

# memo

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to: Louis Manzo, Mayor  
Harrison Township Committee

from: Robert F. Melvin, AICP, PP

Cc: Joseph Pacera, Chairman, Planning Board  
Susanne Rhudy, Secretary, Planning Board

date: February 18, 2012

re: Redevelopment Plan, Block 59, Lots 12.01, 13, 14, 17

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Dear Mayor and Committee Members,

Since the Planning Board's review of the above referenced Redevelopment Plan, I've received a refined plan of development of the assisted living complex and would like to recommend the following modifications to the Redevelopment Plan. I believe these modifications will better achieve the Township's and the community's goals of sympathetically incorporating the assisted care facility into its residential and open space context and maximizing the amount of open space that can be preserved in the public domain.

First, I'd like to recommend a minimum side yard setback of 80 feet rather than the 100 feet currently in the plan. It may seem counter intuitive, but assisted care facilities by necessity have long facades on all sides and the modified setback allows the building to be broken into smaller modules with building offsets that better allow the building to mimic the residential scale of its neighbors. Because of the defined width of the subject lot, this is particularly true on the side facades where the concern is largest. In other words, by design and by regulation requirements in the plan, only a limited portion of the building would be built to the setback line thus allowing for more interesting architecture that is better in keeping with the scale and quality of its neighbors. At the same time, an 80 foot setback is substantial and allows for significant buffering.

Second, I'd like to recommend that the minimum tract size be modified from 7.5 acres to 6 acres and the maximum building coverage modified from 15% to 20%. This does not affect the width of the property nor significantly alter the permitted size of the building on the site. The limitation is still for an approximately 50,000 square foot facility. The plan we prepared was not based on any recent survey. This recommended modification allows for minor tolerances that may arise in the field. Additionally, however, this recommended change will have the positive effect of achieving the development of the assisted care facility while maximizing the number of acres that will be put into preservation.

I offer these comments for consideration. Please let me know if I can be of any further assistance in answering any questions.

Regards,  
Robert F. Melvin, AICP/PP