

**DATE:** July 8, 2020  
**RE:** Azzolina & Feury Review Letter (June 12<sup>th</sup>) – Meyer Response  
**TO:** Mr. Paul Azzolina, PE, CME – Azzolina & Feury

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Mr. Azzolina,

Please find the enclosed responses to the review letter dated June 12, 2020 regarding the Application for Use Variance, Height Variance and Preliminary & Final Major Site Plan Approval.

## **II. Applicant's Proposal**

1. The Applicant:
  - a. The unit count and bed count are to be noted as 85 Units and 95 Beds.
4. The interior spaces are to remain the same as in the previous submission.

## **III. Zoning**

- A. Building Height: The new proposed design will be to provide a two-story building with the maximum building height of 33'-0".
  - i. Average grade will be calculated per township zoning standards.
  - ii. The proposed new building height will not exceed 10% over allowable building height (30'-0") of 33'-0". This will require a 'C' variance per township zoning.
  - iv. Testimony will be provided regarding the building height and calculated measurement from average grade.

## **IV. Major Site Plan Review**

- A. Certificate of Need:
  - i. The 'Certificate of Need' (CON) has been applied for and received from the New Jersey Board of Health.
  - iv. 10% of the beds provided will be Medicaid beds. This project provides 10 total Medicaid beds based on the C.O.N. of 100 maximum allowable beds.
- F. Off-Street Parking Facilities:
  - ii. 56 total parking spaces will be provided. See breakdown below.
    - 52 regular parking spaces
    - 4 accessible parking spaces (1 van accessible)
- N. Potential Noise Impacts:
  - ii. Currently, a 400 KW diesel generator is proposed. This is still being evaluated. Sound testing will be completed at the time of installation. If required, sound baffling will be provided (screen wall or wall system). An acoustic engineer has been retained by the owner to further investigate and evaluate the design.
- O. Architectural Plans:
  - i. Mechanical units placed on the roof will be screened by the sloped roof (located within a roof well)
  - ii. Project will comply.
  - iii. New design will provide designations for any element that extends above the maximum allowable building height.
  - iv. Testimony will be provided.

Please feel free to reach out if you have any further questions or require any additional clarification.

Regards,



Paul A. Butala, Jr.  
Project Manager