

TOWNSHIP OF EVESHAM

Planning Board

Minutes

7:00 pm

June 20, 2019

Municipal Building

Call to Order

Chairwoman Marrone made the call to order at 7:02pm

Flag Salute

Statement of Conformance with Open Public Meetings Act

Chairwoman Marrone made the statement of conformance with the Open Public Meetings Act and the Municipal Land Use Legislation

Roll Call

Present: DiEnna, Levenson, Mehigan, Parikh, Cortland, Marrone, Veasy

Also Present: Norman, Loughney, Snee, Arcari, Furey, Boulton

Absent: Foster, Higginbotham, Menichini, Maratea

Meeting Minutes

March 21, 2019

Motion: Parikh

Second: Levenson

Ayes: DiEnna, Levenson, Mehigan, Parikh, Marrone

Continuation of Scheduled Matters

A. UNFINISHED/NEW BUSINESS

1. Hawthorn Development, LLC

PB19-04

Major Site Plan

405 Lippincott Drive, Block 24.24, Lot 2.01 (AH-1A Zoning District)

Applicant is seeking Preliminary and Final Major Site Plan approval to erect a 49,034 sf four-(4) story building, which will serve as a retirement residence facility containing 161 suites

William F. Hyland, Jr., Attorney

Exhibits:

A-1: PowerPoint Presentation, 30 pages, dated June 20, 2019

A-2: Slide #4, Site Plan, Render of Building and Parking, dated June 20, 2019

William Hyland, Applicant's Attorney:

- Representing applicant
- Parcel of property zoned AH1A for years
- Evolution of industry of senior housing developments
- Financially unfeasible to develop it as previously been done

- Property available and Hawthorn came to the scene with significant experience with this type of housing called Retirement Residence
- Not Assisted Living; per Ordinance which requires a license from state of NJ and certificate of need
- Like Assisted Living but no medical services within the property; no onsite nurse
- Hawthorn is very experienced owner and operator of these facilities
- Benefit of working with Board Professionals and believe we have complied with virtually everything we were requested to do
- Happy here this evening to talk about the project
- 3 witnesses; Mark Lohan, Ed Brady and Randy Barranger

Board Solicitor:

- Swore in 3 witnesses
- Mark Lohan, Hawthorn Development
- Ed Brady, Taylor Wisemen & Taylor, Project Engineer
- Randal Barranger, Shropshire Associates, Traffic Engineer

Applicant's Attorney:

- Mr. Brady and Mr. Barranger are known to the Board from prior applications
- Mr. Lohan is here as a fact witness
- Brought a presentation to take you through the visuals of the project and factual information

Mark Lohan, Hawthorn Development:

- In from Salem, Oregon
- Worked with Hawthorn in previous iteration Holiday Retirement, for last 15 years representing them with projects all over North America
- Developed throughout North America and Canada
- Founders of the concept Independent Living or Congregate Care
- Mr. Colson started the company back in 1985
- Received an award from National Association of Senior Housing as the "Father of Independent Living" before he passed away
- Family owned business; build it, own it and operate it; not flipped
- Been around about 35 years, formerly known as Holiday
- All facilities built; almost 400 over the last 35 years are owned by either Hawthorn or Holiday or one of family of companies
- Average residents are in their early 80's; in good health, don't require medical assistance
- Not a medical facility, not assisted living, do not provide services considered assisted living; don't help with dressing, bathing, feeding or prescription medicines
- Spectrum of senior housing; Hawthorn is step below it
- Lower end is Golf Cart Community or Senior Condominiums age restricted, then there is Hawthorn, Independent Living, then there is Assisted Living and move up to Nursing Home or Skilled Care

- Most residents are single
- No more than 20% are couples
- Residents are not moving into the facility because of a medical need or assistance with living
- Residents move in because they are not driving anymore; time to give up car keys
- 25% of residents move in with cars; within about 6-18 months cars go away
- Facility provides them with shuttle to take them wherever they want to go; church, library, doctor anywhere in the local community
- Transportation is on demand; go to office and schedule where you want to go and bring you back
- Transportation is part of the monthly rent; not additional fee
- Move in to give up the car, interested in new friends, or already have friends living in Hawthorn, lifestyle choice and not medical need
- Residents are still active
- Lifestyle given in the facility is “Friday Nights”
- “Friday Nights” services are 3 meals a day, 7 days a week, cooked in central kitchen and served to them in restaurant style dining room
- Housekeeping and linen services
- Social activities and social calendar; activities every 2 hours
- On site management available 24/7
- Within facility is a chapel, beauty salon, game room, library, coffee lounge, movie theater, private rooms for family gatherings; 30-35% of common area
- All services, utilities and everything except the phone bill is part of monthly rent
- Annual lease, month to month rent with a deposit
- Not considered typical dwelling unit; do not provide kitchens in individual suites
- Have ½ kitchen or wet bar; no dishwashers, ovens or ranges
- Rooms have sink, refrigerator, some have microwave or coffee pot
- Referenced the site plan on the presentation
- Compared to previous approval, building has been moved closer to the office providing greater comfort for residents, neighbors to south and daycare facility
- AH1A affordable housing zone; allowed use within the zoning
- Look for transitional sites; creates a buffer between residential and other uses
- Do not look for nice quiet spots; residents like to be where the action is
- More activity around the better
- Hockey facility will be great; most popular rooms will be facing hockey facility
- Want to be located near single and multi-family neighborhoods to allow residents to remain in a community
- Great access to city services; no significant impact to traffic
- Breakfast and dinner are peak hour; residents pay for it so not giving it up
- Traffic impact is minimal
- Provide ample parking for staff, residents and guests
- Hawthorn learned over the years they want to be a good neighbor, will not bleed parking out into the community; have adequate parking

- Site will be landscaped, open space with walking paths for residents and also connect to the sidewalks for community
- Only one loading zone; only 5 major deliveries each week
- Have a porte-cochère and an awning area where front door is; where pick up and drop off of residents will be and where mail and UPS will deliver
- All other deliveries will be in the back closest to the kitchen
- Garages will not be used for storage; noted in lease
- Garages are for cars and cannot be rented out
- Northern driveway will be only construction access
- No right turn sign into the daycare to avoid cut through traffic
- Will be a white box “do not block” area to make sure entrance to daycare doesn’t have traffic queuing in and out
- No parking access drives, Title 39 enforcement
- Adding guard rail around edge of driveway that runs back to the hockey facility
- Exceptions being asked for are relocating the ADA parking which is not needed for layout; deliveries will be using the north entrance and when finished will be an exit only
- Traffic bumps along the drive way; township recommended against it so they were removed
- Full improvement of driveway, paving parking lot area; landscape; extending water and sewer lines
- Double sign to properly identify the hockey facility
- Affordable housing component; required to have 15% of suites (24 of 76 studios) set up, will be like every other suite with same meals, services same everything
- Described as a stationary cruise ship; once you step out of your room all services remain the same
- Majority of suites have a patios on first floor and balcony on second floor
- Provide studio 1 and 2 bedroom versions, no kitchens
- Daycare facility to the northwest
- Providing 18 full time positions
- Build beautiful buildings managed right
- Management style is unique – 2 couples live on site; manager and co-manager
- One of is those is available 24/7 within the building
- Each suite is equipped with a pull cord in the bathroom and near bed in event of emergency; sets off alarm in office
- System called “touching” – goal is every resident every day is going to touch base with one of the managers
- One of 4 managers at breakfast, lunch and dinner is pouring coffee every day
- Work the tables and meet with all of the residents every day; if someone doesn’t come down they go and check on them
- 14 other full-time positions; chefs, maintenance, cleaning, etc.
- 12-14 part-time positions especially on weekends; servers, etc.
- All meals cooked in kitchen from scratch

Ed Brady, Project Engineer:

- Total area of site is 5.5 acres
- Previously approved for different building configuration
- This includes 161 suites, 177 beds total
- 2 entrance drives off Lippincott (bottom of Exhibit A-2)
- Full access on left of plan (southern side) existing drive to hockey rink will be full access
- Northern entrance is exit only
- Fire Marshal access, no entrance for vehicles
- Loading on north side facing office building
- Space for 2 loading spaces; only 1 vehicle there at a time
- Based on size of building, Ordinance requires 4 loading spaces
- Based on users experience; only need 1 loading space which is twice the width of Ordinance requirement
- Need relief for actual 2 loading spaces
- On north side against office building property line, significant tree row
- Will be maintained; one tree overgrown in existing walkway, 8ft wide bike path along Lippincott
- Somerset Properties next door will try to trim tree back or Hawthorn will do it too (will be in plan)
- Landscape buffer on north side will be supplemented with more trees
- Will work with landscape architect to make sure they are placed in correct location
- Heavy landscape buffer along Lippincott
- Back of site where residents are; more trees to supplement gaps
- 6ft fence across the back; stockade style vinyl fence between hockey rink site and Hawthorn site
- 2 garage buildings on north side restricted to parking and no storage
- Employee parking on north side and 2 electric charging stations added to plan
- 144 total parking spaces; 142 required
- If Engineer requests more, will comply
- Entrance into the site; driveway is separated from parking lot
- Previous design approved had 2 access points
- Not anticipated to have traffic from this site so only having 1
- Sidewalk connection thru the back and connection from the hockey rink drive to the entrance to the building
- Total circulation of sidewalk around interior of site; connects to existing bikeway on Lippincott
- Ability to utilize the path of recreation
- Guiderail will be added to Hockey Rink Drive on daycare side of driveway
- No Parking signs along the drive
- Applicant's Attorney advised that they are agreeable to putting in the No Parking signs; which has to be accomplished by Ordinance adopted by Council

- Agree with Title 39 enforcement and will write a letter if approved
- Previous applicant agreed to pave parking spaces in the hockey rink area; we are keeping that design
- Pavement connection 200x60ft wide area for parking along there
- Running sewer connection to back of site for future use as well as water service
- Easements already created will be maintained
- Access to drive also; easement will go from Lippincott directly to hockey rinks
- Drainage for the site has gentle slope; from Lippincott towards the back; northwest corner of site proposing water quality infiltration basin to connect into existing storm sewer
- Flows to pond behind virtual office; part of original design
- Reviewed the ARH letter and will comply with everything in the letter

Randy Barranger, Traffic Engineer:

- Accepted as expert witness
- Briefly summarize traffic engineer assessment
- Collected data at the intersections of Lippincott and Center Blvd., Lippincott and Brick Road and the hockey rink driveway intersection on Lippincott
- Analyzed under existing conditions, grow the conditions and add in site traffic
- Based on this use and Institute of Traffic Engineers, Congregate Care Facility; estimate traffic generated from facility based on number of units not square footage or building footprint
- Estimated 10 total trips in am (in and out)
- 28 total trips in the pm
- 2 vehicles every minute; low traffic generator
- Based on existing level of service looking at not built; no changes to level of service to Brick Rd and Lippincott; not generating traffic to back that up
- Overall level of service at Center Blvd to Lippincott will remain same as they are today
- Minor level service changes to individual movements
- Change in level of service to hockey rink driveway
- When counted, 1 car came in and out
- When added in 10 and 28 vehicles there was a change in the level of service
- Estimate that level to B and C which is very good
- Doesn't generate a whole lot of traffic
- Hockey rink traffic will interact with traffic generated from Hawthorn; MRC information states it is generally an evening league; some start at 3pm
- In general, Congregate Care facilities is shift work; employees are coming in off peak from adjacent roadway traffic
- Hawthorn traffic coming in when hockey rink isn't operating; not a whole lot of overlap with hockey rink site

Leah Fury Bruder, Township Planner:

- Review letter dated May 28, 2019
- Overview gone through by the Applicant in great detail

- From zoning/planning standpoint site has been included since early 2000 as a site for age restricted, assisted living, nursing, etc. with some proportion of affordable housing
- Since that time (2004) when initiated, few different projects in the works that didn't come to fruition
- Realized that affordable housing set aside that was on this site was too high
- Rarely see 21% affordable housing set aside in any of them
- This site in particular, residents are paying for a lot in addition to roof over head
- Keeping it affordable is a gigantic subsidy
- Realized we needed to make adjustments
- Most recent Housing Element and Fair Share Plan; still included this site as inclusionary affordable housing age restricted site but reduced to 15% set aside
- Financially viable
- Included in Fair Share Plan; Ordinance was crafted
- Applicant designed facility consistent with that Ordinance
- Not much to say as Applicant has been working with me over past couple of years to get to this point
- 24 affordable units, comply with uniform housing affordability controls
- Deed restriction on the units
- Applicant is able to hire own administrative agent to oversee the income qualification of individuals or can contract with Townships Administrative Agent; recommended as it does make some efficiencies
- Revised plan since review letter; everything has been addressed
- Applicant permitted a 25sf monument style sign
- Submitted on plan and compliant sign
- Later occurred that there is a hockey sign there now in same place and would have to be moved
- Either leave sign there but may create clutter or try to combine the sign
- Worked with Township Recreation Director and came up with a proposed sign
- Multi-tenant sign to identify Hawthorn Residence and Marlton Hockey Complex
- Creates a variance because of the size; 24sf sign allowed and 8sf for the hockey complex
- Recommend the Board approve the variance

Bill Loughney, Township Engineer:

- Review letter dated May 17, 2019
- Applicant are amenable to comply with all our comments regarding the site plan
- Analyzed the storm water report provided and the basin onsite does work
- NJDEP already given a water quality certificate and stated that this design plan meets the requirements of the stormwater management rules in NJ Administrative Code

Eric Snee, Township Environmental Engineer:

- Review letter dated May 19, 2019 and supplemental letter dated June 19, 2019
- Applicant has addressed all of our comments

- Pile of concrete debris in central portion of site and existing pad mounted transformer in southeast portion of site
- Will be replaced; ensure documentation is provided regarding disposal and any improvements associated with it
- Applicant's attorney agreed

Stacey Arcari, Township Traffic Engineer:

- Review letter dated June 10, 2019
- Conversations with Applicant and Traffic Engineer
- Received supplemental information
- Not many items to discuss
- Technical items can be cleaned up with no issue
- Traffic Engineer already addressed all concerns

Public Comment:

Joseph Marrazzo, 1763 Garwood Drive, Cherry Hill

- Owner and Attorney representing Under the Sun Learning Center
- Located adjacent to the applicant facility
- This application is much better than the one previously approved
- We would like to endorse it; good idea
- Guard rail located along access drive; spoke to Applicant
- Want to verify location and length will be as was previously approved in prior application
- Applicant responded absolutely
- Mr. Marrazzo was appreciative
- Access driveway is exit only; will the vehicles in parking spot on southern side be forced to go around the back of the building thru exit only driveway or will they be able to exit on both driveways
- Applicant responded they will be able to exit on both driveways

Howard Sobel, 34 Wildcat Avenue, Marlton

- Live directly behind the daycare center
- One of 4 homes affected by this project
- Board Solicitor asked Mr. Sobel if he was here in his capacity as an attorney or as a resident
- Mr. Sobel responded as a resident
- Sworn in
- Time of deliveries concern; what are the time of deliveries
- Applicant responded that the time of deliveries between 10am and 2pm; can stipulate a time frame if necessary; average is 1 delivery a day
- Is there any onsite laundry
- Applicant responded there is onsite laundry for the residents but linens are done offsite; one of the deliveries
- Lighting; from the hockey field comes to the 4th house on Wildcat; can you show me how the lighting is going to be

- Chairwoman Marrone advised that Mr. Sobel keep in mind that the lighting plan is in accordance with the requirements of the Ordinance
- Applicant explained that standard procedure is they always do a dark skies light design; nothing bleeds off the site; with the exception of a flag pole light
- All lights are onsite; not sure of specific height on parking lot; 3-4ft bollard lights around the pedestrian walkways and typically looking at a 12-14ft high fixture in parking lot; 5ft maximum
- Individual patios are actually recessed so no direct light off of them
- Applicant also explained they want to be a good neighbor so don't allow light wash and try to barrier in a way so don't allow headlight wash
- Applicant's Attorney also explained that there will be an evening test for lumens and measurements at perimeter of building
- Mr. Sobel asked if the parking lights are 24/7
- Applicant responded that typically they have them but after certain hour they have less; will not let parking area go dark as it is a security issue
- Mr. Sobel inquired about the foliage and working with the Township in terms of trees; residents are concerned with buffering; no buffering in the winter time with insidious trees; are trees proposed year round
- Mr. Brady said it was a mix of trees; certainly something that can be changed; border right around hockey rink driveway; cut down on lights; keeping all shrubbery
- Township Planner added it has been complied with and the Ordinance that is drafted because driveway is fairly close to edge of property and close to rear yard of the houses on Wildcat; Ordinance included some landscaping onsite; Applicant has already agreed to it
- Tell us where the fencing will be situated as it relates to residence
- Mr. Brady explained the fencing would be between the hockey rink site and the facility along the back property line wraps around the stormwater basin
- Chairwoman Marrone advised Mr. Sobel that he had a minute and a ½ left and to make additional points; and advised that all of his questions have already been addressed
- Chairwoman Marrone advised that the Applicant would be happy to meet with him separately to go over all of this again; but to ask any specific questions not already covered
- Mr. Sobel said he had specific questions
- Mr. Sobel asked if employees at the facility were the extent of total employees
- Chairwoman Marrone advised that this was already part of the testimony
- Mr. Sobel said he just wants to know if there would be any other part time employees beyond the employees there
- Applicant stated no
- Mr. Sobel asked if there was access for ambulances and fire; emergency vehicles
- Chairwoman Marrone advised that it is all compliant as part of the Ordinance
- Mr. Sobel asked if they can come in either side of the entrances
- Applicant advised yes they can

Applicant's Attorney:

- With regard to the comments by the Township Planner on the sign
- We did notice with customary language stating “and any other variances that lays in the course of review”
- This would clearly fall within that area
- Board Solicitor stated that we did check that and all was good

Board Comment:

- Mr. Parikh asked how many facilities that they currently operate
- Applicant answered approximately under Hawthorn and Holiday, which are 2 different entities, approximately 400 throughout North America
- Mr. Parikh asked how many residents
- Applicant responded about 50,000 residents in total; probably have about 45,000 suites
- Mr. Parikh asked Township Planner about the Housing Administrator, is this something new that we are recommending
- Township Planner responded no, depending on the situation, 100% affordable housing facility, they usually have the capacity in house
- When inclusionary, typically the entity operating will contract with an Affordable Housing Administrator; requires certain certification; they advertise and affirmatively market the affordable units; collect waiting list; hold lottery; income qualify individuals and help them through the closing process and get paid for it
- Township has an Administrative Agent that does it for resales or re-rentals, but when facility is new the applicant can choose who they want to use
- Not a condition of approval; implied they will have one
- Mr. Cortland asked the approximate square footage of studio and 2 bedroom
- Applicant advised the studio starts at about 380sf – 450sf
- 1 bedroom is approximately 650sf-800sf
- Largest 2 bedroom is around 1000sf; most 2 bedrooms are around 850sf – 1000sf if a corner unit
- Mr. Cortland asked about the common area
- Applicant advised that about 30% of the building is common area; everything from coffee lounge to exercise room, craft room, movie theater; some multi-purpose
- Mr. Cortland confirmed that the 30% excludes the kitchen and laundry
- Applicant stated that is correct it is residents common area
- Mr. Cortland asked if there were minimum age requirements
- Applicant responded that the lease says 55 and older, but typically 75 and up
- Some are younger, some jurisdictions where we have a 62+ requirement; no problem with that
- Demographics is about 82 in female
- Mayor Veasy asked Township Planner if there was any green infrastructure being done in the building; any rain gardens or any type of landscaping that helps with it

- Applicant responded that they do not have any rain gardens designed but there is a lot of landscaping that is being added to the site in addition to buffers along the perimeter
- Applicant's Attorney advised that the lights will be LEDs
- Mayor Veasy asked Township Planner if she had a comment on that as a lot of what we have been doing recently has a lot of green infrastructure in it; was there any thought on that or how it can be added or was it just not considered for this property
- Township Planner responded that the Applicant has guidelines that they can consider different things but Township does not require them to go above and beyond what the code requires; they can consider if it's their prerogative but we wouldn't ask them to; did ask for electric charging stations which they agreed to and will help with one of the sustainable jersey actions; that was appreciated but otherwise no
- There was also affordable housing which is pretty costly and didn't want to impose any additional costs
- Applicant explained that standard design, they are 96% LED lighting throughout the building; meet energy star standards; low flow toilets
- Mayor Veasy questioned Township Engineer about the stormwater being handled well; we got a lot of rain recently and is the basin able to handle this amount of rain without ruining the hockey field
- Township Engineer responded that they did not look specifically at what the grading was at the hockey courts beyond that the site would keep all the water that it produces onsite; requirement is designed for the 100 year storm and to at least hold back the basin and have it discharge without disturbing nearby places
- Not required to go beyond designing for that
- Mr. Brady added that the hockey rinks are at a higher grade
- Northwest corner of the plan is where water basin is located; can always have a storm that is greater than the design but in this case it would overflow adjacent to the office parking lot which is where it goes now
- That is where existing storm sewer is and goes towards the pond that is in back
- Hockey rink is high enough that the water is not going to go in that direction
- Mr. DiEnna asked if there was a guest policy
- Applicant advised that they have a guest suite for family or friends that may be visiting
- As long as it is available, guests can book it and stay in it 5 or 7 days (there is a limit); can probably have grandkids stay with you; but you lease it for you and your spouse
- The guest suite is complimentary
- Mr. DiEnna asked for the date of groundbreaking
- Applicant advised that they typically look at construction cycle of 14-16 months
- Mr. Brady advised that they have County site plan approval, have preliminary approval from MUA, submitting for final and then have to go to state; expect to have all approvals by mid-late fall
- Mr. DiEnna asked about track record from other facilities

- Applicant stated that it will be first quarter 2021
- Mr. DiEnna asked if there was an accommodation to adjust this site for additional indoor or outdoor activity for unusually active groups
- Applicant responded they have done a lot of these and pretty much have it dialed in as facilities are evolving; used to have swimming pools, bocce ball is now very popular, so keep tweaking
- Field trips are very popular; we have shuttle van taking the residents to ball games, etc. and other off site stuff as well
- Mr. DiEnna asked for the website
- Applicant stated HawthornRetirement.com

Motion to Approve PB19-04

Motion: Levenson

Second: DiEnna

Ayes: Levenson, DiEnna, Mehigan, Parikh, Cortland, Marrone, Mayor Veasy

Resolutions

Messina PB19-05

Motion: Parikh

Second: Levenson

Ayes: Parikh, Levenson, DiEnna, Marrone

Communications/Organization:

Next meeting: July 18, 2019 (Reorganization)

Motion to Adjourn

Motion: Parikh

Second: DiEnna

Ayes: All in Favor

Meeting adjourned at 8:13pm