and renderings for the Carriage Homes and Cottages.
- Mr. Luce presented page 1, a photo sim view of the overall look of the proposed buildings.
- Mr. Luce commenced with page 2, a rendering of the entrance; noting the entrance monument was slightly revised as per grading comments from the Township. He noted that the design was taken from cues from the existing walls on the property. Mr. Luce noted they are still exploring creative ways to design the multitude of retaining walls for the project along with landscaping ideas to enhance them.
- Ms. Mertz noted that the lighting for the sign as proposed may trigger another design waiver. Mr. Luce stated that the concept is changeable.
- Mr. Luce presented page 3, a photo sim rendering of the Carriage Homes.
- Mr. Luce presented page 4, a rendering of the floor plans of the Carriage Homes.
- There was a discussion about generators for the units.
- Mr. Luce presented page 5, a photo sim rendering and floor plans of the Cottage Units. He noted that each building will have 4 units.
- Mr. Luce presented page 6, a photo sim rendering of the front entrance to the Senior Building to illustrate continuity of design throughout the project.
- Mr. Luce presented page 7, a photo sim rendering of the treatment building.
- Mr. Luce presented page 8, a photo of the proposed materials.
- Mr. Luce presented page 9, a photo sim rendering of the elements of the project.
- Ms. Mertz noted that the materials are consistent with the Redevelopment Plan.

There were no public questions.

OPERATIONS

Ms. Ward was sworn in for testimony.

- Ms. Ward addressed the Planner letter about food deliveries. She noted deliveries would take place 1-3 times a week during business hours (8:30 am-5:30 pm) and be received in the loading area in the rear of the building.
- Ms. Ward noted that residents would have key fobs with the doors being locked at 8 pm. She noted there will be overnight security. She also noted that visitation is allowed 24/7.
- Ms. Ward noted package deliveries will be made to the concierge in the building lobby and US mail will go directly to resident mailboxes.
- Ms. Ward stated will be no medical waste on the site.
- Ms. Ward stated dining staff and employees will be present from 6:30 am to 8:00 pm.
- Ms. Ward noted that healthcare assisted living and memory care will have staffing present in shift changes at the following times:

7:00 am - 3:00 pm

3:00 pm - 11:00 pm

11:00 pm - 7:00 am

- Ms. Ward stated that they anticipate employees being picked up in Morristown and Bernardsville and taken to the facility with shuttle service to reduce the need for parking onsite.
- Ms. Ward said she expected to have a staff of 120 in all shifts when fully open.
- Ms. Ward noted there will be 182 parking spaces residential parking.
- Ms. Ward noted that all property residents will have access to all of the amenities offered. Property residents outside the Senior Care facility have access to amenities in a Social Membership a la carte program.
- Ms. Ward noted the facility will have their own private ambulance service. There was a brief discussion as to how they would handle emergency calls.
- Ms. Ward stated that there will be on premise golf cart shuttle service for mobility around the property.

There were no public questions for Ms. Ward.

ENGINEERING

Mr. Kennedy was recalled for testimony.

- Mr. Kennedy confirmed that there will be natural gas for the project.
- Mr. Kennedy noted there will be a generator for each carriage home and cottage unit.
- Mr. Kennedy presented Exhibit A-20, a rendering of the revised frontage showing a plan to keep buffer trees to the extent possible around the treatment plant.
- Mr. Kennedy gave a brief explanation and discussion regarding the County 911 system.
- There was a discussion about modifications to some of the retaining walls to not exceed 5ft. in height.
- Mr. Kennedy addressed fire truck turn arounds at points on the property.
- Mr. Kennedy addressed the Fire Department comments.
- Mr. Kennedy noted the applicant is working with the water company to ensure measures for adequate pressure.

There were no public questions.

There was a break at 9:23. The meeting resumed at 9:28.

The roll was taken. The following were present:

Mr. Newlin, Mr. Jones, Mr. Edgar, Mr. Clew, Ms. Walters, Mr. Yates, Mr. dePoortere Mr. Burns, Mr. Rosato and Ms. Claytor

- Ms. Magdziak stated the applicant will agree to the items in Mr. Fox's letter with the exception of the following:
 1. EV parking
 2. Pedestrian access
 3. Lighting Variations on plans

LANDSCAPING AND LIGHTING

Mr. Mazzucco was recalled for testimony.

- Mr. Mazzucco discussed the lighting waiver request and discussed the proposed fixtures.
- Mr. Mazzucco gave an overview of the location of the lighting on the plan.
- Mr. Fox found the waivers to be reasonable.
- There was an additional review of the landscape plan.
- Ms. Mertz noted there will be a trail along the rear of the property. The future maintenance responsibility of the trail will be determined at a later time.

There were no public questions.

TRAFFIC

Mr. Dean was sworn in for testimony.

- The Board expressed concerns over the current traffic situation on Route 202.
- Mr. Dean indicated that NJ DOT was currently evaluating a plan for turn lanes on Route 202.

There were no public questions.

The Board evaluated the testimony and discussed a summary of conditions for the motion.

A motion was made by Mr. Burns to approve the application with conditions and waivers that will be outlined in the resolution. The motion was seconded by Ms. Walters. A roll call vote went as follows:

For: Mr. Newlin, Mr. Jones, Mr. Edgar, Mr. Clew, Ms. Walters, Mr. Yates, Mr. dePoortere Mr. Burns, and Ms. Claytor
Against: None.

OTHER BUSINESS

ADJOURNMENT

The meeting was adjourned at 10:44.

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary