

MINUTES OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF PENNSAUKEN

A public meeting of the Zoning Board of Adjustment of the Township of Pennsauken, in the County of Camden, in the State of New Jersey was held on the above date at the Pennsauken Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Butler called the meeting to order at 7:00 P.M. and led the flag salute. Roll call disclosed the following members present: Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari, and Lou Morales. Acting Solicitor Richard Wells, Esq., Zoning Board Engineer, Raymond Jordan, Planning & Zoning Coordinator John Adams, and Secretary Nancy Ellis were also present.

Chairwoman Butler announced that the meeting was being held in accordance with the Open Public Meetings Act, notice has been sent to two local newspapers, and also posted on the Bulletin Board in the Municipal Building.

Lou Morales assumed the seat of absent member Duke Martz and Paul Hoyle assumed the seat of absent member Lysa Longo.

HEARINGS:

STONE GATE II - Seeking a use variance and preliminary site plan approval for a senior living facility and any other variances required by Pennsauken Township Zoning Board. Premises located at 6306 Browning Road, Block 6001, Lot 73 in Zoning District R-1.

Mr. Damien Del Duca, Esq. appeared on behalf of the applicant and he gave an overview of the application. Mr. Del Duca stated the applicant proposes to construct an affordable, senior housing facility containing 63 one bed room units and 5 two bed room units, a total of 68 units.

Mr. James Reynolds, Executive Director of the Camden Diocese Housing & Services Corporation (owner of Stonegate I), Mr. Edward Speitel of Speitel & Speitel, Inc, Engineer & Planner for the applicant, Mr. Steve Schoch of Kitchen & Associates, Architecture for the applicant and Mr. Raymond Jordan, Zoning Board Engineer all came forward to testify and were duly sworn by the Solicitor.

The applicant submitted the following Exhibits into Evidence: A-1, a color aerial photo of the lot, A-2, a color rendering of the proposed site plan, A-3, color elevation renderings, A-4, color photo of existing Stone Gate Phase I, A-5, black and white elevation drawings, A-6 floor plans and A-7 a copy of resolution #2017:120 from Township Committee dated March 15, 2017.

Mr. James Reynolds came forward to testify and stated that his corporation is the owner and operator of Stonegate I. Mr. Reynolds further testified that there are rules and criteria to get funding for projects such as the proposed and the site in Pennsauken scored high. Mr. Reynolds stated that the project will cost approximately 15 million dollars, which is a substantial investment in the township and it will serve senior families. The maximum income for one family to live at the facility is \$33,000 per year and for a two family is \$38,000. Stonegate II will operate similarly to Stonegate I in that there will be a maintenance staff, social services staff and they will be adding a wellness nurse for 20 hours a week who will be available to the residents of both facilities. Mr. Reynolds testified as to the parking at Stonegate I as well as to the parking at Stonegate II. He stated that there is more than ample parking for the residents and visitors at the site.

Upon query, Mr. Silver was informed by the Mr. Reynolds that the facility will be age restricted and that will not change.

Upon query, Miss Hannah was informed by Mr. Reynolds that they will pay a fixed number for taxes as proposed by the governing body.

Upon query, Mr. Hoyle was informed by Mr. Reynolds that they cannot discriminate as to which towns the applicants will come from. However, they will work with organizations of Pennsauken to create awareness about the facility to the residents within the town.

Upon query, Mrs. Butler was informed by Mr. Reynolds that veterans won't get a special rate; the rent is what it is. However, the state has special programs and veterans vouchers and through Catholic Charities, they will be able to work with the veterans.

Mr. Edward Speitel of Speitel & Speitel, Inc, Engineer & Planner for the applicant came forward and described his credentials to the board.

The board accepted Mr. Speitel as an expert witness.

Mr. Speitel referred to an Aerial photo of the site (Exhibit A-1), and described the existing conditions at the site as well as the proposed changes. Mr. Speitel testified that they will use a portion of property next to the existing church and demolish the existing convent to use that area of the lot to construct Stonegate II. Mr. Speitel further testified that the access to Stonegate II will be from a driveway off of Browning Road. There will be 60 additional parking spaces installed and 6 of those spaces will be handicap accessible, which is above the minimum since it is a senior housing facility. Mr. Speitel further testified that they will connect the sewerage from the back of the building and the water hook up will be from Browning Road. There will be a sprinkler system installed throughout the building for fire prevention. They will be installing a storm water basin in front of the church along Browning Road and a fire lane behind the building that will be a grassy area with a stone base that will be substantial enough to hold fire trucks to drive around the building in case of a fire. Mr. Speitel testified as to the bulk variances needed at the site for parking and for the height of the roof. Mr. Speitel stated that there will be minimal impact on the neighbors. They will be planting 10-12 foot arborvitaes that will grow to 20-30 feet high around the perimeter of the site to screen the facility from the neighbors, there will be low impact traffic to and from the site and there is no substantial detriment to the surrounding area.

Mr. Steve Schoch of Kitchen & Associates, Architecture and Engineer for the applicant came forward and described his credentials to the board.

The board accepted Mr. Schoch as an expert witness.

Mr. Schoch referred to Exhibit A-3, a colored rendering of the proposed facility. Mr. Schoch testified that the proposed facility, Stonegate II will be of the same size and mass as the existing facility, Stonegate I. The façade of the building will look very residential and have a high-quality vinyl siding at the top and stone in concrete around the base of the building. The facility will have a covered entrance and a lobby with two elevators that are gurney sized. Mr. Schoch further testified that each apartment unit will have roll-under sinks, a washer and dryer and trash shoots. There will be an indoor meeting area inside the facility and an outdoor seating area as well. Mr. Schoch also stated that they could put a flat roof on the facility. However, the plan is to make the building look residential. They also want Stonegate II to look similar to Stonegate I.

Mr. Ray Jordan came forward and read his review letter dated April 3, 2017 onto record.

The applicant agreed to comply with all of Mr. Jordan's recommendations.

The meeting was open to the public.

Mr. David Meidt, 6317 Browning Road came forward to testify and was duly sworn by the Solicitor.

Mr. Meidt testified that he doesn't believe the building fits the neighborhood. The neighbors behind the proposed site will be looking at a brick wall and they will be losing looking at the "sky".

Upon query, Mr. Hoyle was informed by the applicant that they cannot move the building to the rear of the property where the rectory is currently located. There isn't enough ground on that side and it is too narrow.

There being no one else who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: This is an application for use variance relief and preliminary site plan approval for the construction of a 68 unit senior housing building in the R-1 zone. Section 141-76 establishes the R-1 zoning district and does not permit this type of multi family dwelling proposed by the applicant. Therefore, a use variance is required. The applicant had two expert witnesses in support of the application and both testified as to how the applicant satisfies the positive and negative criteria. As this is an application for a use variance, the applicant is required to satisfy both the positive and negative criteria in order to be granted a use

variance. The applicant's counsel summarized the law surrounding the inherently beneficial uses. Because this is both a senior and an affordable housing facility, by law the applicant does satisfy the positive criteria. By law it is deemed to be beneficial to the public good. Therefore, the applicant didn't provide any extra testimony to satisfy the positive criteria. The applicant also must show the negative criteria of the application for the use variance. That being that the requested relief will not substantially impair the surrounding neighborhood and will not be a substantial detriment to the surrounding neighborhood and will not substantially impair the intent and purpose of the township zoning plan. We heard testimony from the applicant's experts as to how these criterias are satisfied both as to the use itself and as to the requested bulk variances and the preliminary site plan.

Miss Hannah motioned to accept fact finding. Mr. Silver seconded.

Mr. Hoyle motioned to grant the use variance. He stated he doesn't believe it's a detriment to the town, but an asset. Mr. Hoyle further stated he believes there is a need for affordable senior housing. Mr. Hoyle further stated that the Diocese of Camden has a good track record with the town and he believes it's a project worth moving ahead with. Miss Hannah seconded. Roll call: Paul Hoyle, Shirley Butler, Jaye Silver, Darlene Hannah, Dianne Piccari, Lou Morales -Aye. None opposed.

Mr. Silver motioned to grant the preliminary site plan with the condition the applicant attempts to move the building further away from the existing houses adjacent to the property. Miss Piccari seconded. Roll call: Paul Hoyle, Jaye Silver, Darlene Hannah, Dianne Piccari, Lou Morales -Aye. Shirley Butler opposed.

MINUTES:

It was moved, seconded and unanimously agreed to approve the March 1st and March 15th meeting minutes.

CORRESPONDENCE:

None

RESOLUTIONS:

Resolution #Z-2017-05 granting **BAYADA HOME HEALTH CARE** a use variance to extend the parking lot coverage. Premises located at 4350 Haddonfield Road, Block 4301, Lot 1 & 6 in Zoning District C-1, R-5.

BILLS:

4/5/2017-T&M Associates, Engineering Services for Alex Sterin-\$558.00.

4/5/2017-T&M Associates, Engineering Services for Bayada Home Health Care-\$697.50

4/5/2017-T&M Associates, Engineering Services for Stonegate II-\$2790.00.

COORDINATOR'S REPORT:

Mr. Adams informed the board as to some of the projects that are going on around town.

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 9:20 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary