

Minutes
PLANNING BOARD MEETING
Minutes of the Regular Meeting held Tuesday, **February 15th 2022** ~ 7:00 p.m.
Held in the Meeting Room in Town Hall

The meeting was called to order at 7:00 p.m. by Ms. DiMaso, who then read the following statement: "I hereby announce, pursuant to Section 5 of the Open Public Meetings Act, that adequate notice of this meeting has been transmitted on January 7th 2022 and February 11th 2022 by the Secretary to the Asbury Park Press, Independent, The Two River Times, the Township Clerk, and has been posted on the bulletin board, on the main access door to Township Hall, and posted on the Township's website~ www.holmdeltownship.com"

Pledge of Allegiance

Moment of Silence to Honor Military Personnel Who Have Been Wounded or Killed in Action and for the First Responders Who Keep Us Safe Every Day

Roll Call

Present:

Ms. DiMaso
Mr. Emma
Dr. Gilstein
Mr. Kastning
Mr. King
Mr. Nikolis ~ Alternate #1
Ms. O'Connor ~ Alternate #2

Absent:

Mr. Ackerson ~ Class II
Ms. Alfieri-Collins ~ Class I Mayor's Designee
Mr. Luccarelli ~ Class III
Ms. Ploussas

Also present:

Mr. Pfleger, Esq.
Ms. Keller, PP/AICP
Mr. Mullin, PE/PP/CME/CPWM
Ms. Imposimato ~ Planning Board Secretary/Administrative Officer
Ms. Coscia ~ Assistant Planning Board Secretary

Note: Mr. Nikolis was seated for Mr. Luccarelli
Ms. O'Connor was seated for Ms. Alfieri-Collins

Completeness Waivers

Item 1 - **BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC - Prel/Final Major Site Plan #2021-3**
BI 58, Lots 29 and 29.01; property consists of approximately 11.44 acres along the northbound side of Rt 35 in the TMHO-3 Zone (Transitional Mixed Highway Oriented Zone) and the RT35H Zone (Route 35 Highway Overlay Zone). Applicant proposes a 3-story assisted living/congregate care facility (79,000 +/- sq ft footprint) along with site improvements; 87 assisted living units (100 beds) and 92 independent/congregate care living units (115 beds); also proposed is a solar canopy (approximately 240' by 18') over the proposed parking spaces in the north parking lot along the rear of the building.

Mr. Mullin, Planning Board Engineer, reviewed the Initial Completeness Review dated December 29th 2021. Based on the completeness waivers being requested, Mr. Mullin did not have an issue with the Board granting the completeness waivers. He did state, however, that Item A-6 "Soil Removal Permit Signed by the Township Engineer" was not applicable; the applicant should confirm that no soil will be removed.

Motion made by Mr. Kastning, seconded by Mr. Emma, to deem the application complete. Motion carried on the following roll call vote:

Affirmative: Mr. Emma
Dr. Gilstein
Mr. Kastning
Mr. King
Mr. Nikolis
Ms. O'Connor
Ms. DiMaso

Absent: Mr. Ackerson
Ms. Alfieri-Collins
Mr. Luccarelli
Ms. Ploussas

Ms. DiMaso reviewed the Planning Board's procedure for public hearings. First the Board hears an application, then the applicant puts on witnesses (similar to a court of law). At the conclusion of each witness' testimony, questions are allowed of that witness. At the end of the application, after all witnesses have spoken and the Board professionals have reviewed the presentation, then we allow public comments. We don't continue past 10:30 pm and may conclude earlier.

Ms. Imposimato stated that the escrow was up-to-date and Notices were timely and in order.

Mr. Pflieger, Esq., asked if anyone on the Board had a conflict. No one appeared to have one. In addition, after a brief discussion, it was determined that Mr. Kastning did not have a conflict. Mr. Pflieger then asked if the applicant was aware of any conflicts. The applicant was not aware of any conflicts.

Public Hearing

Item 2 - BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC - Prel/Final Major Site Plan #2021-3
Bl 58, Lots 29 and 29.01; property consists of approximately 11.44 acres along the northbound side of Rt 35 in the TMHO-3 Zone (Transitional Mixed Highway Oriented Zone) and the RT35H Zone (Route 35 Highway Overlay Zone). Applicant proposes a 3-story assisted living/congregate care facility (79,000 +/- sq ft footprint) along with site improvements: 87 assisted living units (100 beds) and 92 independent/congregate care living units (115 beds); also proposed is a solar canopy (approximately 240' by 18') over the proposed parking spaces in the north parking lot along the rear of the building.

Present for the applicant: Jennifer Krimko, Esq.
Dave Holland, Vice President of Development, Brightview
Jacqueline L. Giordano, PE ~ Dynamic Engineering
Dan King, Architect
Justin Taylor, Traffic Engineer

Ms. Krimko came forward, identified herself as the applicant's attorney, and summarized how the applicant will proceed with the presentation of their application. The application is residential in nature and conforms to all Ordinance requirements, except for the driveway length. A Traffic Engineer will also testify.

At this time, the Planning Board professionals, as well as the applicant's professionals, were sworn in.

Exhibits identified:

- A-1 Survey - Revised 7/27/21
- A-2 Preliminary/Final Site Plan dated 10/21/21
- A-3 Fiscal Socio Impact dated 10/6/21
- A-4 Statement of Operations dated 10/20/21
- A-5 Traffic Impact Study dated 10/6/21
- A-6 EIS dated 10/21/21
- A-7 Overall Elevations dated 9/24
- A-8 Floor Block Plans dated 9/28/21
- A-9 Aerial Map Exhibit w/Zoning Overlay, and 200' List
- A-10 Color Site Rendering
- A-11 Overlay of the Color Site Rendering on Top of Aerial

Mr. Holland, Vice President of Development, Brightview, came forward and was sworn. He then reviewed his background and experience; the Board stipulated his credentials. Mr. Holland testified as follows:

Brightview has forty-five (45) similar projects in other locations, including Marlton, Randolph, Paramus, Wayne, and Eatontown. His role as the developer is to be sensitive of the neighborhoods and communities. We are not only the developers, we continue to own and operate them.

- 179 apartments proposed (½ congregate care, ½ assisted living/dementia); single 3-story building with 1-bedroom, 2-bedroom and studio units
- Single living/congregate care - definition of apartment reviewed
- Housing and services provided together; congregate residents have apartments and hospitality services, housekeeping, activities, etc. for a single monthly service fee. Assisted living residents can receive all the hospital services, but also personal care.
- Most residents are in their 80's and 90's ~ some drive
- 120-130 full-time employees; 45 will be on site at any given time: No peak hours are during the shift changes (7 am-3 pm, 3 pm-11 pm, 11 pm-7 am)
- On staff: nurses, nurses' aides, and medical director; space available for physical therapy and occupational therapy
- Project 35-40 drivers per week (residents who maintain their own cars)
- 12-14 deliveries per week
- Private ambulance service (project 7-8 monthly calls to 911)
- No facilities in Holmdel offer this type of care on a rental basis

Ms. Krimko added that there is a 10% setaside of the beds in the assisted living section for Medicaid.

Mr. Holland continued: For the past three years, we have been acknowledged in Fortune Magazine as the #1 Senior Living Provider throughout the Country. We have a significant focus on how we treat our associates, and residents.

Ms. Giordano, P.E., came forward, presented her background and was sworn. The Board accepted her credentials. She then testified as follows:

Exhibit A-9 marked into evidence - Aerial Map (copies distributed to Board and attendees)

Ms. Giordano described the location of property, adjacent properties, wetlands constraints, and areas of cultivated fields. Slopes are 2-5% over the width of the property, resulting in a 17' elevation change.

Exhibit A-10 marked into evidence - Colored version of site plan, along with the landscape design superimposed on top:

- 3-story building proposed with 215 beds - 179 total units, patios, community gardens, courtyards, water features, and other amenities.
- Project complies with zone bulk requirements and is in conformance with the criteria for a Conditional Use
- A new right-in/right-out driveway is proposed on Rt. 35 and is approved by DOT. 5 existing curb cuts will be eliminated.
- The driveway is 63.3' instead of 100' to keep building further away from the residents to the north. This is the only variance needed and is a better zoning alternative. The proposed driveway throat is satisfactory for this use; 2-way drive aisles proposed, along with a 1-way circulation loop in the front to provide entrance
- The solar canopy in the front was removed; applicant may apply for permits to permit, but will apply at a later date.
- Applicant is amenable to noise attenuation for the generator, which will be tested once/month.
- 1 conforming monument sign proposed

Ms. DiMaso asked if the *porte cochere* has vertical clearance high enough to allow emergency vehicles to pass under safely. Ms. Giordano responded that the clearance is 14' 5" - 15'

- Stabilized grass surface provided for emergency vehicles
- 142 parking spaces required and are being provided
- Pedestrian sidewalks provided; ADA accessible
- Loading and trash pick-up on the western and rear sides; turnaround space provided for largest vehicle; will comply with ordinance requirements
- Project will require soil import and a retaining wall on the east side of the site, adjacent to the stormwater basin

Ms. Krimko stated that the applicant will comply with everything in Mr. Mullin's review letter

Ms. Giordano continued:

- Major development; drainage designed in accordance with the Township and State stormwater codes to maintain existing drainage patterns; stormwater runoff described
- Stormwater runoff described; no impact on adjacent neighbors
- Drainage must be approved by NJ DOT and DEP
- Utilities are available through the Rt. 35 right-of-way
- Sewer proposed to extend through Bayberry Drive
- Solar canopy removed from the front of the building and is in the rear parking area

- Solar canopy in rear parking area; provides shade, rain cover, and solar use - removed from the roof in the future, they may make application to put on roof at a later date

Ms. Krimko noted that the solar canopy was not a specifically-listed accessory use in this zone; Ms. Giordano stated that it is incidental to the principal use.

Dr. Gilstein asked if there would be additional parking for the staff. Ms. Giordano responded that staff parking is incorporated into the parking requirements.

Ms. Krimko further stated that the applicant will conform to everything in Mr. Mullin's letter.

Mr. Kastning asked if the covered parking spaces were designated specifically for residents. Ms. Krimko responded that this had not yet been determined.

Mr. Emma commented that he wondered why they didn't propose a canopy over the eastern part of the lot.

- The generator will be approximately 160' from the residential area and will be tested each month. It will be designed, particularly regarding noise, in accordance with requirements
- The applicant will preserve the woodlands to the north to maintain a buffer to the residential zone. We further enhanced the area around the bio retention basin to the north. Additional trees can be added.

Mr. Emma asked why certain trees were to be removed, i.e., Douglas Fir and a White Pine. Mr. Mullin responded that a landscape architect will look into this issue. Mr. Kastning noted that heavy winds can damage a Douglas Fir.

- Stormwater basins will be planted in accordance with State stormwater rules. The applicant will provide additional information regarding woodland retention, preservation, and mitigation.

Ms. Krimko noted that all landscaping will be irrigated.

Mr. Kastning asked if specific parking spaces are designated for residents. Ms. Krimko responded that this had not yet been decided.

Ms. Krimko stated that a minor waiver is being requested regarding lighting; however, the downward lighting will be shielded from the residential area. Ms. Giordano added that the lighting will be dark sky compliant. In some areas of the parking lot, the lighting will exceed 1 foot candle...this is to be sure that areas are well lit.

Ms. Keller noted that the lighting ordinance had been changed last year. Mr. Mullin added that the applicant is at 6.1 footcandles, whereas a maximum of 10 is allowed.

- One monument sign is proposed on Rt. 35, just west of the driveway.

Mr. Mullin asked if the power generator will be on site. Ms. Krimko responded in the affirmative. He then asked if the 8 ADA spaces proposed will suffice for the number of residents who may still drive.

- The applicant will conform to the ADA rules.

Mr. Mullin referenced the rear loading area and the traffic circulation plan. He suggested that the applicant work with the power company to relocate the transformers to the East or West. Ms. Giordano stated that the applicant will check.

Mr. King asked if this is being built on a fill area. Ms. Krimko responded in the affirmative. Mr. King asked about the building foundations. Ms. Krimko stated that this would be handled by the architect.

Mr. Mullin asked about the location of the power transformers - should they be relocated? Ms. Giordano responded that the applicant will be sure the location is proper and protected.

Mr. King asked if anything is being built on the fill area. Ms. Krimko responded that they will bring in fill from off-site to level off the site.

Ms. DiMaso asked if the parking spaces are numbered. Mr. Holland responded that sometimes they do number them.

Questions - Public:

1. Barbara Nippes (Guardian) came forward on behalf of Marilyn Nippes, who owns Centerville Building (Schoolhouse) - is there enough space for the dump trucks? Where is sewer going to be located? She is representing her mom, who was also present at the hearing. She stated that sometimes trucks have trouble turning around; the Board engineer should review. Also, it appears that the trucks would have to go around the whole building.

Ms. Giordano responded that the truck circulation plan shows that trucks can circulate safely; the Planning Board engineer has reviewed the plan. The applicant will keep deliveries, refuse, etc. away from the residential areas.

Ms. Nippes asked about the sewer location. Ms. Giordano responded that it will connect through a Township easement. Ms. Nippes stated that ten years ago she had testified before the Township Committee when this area was rezoned. Her mother's property doesn't have a sewer connection; and the property is landlocked. She further noted that Misco uses the Hazlet sewer.

Ms. DiMaso pointed out that these towns are all part of the Bayshore Regional Sewerage Authority.

Ms. Nippes asked for an option to cut across Misco to hook up, or have the current applicant allow a connection to her property. Would the applicant be able to design the project, giving her the ability to connect? If a connection was too expensive, they wouldn't be able to participate. Ms. Krimko stated that this issue is not within the purview of the Planning Board; rather, it is a private matter. Ms. Nippes should contact Ms. Krimko or the property owner.

Ms. Nippes asked how the applicant will prevent her mother's property from flooding. Ms. Giordano stated that they look at this with every application. There are very strong stormwater management rules that require an applicant to evaluate impact. Ms. Nippes recalled that she was stranded in her building during Hurricane Irene; she couldn't get out due to flooding in the building. Mr. Krimko

objected to the statements, as this was a time for questions. Also, the applicant is raising the site, leveling it, bringing in fill to level the site to even out the 17' drop. It will drain in a better condition that it does today. There are State and DEP engineers reviewing this subject.

Ms. Nippes stated that traffic lines up in front of their building; they are talking about widening the road. Is there another egress for this property? Ms. Giordano responded that this was the only one.

2. Jungliang Fu, 30 Bayberry Drive, came forward. He asked about the location of the noise attenuation wall. Ms. Krimko stated that a retention wall had been discussed, not a noise attenuation wall.

Mr. Fu asked if there would be a wall between the applicant's property and the adjacent residents. Ms. DiMaso indicated that there would be bushes and trees.

Mr. Fu asked about the distance from the property line to the solar canopy? Ms. Giordano responded that it was 160'

Mr. Fu asked about the loading dock hours. Mr. Holland responded that they would all be daytime hours. Mr. Holland came forward and stated that deliveries would be to the back of the property; approximately 7 per week. Ms. DiMaso also noted that the Township has delivery restrictions contained within the ordinance.

Mr. Fu asked if there would be any glare from the solar canopy. Ms. Giordano stated that she did not believe there would be glare. Ms. Krimko stated that the applicant is leaving a large portion of woods; trees and landscaping shown. Aside from the 160' distance, the applicant is leaving the existing landscaping and adding more.

Mr. Fu asked where the 17' drop would be located; Ms. Giordano indicated the areas where the ground goes downward.

3. Jennifer Fu, 30 Bayberry Drive, came forward and asked if the low wire fence separating the applicant's property and the adjacent residents would remain. Ms. Krimko responded in the affirmative.
4. Marie DeMarco, 40 Bayberry Drive came forward, stating that her property adjoins the retention basin. She asked the location of the sewer hook-up. Ms. Giordano responded that they will work with the Town on the easement issue.

Mr. Mullin asked Ms. Giordano to add the trash truck turning template to the plans. Ms. Giordano agreed.

5. Rob Bielan, 26 Bayberry Drive, came forward. He stated that he had questions regarding lighting, garbage areas, sewer hook-ups, sound, greenage, and the free flow of indigenous wildlife. Ms. Krimko noted that the proposed building would block noise.

Mr. Bielan asked how many hydrants would be on site; Ms. Giordano responded that there would be one. Mr. Mullin stated that the Fire Official had requested another fire hydrant in the rear.

Ms. Bielan asked how long it would take to construct the project. The applicant's response was between 20-24 months.

6. William Colin, 12 Clinton Court, came forward and asked about plantings. He stated that on the northern border, a lot of vegetation is shown; however, there is nothing there now. Ms. Krimko responded by showing the new landscape plan. Ms. Giordano stated that the applicant proposes a mix of deciduous shrubs and trees. The majority of that area is part of the cultivated field. If we remove anything, we will replace it.

Mr. Colin stated that the existing pines are abominable. Ms. Krimko stated that the applicant has met the ordinance and buffer requirements. The Board is only allowed to impose conditions that are a result of a variance being requested.

Mr. Colin asked if the plants would be deer resistant. This was answered in the affirmative.

Mr. Colin asked about the location of the solar facilities. Ms. Krimko stated that they are located on a canopy over the parking spaces. Mr. Colin asked why they are not located on the building. Ms. Krimko stated that it is not as visually apparent on the canopy.

Mr. Colin asked about additional buffering. Ms. Krimko responded by pointing out the areas of additional landscaping and plantings that would be in the bio retention basin.

(Break 8:39 pm - 8:43 pm)

Dan King, Architect at Meyer Architects, came forward and presented his qualifications. The Board stipulated his credentials. Mr. King testified as follows:

- Brightview as a company is committed to designing with net zero emissions. We went with a strong east/west orientation of the building, as close to the western side as possible to get it away from the slope at the far end and to pull it away from the existing homes.
- Three courtyards in the center:
 - Wellspring Program - part of memory care; residents kept safe/secure; walking trails, some pergolas, open areas for activities
 - Independent Living - active courtyard, i.e., fire pit, bocce ball courts, patio with outside grill, seating areas, flower beds, etc.
 - Passive courtyard with walking paths and landscaping
- Exhibit A-8 referenced, showing three colored areas:
 - Blue - independent living
 - Red - memory care
 - Orange - building functions
- This project has to be approved by the NJ Dept of Health and Department of Community Affairs.
- Institutional Use I-2 has to be built out of steel and concrete on the memory care side; a fire wall separates the non-combustible from the wood frame; 2 different construction types divided by a fire wall.
- Two banks of elevators, stretcher compatible
- First floor - main office, living room with fireplace, large windows looking out at courtyard, a pub, dining room, mail area, activities room, fitness area, outdoor yoga, beauty salon, indoor pool; patio doors open in the summer
- Second floor - mainly residential units, health center for the assisted living, mostly residential units

- Third floor - Assisted Living gallery, high-end larger units, better views; independent living on the rest of the wing
- Building height is 45 to the peak; consistent with ordinance requirements
- Fire access coordinated with Fire Marshall and applicant's Fire engineer

Questions - Board:

1. Ms. O'Connor asked about the bedroom breakdown of some units. Mr. King responded that some units offer two bedrooms, i.e. married couple, two friends who wish to share a unit
2. Ms. DiMaso asked about elevators within the buildings. Mr. King stated that there is a separate entrance for the assisted living and memory care areas with a walkway of approximately 120'. The other entrance is for the congregate living portion. Ms. DiMaso asked for the specific dimensions of the elevator. Mr. King responded that the stretcher can go straight in; DCA also reviews the measurements. However, the exact measurements will be provided.
3. Mr. Emma asked if there are different elevator dimensions for the assisted living section. Mr. King stated that they are the same; must be stretcher capable.
4. Ms. Dimaso asked about the number of elevators. Mr. King responded that there are four elevators (two banks of two).

Mr. King also pointed out that there is an egress control on all exit doors that meets building standards. Card readers are used and controlled by staff unless the fire alarm goes off.

5. Mr. Nikolis asked about the metal roof, noting that ice can form rapidly and then come crashing down. Is there any provision to prevent this from happening? Mr. King stated that the metal roof areas are just accents. In these areas, we always put snow guards to prevent ice from falling; it is in the specs.

Questions - Public:

1. Barbara Nippes came forward and asked why this particular site was chosen to propose this construction. Ms. Krimko stated that this was not a question for this witness; it was a question for the developer.
2. Rob Bielan, 26 Bayberry Drive, came forward and asked about fire lanes and turnaround areas for fire trucks. It was noted that on this site, there are grasscrete areas installed.

Mr. Bielan asked about hydrants and the location of sand pipes. It was noted that there is one hydrant shown in the front, but the Fire Official has asked for a second hydrant in the rear.

3. Jungliang Fu, 30 Bayberry Drive, came forward and asked about the generator. During Hurricane Sandy they lost power for 10 days. How long would the generator run? Ms. Krimko stated it would run as long as the power is out and would support all functions.

Mr. Fu asked about noise attenuation for the generator. Ms. Krimko stated that when they apply for a permit, they will comply with all requirements regarding noise ordinances.

At this time, Justin Taylor, Traffic Engineer, came forward and was sworn. After describing his background, the Board accepted his credentials. Mr. Taylor testified as follows:

- Truck turning templates and AASHTO standards were reviewed
- State permit expected within 30-60 days; applicant exceeds State requirements; 50' required between edge of travel way and first traffic maneuver.
- A detailed Traffic Report has been provided. Mr. Kastning questioned why acceleration and deceleration lanes were not provided. Mr. Taylor responded that they are not required from the State. An analysis was performed and a "C" level of service was calculated for trip generation. Access to and from this site does not require those types of lanes.

Mr. Kastning noted that drivers often exceed the speed limit, which makes for a somewhat dangerous situation. Ms. Krimko stated that if they were coming in for an intense use, the offsite traffic mitigation would perhaps be appropriate. Mr. Taylor noted that there are shoulders in this area, however.

Questions - Public:

1. Barbara Nippes asked if this site is safe for seniors to exit. Mr. Taylor stated that the site was designed for safety. Ms. Krimko noted that only the site circulation and ingress/egress are for the Board's consideration.

Ms. Nippes asked if Mr. Taylor had observed this area. Mr. Taylor responded in the affirmative.

Comments - Board:

1. Mr. Emma wanted to affirm that the housing credits for this project would be credited towards the next plan. He was advised that these credits are indeed credited towards the next round.

Comments - Public:

1. Barbara Castiglione, 20 Bayberry Drive, came forward and was sworn. Her only concern is the generator and the associated noise; otherwise, she stated it was a beautiful plan. She asked that the applicant provide protective fencing and buffering to keep noise to a minimum.
2. Barbara Nippes came forward and was sworn. She was unaware of this application until one week ago. It is premature to vote tonight, as she would like to have time to review the plans, since her property is next door.

At this time, the public portion was closed. Ms. Krimko stated that the applicant has presented a fully conforming application, with the only relief being requested being for the drive entrance.

Motion made by Mr. Kastning, seconded by Dr. Gilstein, to approve the application. Motion carried on the following roll call vote:

Affirmative: Mr. Emma
 Dr. Gilstein
 Mr. Kastning
 Mr. King
 Mr. Nikolis
 Ms. O'Connor
 Ms. DiMaso

Negative: (none)

Absent: Mr. Ackerson
Ms. Alfieri-Collins
Mr. Luccarelli
Ms. Ploussas

Administrative

Item 3 - REGENCY, 11 Stratford Boulevard ~ Michael Kilmnick

TRC recommendation to administratively approve pre-approved generator location; no issues noted; homeowner agreed to plant boxwood to mitigate visual impact. Motion made by Mr. Emma, seconded by Dr. Gilstein, to administratively approve the TRC recommendation. Motion carried on voice vote.

Minutes

Motion made by Dr. Gilsten, seconded by Mr. Emma, to approve the minutes as corrected. Motion carried on voice vote with Mr. Kastning abstaining.

Motion made by Mr. Kastning, seconded by Dr. Gilstein, to cancel the meeting of 3/1/22. Motion carried on voice vote.

Motion made by Mr. Kastning, seconded by Mr. Emma, to cancel the meeting of 6/7/22 (Primary Election Day). Motion carried on voice vote.

Adjournment

There being no further business at 9:29 p.m., motion made by Mr. Emma, seconded by Mr. Gilstein, to adjourn. Motion carried on voice vote.

Respectfully submitted,
HOLMDEL TOWNSHIP PLANNING BOARD



Bonnie Imposimato
Planning Board Secretary/Administrative Officer

Summary minutes prepared by Bonnie Imposimato. Proceedings recorded.

Approved at Planning Bd mtg 4.5.22