

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA

Warren Craft Meeting Room
April 6, 2021
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. In addition, the public will be able to view the meeting live on Optimum/Cablevision TV – Channel 15 and Verizon FIOS TV – Channel 35 and the meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the “Watch the Meeting Live” icon on the Bernards Township homepage.

Questions/comments from the public will be accepted **only** during the public questions/comments periods of the meeting which will be announced by Chairwoman Piedici. Those questions/comments may be offered in person at the hearing or by calling 908-202-6426. If you are calling in, please turn off your computer/television and use Google “Duo” for your call. You will be required to provide your name and address and be sworn in prior to making comments. **If at all possible, please register your telephone number with the Board Secretary (ckiefer@bernards.org or 908-204-3026) prior to the meeting.**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. March 16, 2021 – Regular Session**
- 6. PUBLIC HEARING**
 - A. [Fellowship Senior Living Inc.](#); Block 9301, Lot 33; 8000 Fellowship Road; Preliminary/Final Site Plan; PB20-005**
- 7. COMMENTS FROM MEMBERS (5-minute limit per member)**
- 8. COMMENTS FROM STAFF**
- 9. ADJOURN**

03/29/2021dskpjd

**TOWNSHIP OF BERNARDS
2020 PLANNING BOARD APPLICATION**

RECEIVED

DEC 21 2020

PLANNING/ZONING BOARDS

☐ Minor Subdivision
☐ Major Subdivision - Preliminary
☐ Major Subdivision - Final
☒ Conditional Use

☒ Site Plan - Preliminary
☒ Site Plan - Final
☐ Informal Review
☐ Other (specify): _____

1. APPLICANT: Fellowship Senior Living, Inc.

Address: 8000 Fellowship Road

Phone: (home) _____ Attn: Brian G. Lawrence, President & CEO

(work) 908-580-3805

(mobile) 908-966-0892

Email (will be used for official notifications): BLawrence@fellowshipsl.org

2. OWNER (if different from applicant): Same as Applicant.

Address: _____

Phone: _____ **Email (will be used for official notifications):** _____

3. ATTORNEY: Jennfer Phillips Smith

Address: Gibbons P.C. One Gateway Center Newark, NJ 07102

Phone: 973-596-4477

Email (will be used for official notifications): jsmith@gibbonslaw.com

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: See Exhibit K - List of Professionals.

Profession: _____

Address: _____

Phone: _____ **Email (will be used for official notifications):** _____

5. PROPERTY INFORMATION: Block(s): 9301 Lot(s): 33 Zone: R-2

Street Address: 8000 Fellowship Road **Total Area (square feet/acres):** 72.569 acres

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain or attach Board resolution) Please see Exhibit L - List of Prior Approvals.

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) Please refer to the attached 2016 Resolution.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☐ No ☒ Yes (if yes, explain and attach copy) Please see Exhibit M - List of Deed Restrictions and Easements.

02/06/19

Bernards Township Planning Board

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9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

Fellowship Village, a continuing care retirement community, currently operates at the Property. Please see the attached Project Description (Exhibit A) for an explanation of Applicant's proposed improvements at the Property.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): _____

Please see the attached Project Description (Exhibit A).

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

Please see the attached Project Description (Exhibit A) for arguments in support of the application.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Brian G. Lawrence and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

FELLOWSHIP SENIOR LIVING, INC.

Signature of Applicant(s): Brian G. Lawrence and _____
By: Brian G. Lawrence Title: President and CEO

Sworn and subscribed before me, this 23rd day of November, 2020

Jennifer P. Smith

Notary Jennifer P. Smith
Attorney at Law, State of NJ

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

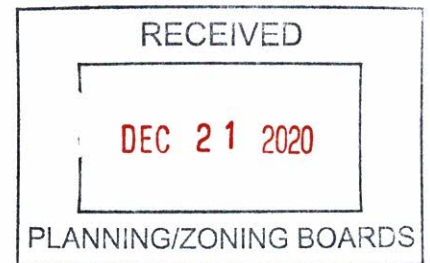
Sworn and subscribed before me, this _____ day of _____, 20__.

Notary _____

**Fellowship Senior Living, Inc.
Block 9301, Lot 33**

Project Description

December 18, 2020



Fellowship Senior Living, Inc. ("Applicant") is seeking preliminary and final major site plan approval in connection with proposed improvements to the Fellowship Village continuing care retirement community ("Fellowship Village"). Fellowship Village currently operates at 8000 Fellowship Road, known on the tax maps as Block 9301, Lot 33 in the Township of Bernards (the "Property"). The Property is located within the R-2 residential zoning district, where Fellowship Village is a permitted conditional use. The Property is an approximately 72-acre lot that has frontage on Allen Road (County Route 652) and Martinsville Road (County Route 525).

Fellowship Village is comprised of numerous buildings and related site improvements, including, but not limited to, residences, a vibrant community center, health center, parking areas, and stormwater management facilities. The community was constructed in the mid-1990s and has received previous approvals from the Planning Board since then, including approval in 2016 to expand and make other improvements to the community and Property.

The improvements to Fellowship Village proposed by this Application are as follows:

Fitness Center and Salon

Applicant proposes the construction of a new, two-floor, 14,447 square foot structure to serve as a fitness center and salon. The upper level of this proposed addition will connect to the main floor of the community center. The lower level is largely below grade (underground) except for the western area, which has windows. The upper level will contain a fitness studio, including a separate room for group fitness classes. The lower level will contain a salon and barber shop. The existing salon and massage services will be relocated to this new addition.

Club Locker Rooms Renovations

The men's and women's changing/bathrooms are currently on one side of the existing pool. There is currently only one shower available, which is located inside the pool area, visible to everyone. As currently constituted, these changing/bathrooms, which could also be considered locker rooms, do not allow ample space for individuals to shower and change after exercise. Applicant proposes to expand the men's club locker room by using the footprint of the old changing/bathrooms and incorporating the existing area of an adjacent independent living unit. As for the women's clubroom, Applicant proposes to expand the space through a renovation of the existing fitness center and a small, 180 s.f. addition. These renovations will result in the loss of one independent living unit, bringing the overall total of independent living units from 257 to 256.

Outdoor Trails and Observation Deck

Applicant proposes to add trails within the area of the conservation easement and wetlands. The area is currently open meadow with scattered small trees. In total, Applicant proposes approximately ¼ miles of trails, made up with a combination of 5' wide gravel paths and 5' wide elevated walkways. Applicant proposes several sitting areas along the trails. The elevated walkways are proposed over the wetland area. Applicant additionally proposes two observation decks along the trail to serve as a bird blind and sitting area. The larger observation deck will be an open overhead structure. These improvements, to the extent they are located with the conservation easement, will also require approval from the Township Council.

Dog Park

Applicant proposes to add a dog park in the upland area outside of the conservation area just off the loop walkway and access driveway. The area of the proposed dog park will be cleared and converted to lawn. The proposed dog park will be 1,545 square feet and enclosed using 4' heavy duty wire fence and a secure sally port at the entrance. Within the park, Applicant proposes to include a waste station and water fountain, movable seating, and dog play structures.

Recreational Courts

Applicant proposes the following recreational courts near the existing pool and renovated club locker rooms: pickleball, bocce ball, and shuffleboard. There are existing shaded areas within the vicinity of these proposed courts to allow for shading for spectators. A pergola will also be added around the outside of the pool to provide additional protection.

Spruce Grove Improvements

Within Fellowship Village, there is a shady grove of mature spruce trees referred to as "Spruce Grove." Applicant proposes to make certain improvements to Spruce Grove, including the addition of (i) two sitting areas, (ii) 5' wide gravel paths to replace the existing asphalt paths, (iii) rustic stone piers at both entrances; and (iv) low level illumination. Pursuant to Section 21-14.4(c)2(a)(1) of the Township's Stream Buffer Conservation Requirements, the modest improvements to this recreational trail system and private parkland are permitted as-of-right within Zone 2.

Ephesus Pond Deck

Applicant proposes to add a 14' x 16' deck at the edge of Ephesus Pond. There will be some low level illumination installed on the deck surface. The proposed deck will complement the recently installed landscape upgrades on the pond banks, and the proposed location is highly accessible to residents, visitors and staff.