

**PLANNING BOARD**  
**October 27, 2015**

The Mountainside Planning Board met on Tuesday, October 27, 2015, at the Mountainside Municipal Building, 1385 Route 22, Mountainside, NJ 07092.

In compliance with Chapter 231 OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice had been given to all members of the Planning Board and the newspaper that had been designated to receive notice, The Local Source.

PRESENT: Messrs. Disko, Garran, Matlin, Parker, Tomaine, Younghans, Wyvratt, Zawislak, Attorney Loughlin and Secretary Rees.

ABSENT: Mr. Jakositz

The Minutes of the September 28, 2015 meeting were approved as presented.

Uncle Bob Self Storage, 1129 Route 22, Block 23.C, Lot 2.02 was postponed.

**NEW BUSINESS:**

Capitol Senior Housing, 1042-1050 Springfield Avenue, Block 24.D, Lots 7, 7.A, 8.A, and 8.B – Applicants proposed preliminary and final major site plan and development for construct a 79-unit assisted living facility and ancillary site improvements in the O-B Zone. Variances included use variances, height over two stories where three stories with a 50’ max. was proposed, front yard under 50 feet, foundation area over 25 percent where 29 percent was proposed, side yard parking/pavement, underground parking, insufficient parking, and signs.

Mr. Marc Policastro, Esq. of Giordano, Halleran and Ciesla in Red Bank, NJ represented the applicants for the proposed facility.

Attorney Loughlin duly swore in Mr. Joseph McElwee of Media, PA as the Vice-President of Capitol Senior Housing. He gave his credentials to the board.

Exhibit A-1: “Development of an Assisted Living Residence in the Borough of Mountainside, NJ – October 27, 2015”.

The name of the complex would be called  
“Arbor Terrace of Mountainside”

Mr. McElwee described the company, Capitol Senior Housing, and how many facilities they have in the United State and Canada.

He informed the board that assisted living facilities were vital due to the aging population in the United States. The average age for people moving in assisted living facilities was 86. He stated that assisted living was much more desirable than nursing homes. Capitol Senior Housing chose Mountainside due to its proximity to Echo Lake Park, the Primrose School next door, Springfield Avenue, and the office condos which were right down the street from the proposed site.

Seniors living in assisted living facilities rarely have cars, and The Arbor Company, who would manage the facility, will provide van service for its residents. In fact, the company discourages residents from having cars.

Capitol Senior Housing would own the property and the building, however, the Arbor Company would be managing the facility. There would be a five-year minimum contract.

There will be approximately 28 employees covering three shifts at the site.

Many services, including transportation, laundry, etc. will be offered to its residents. Personal care is provided to each resident on a daily basis and is included with the monthly cost.

No pets would be allowed on the premises.

There would be 79 units, 22 units would be memory-related beds, 1.10 to 1.15 beds per unit for a total of 90-92 residents. Assisted living facilities usually run 93 percent occupied. They will be applying for a Certificate of Need for 100 beds.

Emergency calls: They may have between one to two 911 calls per week. Their van will take care of the non-emergency runs. They would be using the Borough's EMT services. They may have a private ambulance service as well as their van.

Mr. McElwee informed the board as to what the costs would be for the residents. There would be a monthly fee. It would be competitive with surrounding assisted living facilities.

Mr. Younghans inquired about the height of the building. The proposed building would be fifty-feet high.

Mr. Disko again inquired about staff. There would be 28 employees, however, there would not be as many employees on the weekends. He also inquired about services. There would be grooming, religious services, some entertainment and special events. Mr. Disko expressed his concern regarding parking. Parking could be a problem and not many spaces for visitors would be available. Mr. Disko cited local examples. Mr. McElwee stated that the proposed number of parking spaces exceeded what was required.

Underground parking: They proposed underground parking allows for an increase in the size of the rear buffer area, and the rear yard setback, meeting the Borough's parking ratio.

Mr. Tomaine opened up the floor to the audience for questions, there were none.

Mr. Zawislak inquired as to why the facility couldn't be two stories. They would have to reduce the number of units from 79 to approximately only 60.

Mr. Tomaine stated that there should be sidewalks in front of the facility.

Attorney Loughlin duly swore in Mr. L. W. Titus as the professional engineer. He did not have to give his credentials to the board. Mr. Titus as the site engineer and designer of the proposed facility.

Exhibit A-2: Coloring rendering of the grading plan

Two houses were demolished to make way for a previously approved veterinary hospital. A retention/detention drainage system was installed that would run west to east on the property. He described the grading layout.

Mr. Titus described the current condition of the property. Arborvitae have already been planted.

There would be an emergency access driveway. There would be a by-pass lane for patient drop-off. There would be an overhang for protection from the weather. There would be no shared parking with the adjacent property.

Mr. Zawislak inquired if the houses behind the property are located higher than the proposed building. They would be approximately five-six feet higher. As you go along Robbie Lane, the land becomes lower.

Mr. Disko inquired about fire department access. Mr. Titus would like to do grass blocks. If he would use gravel, it may disappear over time.

Mr. Titus reviewed the variances as well as the proposed retaining wall that would be located in front of the property.

Exhibit A-3: Alternate Sketch (revised 10/27/15) This revised plan would move the building forward by sixteen feet. Per Mr. Chadwick's suggestion, the retaining wall may only have to be four feet high. Mr. Tomaine inquired if the building were to be moved forward what would happen to the topography. Mr. Disko stated that the front of the property would be affected. The height of the building would remain the same. The access driveway would not be any steeper and the height and floors would be the same.

Mr. Disko stated that the proposed alignment of the access driveway, would there still be the ability for drivers to go around cars that are parked under the overhang to drop off or pick someone up. Mr. Titus stated that cars could still go around the car in front of them. The size of the portico would be reduced with the alternate plan.

Mr. Chadwick's report was reviewed by the board. Mr. Chadwick suggested that the building be moved forward. The alternate sketch was submitted due to that suggestion. The board discussed this alternative.

Mr. Disko's report was reviewed by the board regarding the proposed sidewalk and sign. There would be no outdoor storage. Fencing already exists on the property. There would be no fencing at the front yard.

Underground parking: There are 38 parking spaces proposed in the underground parking garage.

Lighting: There would be six lighting poles, approximately seven feet high around the parking area. Mr. Titus described the type of lighting that would be installed.

The Dumpster area would be enclosed and tucked into the hill.

Attorney Loughlin duly swore in Mr. Gordon Meth as the board's new traffic expert.

Attorney Loughlin duly swore in Mr. Daniel King of Ardmore, PA as the project's architect. He gave his credentials to the board.

Exhibit A-4: Floor plans that were done on October 27, 2015. Mr. King described the plans for each floor, including the garage. The garage would have a seven-foot clearance. The first floor would have all the amenities, administrative offices and all memory care patients on that floor. The second and third floors would have the assisted living patients and some type of amenities on each floor.

Exhibit A-5: Color Photographs that were taken in June. One shows the buildings and homes that are located adjacent to the subject properties.

Exhibit A-6: Proposed design of the facility.

Exhibit A-7: Courtyard, roof line and materials that would be used on the building.

Exhibit A-8: The color of the building would be Heather Moss and Mount Sage for the gables. The roof would be asphalt shingles.

Mr. Titus reviewed that proposed height for each floor. They would range from 9'6" to 11'6".

Exhibit A-9: Alternative heights of the proposed building. If the roof line was changed, the proposed height of the building could be lowered. Several options were suggested so as to how best to lower the height of the proposed building.

At this time the board took a break at 9:40 p.m. and reconvened at 9:55 p.m.

Attorney Loughlin duly swore in Mr. Langstein. He gave his credentials to the board as the landscape architect.

Exhibit A-10: Plan that had been submitted to the board.

Exhibit A-11: Revised landscape plan. The buffer area was increased. He described the types of trees and arborvitaes that would be planted. There would be a combination of different plantings all along the perimeter of the property as well as around the sign.

Attorney Loughlin duly swore in Mr. Nathan Mosley as the applicants' traffic expert. He gave his credentials to the board.

Mr. Mosley gave the board his traffic analysis regarding traffic along Springfield Avenue and Mill Lane. He explained the peaks times for morning and evening on Springfield Avenue.

Mr. Mosley also stated that the proposed number of parking spaces (51) exceeded the recommended guidelines for assisted living facilities.

Mr. Mosley reviewed Mr. Meth's report.

Mr. Meth expressed his concern regarding the different shift changes and if there would be a shortage of parking spaces for staff arriving and staff leaving as well as the traffic along Springfield Avenue during the shift changes, especially at 2:00 p.m.

Mr. Meth suggested that an easement be obtained for the sidewalk along the front of the property.

When Mr. Zawislak inquired about a right-turn only sign, Mr. Meth stated that drivers needing to make a left turn would just have to make a right and then make a u-turn somewhere else. Mr. Meth was not in favor of turn restrictions.

Mr. Younghans inquired about employee parking. Employees would park at the underground parking location. Mr. Disko stated that there could be a problem with five or six of the parking spaces in the underground parking lot.

Attorney Loughlin duly swore in Mr. Michael Kauker of Wyckoff, NJ as the professional planner. He gave his credentials to the board.

Mr. Kauker described the adjacent properties.

Mr. Kauker reviewed the variances. There were two "d" variances.

Mr. Kauker stated that assisted living facilities were an inherited beneficial use due to the fact that they were an alternate form of housing to serve the aging population.

Mr. Kauker stated if the building were to be moved forward, as previously suggested, there would be an increase in the buffer area in the rear yard setback. The board also discussed alternate designs of the roof line, including a mansard style, in order to reduce the height of the proposed building.

The parking space size would be 9' x 18' instead of the required 9' x 20'.

The board again discussed the various types of roofs in order to reduce the height of the proposed building.

Attorney Loughlin advised the board and the applicants that due to the fact that the height of the building was a major issue, the meeting should be adjourned until such time that the applicants could submit a revised plan showing the reduction in the height of the building.

Mr. Disko also wanted Mr. Titus to show the roadway level, the access drive level. And the building in a cross-section view.

Having no further discussion, the application was adjourned until a redesign of the height of the building was submitted.

The application was adjourned at 11:00 p.m. at which time the board went into executive session.

The resumed the public portion of the meeting at 11:20 p.m. and the meeting was duly adjourned at 11:20 p.m.

Ruth M. Rees  
Secretary



















