

DATE: JUNE 26, 2020

ATTN: WASHINGTON TOWNSHIP ZONING BOARD

RE: MEETING OF AMHERST/TULANE RESIDENTS WITH
JOE McELWEE, PRINCIPAL-DEVELOPMENT, of CAPITOL SENIORS HOUSING (CSH)
620 PASCACK ROAD PROPOSED ASSISTED LIVING FACILITY

SUMMATION:

A number of residents in the Amherst/Tulane Court Development along the Musquapsink Brook have been very concerned about the impact on privacy and quality of life that the facility proposed in this application – initially as a 3-story building – would have on our respective properties, as well as on the larger Township character and ordinances.

We were in contact initially with the Attorney for the Applicant who contacted their client on our behalf, upon which Joe McElwee of CSH reached out to the residents in the Amherst/Tulane development and has been in regular contact to discuss our concerns and to work with his team at CSH to see how the subject Application can be adapted to incorporate a satisfactory response to those concerns.

CSH's willingness to work with residents in this manner has been exceptional and praiseworthy.

On June 26, Joe McElwee drove to our community from Philadelphia to do a "walkthrough" with concerned families to view their properties and assess how their privacy and quality of life might be impacted by the proposed development.

During that walkthrough, the concerned families reached a clear consensus among themselves and with Joe on what could be done to minimize any adverse impact of the proposed facility on the Amherst/Tulane community and for the Township as a larger consideration.

Joe has asked that we summarize what was discussed during our meeting with him, and the points which met with complete consensus on the part of the residents, so as to provide a record of the design considerations he agreed to incorporate in the CSH Application to the Zoning Board.

Joe also indicated that during the course of the project, CSH would continue to field questions and concerns from the neighbors as the development is in progress so as to address any unforeseen issues for the neighbors which may arise as a result of the project, and how these might be addressed.

The Amherst/Tulane residents would be in favor such an Application if these concerns are addressed and the conditions we discussed with Joe are met, along with any future concern which may arise.

The Conditions Joe McElwee agreed to on behalf of CSH are as follow:

- 1) CSH is now going to propose a 2-story design to:
 - a) minimize the visual and privacy impact of the proposed facility on the residents' homes immediately adjoining the subject property, as well as the impact on the character of the Township made by a facility that is highly visible from Pascack Road; and
 - b) to eliminate the precedent and impact that granting a 3-story variance would have on the AA Residential Zone.
- 2) Joe provided the attached DRAFT 2-story design to the concerned residents, which CSH plans to configure as the 85 unit, 95 bed community originally proposed:
 - a) A 2-story concept no larger than the one in the proposed Draft is the configuration which residents found most favorable, as opposed to a 3-story with step back, or a 3-story building. Such a configuration would protect the privacy of residents at the end of Tulane and Amherst by reducing visibility of their yards and homes from the proposed facility.

- b) Joe indicated the proposed 2-story building will not exceed the length of the design shown in this Draft, and will be shorter than the main Tennis Court building – less the extension added to the Tennis Court subsequent to its original construction – in order to allow for required drainage at the back of the property. This reduction in length will assure the privacy of properties at the end of Amherst Drive, and minimize the facility’s impact on quality of life.
 - c) This 2-story design does not include any parking or fire lane at the rear of the building, which minimizes any impact for properties at the end of Amherst for the same reason noted in b) above.
 - d) All other traffic for deliveries and waste management would circulate around the front of the building to access the north side of the proposed structure for these purposes.
- 3) Building design and materials
- a) Joe provided a range of several architectural designs more in keeping with the character of the Township, as well as a range of materials which could be used for the cladding, such as stone, etc. to provide an attractive upscale appearance to the facility and greatly enhance the building’s appearance from Pascack Road.
 - b) Joe also indicated that the Amherst/Tulane Court Residents would have an opportunity to poll and weigh in on the final design elevation and choice of materials (similar to the ones submitted for our review), given the immediate visibility and proximity of the proposed facility to the residents’ homes and properties.
- 4) Overflow Parking
- a) The residents shared concerns that there have been occasions when there has been overflow parking from the Seasons being directed onto Amherst Drive, creating a congested and unsafe situation, both for residents on the street who live at the beginning of the development, or drivers who need to make fluid, unimpeded turns into Amherst from Pascack Road without stopping abruptly while there are oncoming cars from behind on Pascack.
 - b) Residents have often been confronted with cars parked right to the corner as they attempt to turn in from Pascack, with Amherst Drive clogged with cars, through which it is necessary to pass to get to their homes.
 - c) This also poses a serious safety hazard for the children who play on the street and can dart out between the parked cars at the curbs.
 - d) It was agreed provisions to prevent this scenario would be addressed at the next Zoning Board hearing to ensure this would not be an issue with the proposed facility on special occasions when overflow parking is needed, such as on Mother’s Day and special Holidays.
- 5) Landscaping and screening for Residents:
- a) Joe visited all the properties which adjoin the brook and agreed to provide suitable evergreen screening in the residents’ yards to afford privacy during the 3 seasons of the year when the deciduous trees no longer provide this privacy and screening.
 - b) Joe indicated that the landscape architect on the CSH team would visit the residents during the late Fall or early Winter months in order to determine exactly where the screening would be required and to determine what the best type of screening would be, taking into consideration each resident’s needs and preference for their respective properties.
- 6) Noise mitigation
- a) Joe indicated that the delivery area and the trash dumpster area would be located on the north side of the building to shield residents from any noise pollution these would cause.
 - b) Joe indicated that the two-story design and its roof line would provide for a “well” on the roof in which the generator and mechanical equipment would be hidden from view and also serve as a noise barrier.
 - c) Joe also provided assurances that measures would be taken to assure that site sound emissions at properties on Amherst, such as those closest to the facility or at higher levels of grade, would comply with applicable quantitative noise regulations and that a noise expert will be retained to make certain this is the case. Residents would like assurances from CSH that any unforeseen noise concerns will be appropriately addressed.