

**Newton Planning Board**  
**July 17, 2013**  
**7:00 PM**

The regular meeting of the Newton Planning Board took place on the above date. Chairman Le Frois read the Open Public Meetings Act and requested Mrs. Citterbart to call the roll. Katherine Citterbart, Board Secretary, stated there was a quorum.

**FLAG SALUTE**

**MEMBERS PRESENT:** Mrs. Mattingly, Mr. Tharp, Mr. Russo, Ms. Logan, Chairman Le Frois

**EXCUSED:** Mr. Flaherty, Mr. Marion, Mr. Steinberg

**RECUSED:** Mr. Ricciardo, Mr. Elvidge

**ABSENT:** Mr. Hardmeyer

**PROFESSIONALS PRESENT:** David Soloway, Esq., Board Attorney, of Vogel, Chait, Collins & Schneider, Jessica Caldwell, PP, of J. Caldwell & Associates

**BOARD SECRETARY:** Katherine Citterbart

**CONSIDERATION OF MINUTES**

June 6, 2013 Special Meeting

**Ms. Logan made a motion to approve the minutes from the June 6, 2013 Special Meeting. Mr. Russo seconded the motion.**

**AYE:** Mrs. Mattingly, Mr. Tharp, Mr. Russo, Ms. Logan, Chairman Le Frois

June 19, 2013 Regular Minutes

**Ms. Logan made a motion to approve the minutes from the June 19, 2013 Regular Meeting. Mr. Tharp seconded the motion.**

**AYE:** Mr. Tharp, Ms. Logan, Chairman Le Frois

**HISTORIC RESOLUTIONS**

None

**RESOLUTIONS**

**Newton Town Centre Urban Renewal Associates, LP (PBSPV-03-2013)**

**Block: 8.05, Lots: 4, 7, 8 and 9**

**Locations: 5 Union Place, 50 Trinity Street and 58 Trinity Street**

Approving the resolution for use and bulk variance and preliminary site plan approval to construct a mixed-use residential building.

Mr. Russo made a motion to approve the resolution with new condition 32 and renumbering of the subsequent 3 conditions to 33, 34, and 35. Mrs. Mattingly seconded the motion.

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AYE: Mrs. Mattingly, Mr. Russo, Ms. Logan, Chairman Le Frois

**INFORMAL PRESENTATION**

**2026 Diller Avenue, LLC**  
**Block: 18.02, Lots 4 & 5**

Alan Spector, Architect, Lafayette, NJ stated: This is conceptual site plan and conceptual building plan. The property is located next to the Moose Lodge on Diller Avenue. We are proposing a four-story building for assisted living residents for 70 residents with a communal area. The assisted living use is permitted in the T4 zone. They don't need medical care but there is a nurse available if there are problems. The nurse is licensed through the State Department of Health and Senior Services. The ground floor is the dining room, kitchen facility and communal center with a recreation director. The upper three floors are apartments. The apartments are very simple with a small kitchenette. The site plan is to have the building set back 23 feet from the curb so there is room for grass, sidewalk and landscaping for the building. The affect is to create a look of townhouses. The fourth story dormers into the roof so it looks like a three-story building. It meets the setback requirements, the lot requirements and the building height requirements. We are showing 47 parking spaces on site. The entrance and exit will be on the side with the best visibility. Emergency vehicles will be able to access the property in an emergency situation. We are also proposing five plantings. We looked at the RSIS standards from the state and for this type of facility they say .5 a parking space per apartment. Your code says 1.5. The projects we have seen around the state, .5 seems to be more than sufficient.

We did try to incorporate building materials that are similar to the overall feel of Newton. It will be a combination of brick and horizontal siding and stucco. The next step for us would be for our engineer to prepare a detailed complete site plan, showing all the details for a full site plan approval. There will be a generator, dumpster and signage.

Mr. Russo stated: One thing you need to get into is who will be managing the facility, the dining room and the recreation. Will you be outsourcing? How will you handle snow removal? Are you considering solar or any green options for the facility?

Mr. Stoner stated: I would like to know more about the drainage. Where will the extra water go?

Ms. Caldwell asked about the unit sizes.

Mr. Spector stated: The typical room we have is 15' x 26'. It is all studios. We have end units that are 19' x 31'.

Ms. Logan asked: Will they be single occupancy units.

Mr. Qarmout stated: It could be both. It is big enough to accommodate a couple.

Mr. Tharp asked: What type of person would be living there?

Mr. Spector stated: It would be someone who lives at home and finds it becomes difficult for them to live alone. They may have minor health problems. They can take care of themselves but they may need help dressing themselves in the morning, remembering to take their medicine. This would not be Alzheimer's unit.

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Financially they would pay a monthly fee and get all of the services.

Mr. Qarmout stated: There is a need for this. There is nowhere for them to go. They are not qualified to go to a nursing home and they really can't take care of themselves. You want them to be with people their own age and not worry if they leave a pot on the stove and feed themselves.

Mr. Tharp asked: This is not a medical facility so what are the tax implementations?

Mr. Russo stated: As long as it is not owned by a 501C3, then it becomes a different story.

Mr. Qarmout stated: This is between a 10 to 15 million project so we are looking at that tax rate.

OLD BUSINESS

None

NEW BUSINESS

Marlorano Enterprises, LLC  
Block: 20.05, Lots: 13.01, 13.02  
104 Sparta Avenue  
Carried to August 21, 2013 at 7PM no further notice needed but there will be a new published notice.

CORRESPONDENCE

Chairman Le Frois addressed the correspondence.

PUBLIC PORTION

None

ADJOURNMENT

Mr. Tharp made a motion to adjourn the meeting. Ms. Logan seconded the motion. The meeting was adjourned at 7:55 PM with a unanimous "aye" vote. The next regularly scheduled meeting will be held on August 21, 2013, at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,



Katherine Citterbart  
Planning Board Secretary