

**Mount Olive Planning Board**  
**Summary Minutes**  
**May 12, 2022**

---

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

**ATTENDANCE:**

**Present:**

Mr. Scapicchio, Mr. Schaechter, Ms. Mott, Ms. Natafalusy, Mr. Nelsen, Mr. Galop, Mr. Batsch, Mr. Weiss

**Excused:**

Mr. Forlenza, Mr. Mania, Ms. Shanaphy

**Board Professionals:**

Chuck McGroarty, PP/AICP, James Bryce, Esq., Mike Vreeland, PE, Mary Strain, Board Secretary

**RESOLUTIONS**

PB 21-21 Hunkele Equities, LLC, 160 Gold Mine Road, Block 4400, Lots 85 & 85.02 – approved.

PB 22-11 Fratelli Beretta USA, Inc. 650 International Drive, Block 107, Lot 3, (Resolution to be corrected Page 2, A, packing operations located at 750 Clark Drive) – approved with correction.

**APPLICATIONS**

**PB 22-07 MF Mount Olive, LLC**

54 & 56 Route 46, Block 102, Lots 1 & 2

Concept Plan

Appearing for the applicant: Michael Selvaggi, Esq. and Michael Pucci, PE

Mr. Bryce explained how a concept plan submittal works. Mr. Selvaggi agreed that it is understood that the concept plan review has no bearing on a future Planning Board hearing.

Michael Pucci, PE explained that the applicant is planning to develop the property with retail, a restaurant, and a bank, which are all compliant uses in the zone. The retail will be in small pad sites instead of just one big pad. He discussed traffic circulation, parking, and drainage for the site. An LOI was filed with the NJDEP.

Mr. Selvaggi thanked the Board for their time.

**PB 21-22 Paragon Senior Living, LLC**

425 Route 46, Block 8400, Lot 9

Preliminary & Final Site Plan w/ d-1 & d-4 FAR variance

Appearing for the applicant: Jason Rittie, Esq., John Oguzturk, Vice President of Development and Construction for Kaplan Development Group, Kevin Paul of H2M Architects and Engineers, Richard Schommer, PE, PP of H2M Architects and Engineers, and Sanyogita Chavan, AICP, PP of H2M Architects and Engineers

Mr. Rittie provided an overview of the application. The proposal is to demolish one of the existing buildings and construct a new 22,664 square foot building to be used as a memory care residential building. The applicant will require variances for independent/residential living facilities in the C-2 commercial district, floor area ratio, setbacks, signage, and the height of the retaining walls.

**Mount Olive Planning Board**  
**Summary Minutes**  
**May 12, 2022**

John Oguzturk of Kaplan Development Group testified on behalf of the applicant. The application is to build a state-of-the-art memory care facility for the current residents and future residents in need of memory care at Paragon. They plan to have 18 rooms with 32 beds and a courtyard. The hours of operation will be 24/7 with 20 to 22 employees spread out over 3 shifts.

Kevin Paul of H2M Architects and Engineers was sworn in as architect for the project. Mr. Paul testified that the application was for a single-story building, approximately 22,600 square feet. Mr. Paul presented Exhibit A-1 *Preliminary and final major site plan, new memory care building, Block 8400, Lot 9, floor plan*, prepared by H2M Architects & Engineers, Inc., dated October 12, 2021, sheet 13 of 15, consisting of 1 sheet. He explained about the layout of the building with the different areas and amenities. The outside will be residential in nature with a veneer stone base, plank siding and white trim. The colors will be neutral as presented with Exhibit A-2, a *Colored Rendering* of the building. The wall unit lights will be directed downward at 90 degrees.

Richard Schommer, PE, PP of H2M Architects and Engineers, was sworn to testify as professional engineer for the applicant. Mr. Schommer presented two exhibits, Exhibit A-3 *Preliminary and final major site plan, new memory care building, Block 8400, Lot 9, overall site plan – ariel exhibit*, prepared by H2M Architects & Engineers, Inc., dated May 6, 2022, consisting of 1 sheet and Exhibit A-4 *Preliminary and final major site plan, new memory care building, Block 8400, Lot 9, exhibit B – site plan*, prepared by H2M Architect & Engineers, Inc., dated May 6, 2022, consisting of 1 sheet. Mr. Schommer testified that the property is 10.5 acres with 600 feet of frontage on Route 46 and 1200 feet of frontage on Drakestown Road, so it has two front yards. Front yard setbacks will apply for both. Primary access will be off Route 46. He noted that there are two other three story buildings on the site.

There are 142 parking spaces currently. The parking will be changed and will be reduced to 123 spaces. There are no unique environmental constraints. NJ DOT approvals will not be required. The retaining wall goes up to 11 feet at the highest section. A fence will be added to the top of the wall. A new stormwater management detention basin will be provided. It has been designed to provide water control and quantity benefits. They will be adding additional landscaping to the plan as indicated in Mr. McGroarty's report. They will be adding a sign for the memory care facility. Mr. Schommer affirmed that he will work with Mr. Vreeland and Mr. McGroarty to satisfy the requests in their reports. Detailed signage will be put in place on the site to help when first responders need to enter the site for emergencies purposes. There will be landscaping put in place to buffer the generators.

Sanyogita Chavan, AICP, PP of H2M Architects and Engineers in Parsippany New Jersey was sworn in to testify as planner for the applicant. Ms. Chavan testified that the project would be a positive benefit for the township, beneficial for the public interest and welfare, and an improvement for this site. No negative impacts exist. It will be complimentary to the zone and meets the intent of the master plan. There will be no significant change in traffic, and it is a low traffic generating use.

Mr. Weiss opened the meeting to the public. Seeing no one from the public, the meeting was closed to the public.

The Board voted 7 in favor with none opposed to approve the preliminary & final site plan w d-1 and d-4 FAR variance.

With no further business the Board adjourned at 8:49 pm.