



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Director of Community Development/Township Engineer

DATE: April 7, 2026

SUBJECT: **Senior Living @ Bear Creek**
Amended Final Major Site Plan – Third Amendment
Block 33, Lot 1.02
Old Trenton Road (CR 535) and Village Road East
PB 19-13-AM3

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of site plans entitled “Amended Final Major Site Plan – Lot 1.02, Block 33 - Bear Creek Independent Living — Township of West Windsor, Mercer County, New Jersey” prepared by Partner Engineering and Science, Inc., (Daphne A. Galvin, PE) dated May 3, 2019, revised through March 18, 2026 and consisting of eighteen (18) sheets;
- B. Set of architectural plans prepared by Steven S. Cohen, Architect P.C. (Stephen S. Cohen, RA) dated February 6, 2025, revised through March 18, 2026 and consisting of eleven (11) sheets;
- C. Set of landscaping and lighting plans prepared by Bohler, LLC (A. M. Alexander, LLA) dated January 16, 2026, revised through March 18, 2026, consisting of six (6) sheets;
- D. Title 39 Exhibit prepared by Partner Engineering and Science, Inc., dated April 4, 2025, revised through March 18, 2026, consisting of one (1) sheet;
- E. Sanitary Sewer Engineer’s Report prepared by Partner Engineering and Science, Inc., (Daphne A. Galvin, PE) dated April 4, 2025, revised through March 18, 2026
- F. Development Application Package, including:
 - Development application form;
 - Site Plan Checklist;
 - Green Development Practices Checklist; and

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- Second Amendment Resolution of Approval

Narrative:

The subject property is a 27.84-acre parcel located at the intersection of Old Trenton Road (CR 535) and Village Road East within the PRRC (Planned Residential Retirement Community) zoning district. A three-story assisted living facility with an aggregate floor area of approximately 99,000 square feet currently exists on the property. The applicant proposed to construct 220 units (327,451 square feet total) of “congregate housing” as defined in the Township Land Use Ordinance for independent to semi-independent older persons. Appurtenant improvements and amenities include a swimming pool, tennis and pickleball courts, and a perimeter walking path.

The property is bounded on the northeast by Village Road East, on the southeast by The Hamlet at Bear Creek, farmland to the south and Old Trenton Road (CR 535) to the northeast. The property is subject to several environmental constraints, including wetlands transition areas and Township Greenbelt, whose limits have already been placed within a conservation easement under a previous application. The property is also subject to numerous drainage and utility easements, including sanitary sewer, water main and electric. An access easement to the benefit of Lot 1.01 extends from Village Road East to the entrance to The Hamlet at Bear Creek and Esplanade Drive is contained within its limits. In addition, a 100'-wide Sidewalk and Landscape Buffer easement extends along the entire frontage of both Village Road East and Old Trenton Road.

The subject property drains to the Assunpink Creek (Shipetaukin to Trenton Road) HUC 14 subwatershed and is part of the larger Assunpink Creek (Above Shipetaukin Creek) HUC 11 watershed which eventually drains to the Delaware River. The property is also located within the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewer Treatment Plant sewer service area. Domestic water supply will be provided by New Jersey American Water.

The proposed development received conditional Preliminary and Final Site Plan approval on February 26, 2020, under Planning Board File No. PB19-13, but has yet to receive a determination of resolution compliance. The applicant is now seeking a third Amended Final Site Plan approval.

The application was first amended to decrease the footprint of the 3-story building to 94,440 square feet for an aggregate GFA of 288,284 square feet. Other modifications in the first amendment included:

- Reduction of 2-bedroom market-rate units to 88 with a corresponding increase of market-rate 1-bedroom units to 81 and maintaining the number of 1-bedroom affordable units at 51, thus maintaining the overall 220-unit count.
- Increase of indoor amenity size to 15,000 square feet (SF) from 10,000 SF;
- Changing the previous sloped roof with a flat roof and locating all HVAC equipment thereon;
- Eliminating SWM Recharge Area #5 due to the decrease in impervious coverage of the building;
- Adding an electric service easement in the location previously occupied by SWM Area #5;
- Replacing an existing sewer main as the proposed southerly building lateral;
- Adding 4 additional elevators;

These changes were determined to be minor in nature without impact to the previously issued approval with respect to engineering issues, except for the two stormwater bullet points, and were approved by the

Planning Board under resolution File No. PB19-13 AM dated July 13, 2022. A submission for resolution compliance was subsequently submitted, with the vast majority of the conditions being satisfied per my memorandum of September 22, 2022. The only outstanding engineering item was a note related to an electrical conduit being added to the sets of plans submitted for signatures.

Before perfecting that amended approval, the applicant applied for a second amendment to the Final Site Plan, consisting of the following changes:

- Raising the building by 5.5 feet (while maintaining current footprint) to permit 168 parking spaces within an underground garage;
- Modifying the exterior patio area to include a pavilion with bathrooms for the pool area, exterior and pool storage, and an area to accommodate sheltered outdoor events;
- Modifying the tennis court to allow conversion to two (2) pickleball courts when necessary;
- Modifying the proposed parking area layouts from generally curvilinear to rectilinear layouts;
- The addition of two (2) twelve (12)-bay garages (one in each parking lot) directly adjacent to 12 parking spaces, creating “tandem” parking arrangements for forty-eight (48) vehicles;
- Modifying the Great Room to add a kitchen, a pantry and a “demonstration kitchen”;
- Addition of a “Basement Level” beneath the new “ground floor” amenity area (exclusive of the subsurface parking lot footprint), consisting of a Spa, Movie Room, Swimming Pool, bathrooms and Gym equipment, along with other rooms designated as “Unassigned” at that time.

The second amendment application was approved by the Planning Board on February 19, 2025 by way of a resolution memorialized on March 19, 2025.

After perfecting that second amended approval, the applicant is now proposing a third amendment to the original approval, consisting of the following modifications:

- Raising the first-floor elevation by 1.5 feet, while modifying the basement level(s) to have a constant 92.50-foot elevation, whereas it previously had elevations of 96.00 feet and 87.00 feet.
- Decreasing the footprint of the basement level by removing all basement level amenities and reorienting the parking to no longer require the area beneath the easterly “wings” of the building that frame the pavilion and exterior pool area;
- Increase ground floor building area from 99,301 s.f. to 102,198 s.f. with a shifting of residential units to the ground/first floor (no net increase in total number of units);
- Reduction in size of the outdoor pavilion area (5,426 s.f. to 2,966 s.f.) with relocation and increase proposed bocce courts from one to two in the courtyard area;
- Reduction in total parking from 392 to 390 in a combination of stalls & garages;
- Modification of the entryway cover at each parking lot from a cable-stayed cantilevered canopy that only covered a portion of the driveway to a four-pier “Porte Cochere” that provides cover over the entire width of the driveway.

I have reviewed the documentation submitted and offer the following comments for the Board’s consideration. These comments presume that the conditions of the prior Board approvals will be carried forward, unless otherwise modified by the amendments proposed with this application.

1.0 Amended Site Plan

- 1.01 Testimony will be provided to the Board regarding the currently proposed changes between the 2nd amendment and the current application, including amenities by type and square footage.
- 1.02 During TRC, the extent to which responsibilities for repairs/rehabilitation to the existing site amenities, outside of this project’s limit of disturbance, were discussed. It was confirmed they are to remain the responsibility of the Condominium Association and not this applicant.

2.0 Access and Circulation

- 2.01 A reduction in vehicular parking of two (2) spaces from three hundred and ninety-two to three hundred ninety is proposed. The applicant shall provide testimony regarding this reduction of the previously approved design waiver to the Board so that it may be documented in the resolution for the proposed amendment.
- 2.02 The previously proposed thirty-eight bicycle parking spaces remain sufficient for the proposed number of vehicular parking spaces. The applicant is to provide testimony on how these are currently distributed (interior and exterior).
- 2.03 The applicant has submitted a revised Title 39 Plan reflecting the proposed modifications to the previously approved site layout. Submission of a request for Township Council action for the project is to be made a condition of any Board action on this application.

3.0 Stormwater Management

- 3.01 The proposed modifications under this Final Site Plan amendment request have no negative effects on the previously approved SWM approval.

4.0 Utilities

- 4.01 An updated Sanitary Sewer Engineering report was provided based upon the proposed modifications, deductions and additions to the overall site amenities, and bedroom distributions. The projected flow remains within the limit previously approved and authorized for the project. The property began site work on the sewer modifications under the NJDEP Treatment Works Approval (TWA) prior to its expiration, thus grandfathering it through this project’s completion. No amendment to the sewer allocation or TWA is required.

5.0 Lighting

- 5.01 A lighting plan for the underground garage has been provided within the architectural drawings, but does not include illumination level or average lighting values. The Township lighting design standards at §200-31 do not address structured parking. The Illuminating Engineering Society (IES) RP-20-14 *Lighting for Parking Facilities* guidelines on structured parking lighting levels, recommends the following footcandle (fc) levels:
 - General Parking/Driving Areas: 1–2 fc minimum, with 5–10 fc average commonly targeted.
 - Ramps (Day/Night): 10 fc minimum (often higher during the day for transition).
 - Entrances (Daytime): 50 fc minimum is recommended to allow for eye adaptation from bright sunlight.
 - Entrances (Nighttime): 1–2 fc to match the interior, preventing glare.

- Stairwells/Elevators: Enhanced lighting is required for security and to reduce risks in high-traffic areas.

Submission of a plan prepared by a lighting professional and conforming to said standards of RP-IES RP-20-14 or more recent version, shall be made a condition of any favorable Board action on this application.

- 5.02 A design waiver for hours of illumination was previously provided. The Board Attorney should confirm this design waiver remains valid or if it needs to be granted as part of this current application.

This completes the review of the referenced application documents. Other comments may be offered based on the responses to the above issues. Again, this memorandum presumes that the conditions of the prior approvals will be carried forward, unless otherwise modified by the amendments proposed with this application.

FG:IH

cc: Applicant (Fpetrino@eckertseamans.com)
Daphne Galvin, PE, Applicant's Engineer



MANDEEP S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center
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MEMORANDUM

DATE: March 30, 2026

TO: Lisa Komjati

FROM: Quazi Masood, PE, PTOE ^{qmv}
William T. Dougherty, PE, PTOE ^{wtd}

SUBJECT: Senior Living at Bear Creek – Edge Lofts Independent Living
Planning Board Memo #1
3rd Amended Final Major Site Plan
PB 19-13
Old Trenton Road and Village Road East
Block: 33, Lot:1.022
West Windsor Township, Mercer County, New Jersey

Document Received

We reviewed the following information pertaining to the 3rd Amended Final Site Plans of an approved application for the construction of 220 senior living apartments in the southeast quadrant of the intersection of Old Trenton Road (CR 535) and Village Road East:

- One Yellow West Windsor Township Planning Board Review Transmittal Letter (1 page) prepared by Lisa Komjati dated February 24, 2026, with reports due Thursday, April 7, 2026
- One set of Amended Final Major Site Plans (18 sheets) prepared by Partner Engineering and Science, Inc, dated May 3, 2019, last revised March 18, 2026
- One Title 39 Exhibit (1 sheets) prepared by Partner Engineering and Science, Inc. dated April 4, 2025, last revised March 18, 2026
- One set of Architectural Floor Plans/Elevations (11 sheets) prepared by Steven S. Cohen, Architect, P.C., dated February 6, 2025, last revised March 18, 2026

Project Description

Edge Lofts (originally Bear Creek) was initially approved in 1998, along with the Assisted Living Facility and the Hamlet, which have been constructed. The project, Bear Creek Independent Living, received a new Preliminary and Final Site Plan Approval on February 26, 2020, and received Amended Preliminary and Final Site Plan approvals in 2022 and 2025.

This application is being submitted as an Amended Final Approval to allow some minimal changes. As approved on February 19, 2025, each unit will be a complete apartment and will include a full kitchen and separate bedroom(s). There will be provision for washers and dryers in each apartment, and all units will be accessible Type A units as required by the currently adopted N.J. International Building Code. The building will contain approximately 17,910 sf of activity space, including a Cafe with modern self-service equipment for vending hot and cold snacks, beverages, sandwiches and other food. This will also be open to residents of the Assisted Living Facility and the Hamlet. There will be an exercise room with equipment,

Senior Living at Bear Creek
Planning Board Memo #1
3rd Amended Final Major Site Plan Review
West Windsor Township, Mercer County, New Jersey
March 30, 2026
Page 2 of 2

ARORA and ASSOCIATES, P.C.
Consulting Engineers

a yoga room, and a wellness room, which will be provided where residents can receive information on nutrition and exercise from their own health professionals. No medical or therapeutic services of any kind will be provided in the facility. There will be card rooms and craft rooms, an outdoor heated pool, one tennis court, and three pickle ball courts. Two Bocce courts, and an off-leash pet area are also included. Exterior walks have outdoor seating areas. Interior Bike Storage and exterior bike racks are provided and can be seen on the site plans. Within the parking areas, charging areas for electric or plug in Hybrid vehicles will be provided.

The principal change from the prior plan is that the first floor has been raised 1.5 Ft and the basement garage area has been reconfigured and lowered so that there are no longer intermediate floors which would result in undue cost and could create confusion for both residents on a daily basis and safety officials in an emergency. The reconfiguration also allows for reduction in the lower level/garage area and more efficient circulation, as discussed with Fire Official, with a nominal reduction of two parking spaces. The Courtyard area has been modified, reducing the pavilion size but not its function and adding fire pits and barbecues along with enhanced seating areas. The impervious surface area has been reduced slightly from 11.50 acres to 11.46 acres. There are some minimal landscaping and lighting changes, but these are in form more than in substance, and some minor storm sewer piping changes. The Porte cocheres at the two main entrances have been extended over the driveway and drop-off areas, for convenience. The depression of the garage will result in a higher ceiling in the common areas on the first floor but a reduction in the overall height of the building by 4". Overall, these changes are designed to make the building safer, more user friendly and enhance the overall appearance both to the residents and the public.

We have completed our review of the above-referenced documentation and offer the following compliance review comments for consideration:

Amended Final Major Site Plan Traffic Engineering Review Comments

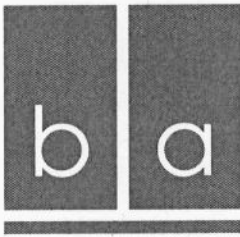
We have reviewed all documents, such as, preliminary and final site plan, driveway access and parking exhibit, traffic impact study, vehicle turning templates and calculation etc.

Based on our recent review, it appears that the Applicant has addressed all outstanding Traffic Engineering comments. As such, we would like to state that the documents submitted to date satisfies all Traffic Engineering guidelines and Township requirements.

This completes our comments currently.

Copies to:
Diane Shafer dshafer@eckertseamans.com
Francis Guzik, P.E., CME
Lisa Komjati
Patti Thompson
Christopher Jepson
Joseph Bargas

David Novak
Tim Lynch
Edward Snieckus
Gerald Muller
Ian Hill
Frank Petrino, Esquire fpetrino@eckertseamans.com



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use

From: Edward Snieckus, Jr. LLA, PP, ASLA

Subject: Senior Living at Bear Creek
Third Amended Final Site Plan
Block 33 Lot 1.022
Village Road East and Old Trenton Road

Date: April 7, 2026

BA#: 4411.06

WWT#: PB 19-13 Third Amendment-Landscape Review

Introduction

The applicant, Edge Lofts LLC, has submitted an application seeking amended final site plan approval for modifications to a previously approved but not yet constructed independent living facility consisting of two hundred and twenty units. The site, which is identified by municipal tax records as Block 33 Lot 1.022, is located at the corner of Village Road East and Old Trenton Road in the PRRC Planned Residential Retirement Community District.

In addition to the application checklists, the following has been submitted for review.

1. Amended final site plan prepared by Partner Engineering and Science, Inc., dated May 3, 2019 (last revised March 18, 2026).
2. Architectural plan prepared by Stephen S. Cohen, Architect P.C., dated February 6, 2025 (last revised March 18, 2026).
3. Landscape plan prepared by Bohler LLC, dated January 16, 2026 (last revised March 18, 2026).

Landscape Architectural Review of Proposed Improvements

The applicant seeks amended final site plan approval for the following proposed modifications as they relate to the landscape of the property. It is noted that the most recent plans are prepared by Bohler-Landscape Architects.

1. First Floor Reconfiguration. This interior architectural change for the interior amenities and parking does not substantially alter the proposed landscape arrangements, the applicant should confirm this for the Board.
2. Entrance Porte Cocheres. The Porte cocheres have been modified along the building entrances and the corresponding landscaping has been adjusted. We find the proposed changes satisfactory.
3. Central Recreation Area. The central recreation area has been significantly modified. While the previously approved pavilion has been reduced in size the outdoor amenities have been expanded. The pavilion interior floor plan shown on the architectural plans sheet A1.05 shows the new interior spaces. It has been clarified on the landscape and architectural plan there will be an unenclosed overhead shade structure connected to this structure for outdoor dining.

As mentioned in our planning review; bocce courts, dining tables and chairs, firepits, and outdoor kitchens have been added to this area which we find an improvement to the amenities available for the proposed community.

The outdoor swimming pool, while in the same location, the surrounding patio has been substantially expanded with more paved area and space available outdoor sitting and related shade structures. The fenced area of the pool has been expanded accordingly. Handicapped accessibility to the pool amenity has also been specifically addressed with new accessories to assist with pool access. The adjustments to these areas are reflected in the overall project calculations.

The perimeter sidewalk areas and access to the building from this area is generally consistent with the prior design for the recreation area.

4. General Landscaping Review. The landscaping plan has been modified in several areas as a result of changes to the site plan. The shade tree configuration along the adjacent perimeter roadway has been modified to a more natural pattern of tree arrangement when compared to the regimented version of the previous plan. While this new arrangement is acceptable and modifications have been made to provide some of the perimeter sitting areas to be in shade. The proposed modifications to the parking areas under the building should be confirmed do not require modification to the landscaping as a result of required venting of the parking garage. We find the remainder of the plan is satisfactory.

5. Site Lighting. The plans include a new lighting plan although the proposed standards are consistent with the prior approvals and the lighting levels seem to conform with the standards contained in section 200-31 of the Township regulations.

West Windsor Township Fire & Emergency Services

Memorandum

DATE: April 7, 2026
TO: West Windsor Planning Board
FROM: Chief Timothy M. Lynch *TML*
REGARDING: PB 19-13 3rd Amendment Senior Living at Bear Creek

OVERVIEW

We have reviewed the above noted application, a three (3) story senior living building with 220 housing units for a total of 327,451 square feet.

ACCESS

- Emergency vehicle access appears adequate.

WATER SUPPLY FOR FIRE PROTECTION

- Applicant should designate proposed location of the Fire Department Connection and ensure that a hydrant is located within 100' of the proposed connection in compliance with NFPA 14.

MISCELLANEOUS

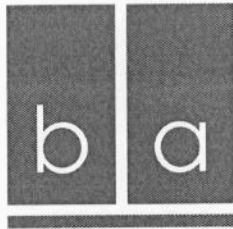
- Applicant has agreed to place lock boxes for immediate access by the Fire Department on both at the front of the building and rear service entrance.
- Applicant has agreed with the installation of fire department standpipes in each stair tower. The standpipes shall have 2 ½' national standard thread hose outlets on each stair tower floor landing. The standpipes shall be tied into the fire sprinkler piping so that there will be only one fire department connection.
- Applicant should be aware that under N.J.A.C. 5:70, 510.1 *Emergency Responder Radio Coverage* – “All new buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building.”
 - The applicant will be required by the construction official to conduct a radio signal strength survey of the building while under construction, and if deemed necessary a radio signal amplification system would need to be installed.

CONCLUSION

Applicant has addressed all concerns raised by this office and agreed to all requests made. We recommend approval.



Honor ~ Integrity ~ Loyalty



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Senior Living at Bear Creek
Third Amended Final Site Plan
Block 33 Lot 1.022
Village Road East and Old Trenton Road

Date: April 6, 2026

BA#: 4411.06

WWT#: PB 19-13 Third Amendment

Introduction

The applicant, Edge Lofts LLC, has submitted an application seeking amended final site plan approval for modifications to a previously approved but not yet constructed independent living facility consisting of two hundred and twenty units. The site, which is identified by municipal tax records as Block 33 Lot 1.022, is located at the corner of Village Road East and Old Trenton Road in the PRRC Planned Residential Retirement Community District.

In addition to the application checklists, the following has been submitted for review.

1. Amended final site plan prepared by Partner Engineering and Science, Inc., dated May 3, 2019 (last revised March 18, 2026).
2. Architectural plan prepared by Stephen S. Cohen, Architect P.C., dated February 6, 2025 (last revised March 18, 2026).
3. Landscape plan prepared by Bohler LLC, dated January 16, 2026 (last revised March 18, 2026).

Property Description and Prior Approvals

The subject site is located in the southeasterly portion of the Township, near the intersection of Old Trenton Road and Village Road East. The site has an area of 27.84 acres and is irregular in shape. It fronts Old Trenton Road and Village Road East for approximately 1,410 feet and 540 feet, respectively.

The subject site is part of a larger, previously approved general development plan for Bear Creek. In 1996, an initial general development plan (GDP) was granted for an age-restricted planned residential retirement community. The approval consisted of 901 dwelling units with a 15% set-aside. It was comprised of the following components:

1. Five hundred and forty dwelling units were to be constructed in the Villages at Bear Creek, including fourteen affordable units. A 15,000-square foot clubhouse and 6,500-square foot day care facility were also proposed.
2. Sixty-one multifamily units at the Hamlet, consisting of thirty-eight low-income and twenty-three moderate-income units. A 1,200 to 1,500-square foot community building was also proposed.
3. Three hundred dwelling units in a congregate care retirement community, consisting of 220 apartments and 80 assisted living units. This included thirty low-income and thirty moderate-income units. A 29,500 square foot commons building, 10,500-square foot surgical building, and 3,500-square foot adult day care facility were also proposed.

In 1999, preliminary and final site plan approval was filed for the Esplanade, a senior citizen congregate care facility with "460 beds, below the ordinance maximum of 500, and 306 dwelling units." The resolution found that the proposal was largely consistent with the GDP, with the number of dwelling units increased from three hundred to three hundred and six and the number of affordable units increased from sixty to sixty-one. The total square footage of the project consisted of 408,529 square feet, and was to be contained within five buildings.

In 2005, the applicant submitted an application to subdivide the Esplanade property into two lots for financing purposes. Lot 1.02A would consist of 14.10 acres and would contain the assisted living buildings, while Lot 1.02B would consist of 13.74 acres and would contain the community buildings and independent buildings. A separate application was also filed to amend the prior 1999 approval. In summary, the applicant proposed to: reconfigure building shapes; reduce the size of the community building; increase the internal common open space area; reduce impervious coverage; redesign the apartment buildings to make them more residential in appearance, and; move ten of the sixty-one affordable units into the existing assisted living facility.

In 2020, the site received preliminary and final site plan approval as well as "c" variance relief to develop Condo Lot 1.022 with an independent living facility consisting of two hundred and twenty units, including fifty-one affordable units which were to be reserved as affordable units. The entirety of these units were approved to be contained in a single building which had a total area of 327,451 square feet. Two hundred and forty-six parking spaces were also approved. The majority of these spaces were to be located to the east of the building, while twelve staff parking spaces were approved to its rear. When combined with the existing parking spaces on Condo Lot 1.021, a total of three hundred and thirty-nine spaces were approved.

In 2022, the site received amended final site plan approval for several modifications pertaining to the exterior and interior design of the building. In summary: the improvement coverage was reduced; the design was changed from a pitched roof to a flat roof; and the bedroom distribution was altered, as summarized in the following table.

Table 1: Previously Approved Bedroom Distribution

Unit Type	Prior Market	Prior Affordable	Prior Total	Proposed Market	Proposed Affordable	Proposed Total
One-Bedroom	9	51	60	81	51	132
One-Bedroom w/Den	40	0	40	0	0	0
Two-Bedroom	80	0	80	88	0	88
Two-Bedroom w/Den	40	0	40	0	0	0
Total	169	51	220	169	51	220

Most recently, the site received amended final site plan approval in 2025 for additional modifications to the site plan and building design. These included: modifications to the exterior parking areas which reduced the total number of exterior parking spaces (including exterior garage spaces) from two hundred and thirty four spaces to two hundred and twelve spaces; the provision of an interior basement parking garage to contain one hundred and sixty-eight parking spaces; the addition of an indoor swimming pool in the basement level; the expansion of an indoor amenity space from 10,000 square feet to 15,000 square feet; the reorientation of the outdoor pickleball courts, dog park, and tennis court; the addition of a pavilion to the central recreation space; and the elimination of a stormwater recharge area.

Proposed Improvements

The applicant seeks amended final site plan approval for the following proposed modifications.

1. Basement Reconfiguration. The applicant proposes raising the first floor by 1.5 feet which allows for the reconfiguration of the basement. Previously, the basement level featured two separate vehicular parking areas and a centralized amenity space. The applicant now proposes having a centralized parking area which will span from the southerly side of the building to its northerly side. As a result, the number of parking spaces in the basement is proposed to be reduced from one hundred and sixty-eight to one hundred and sixty-six.
2. First Floor Reconfiguration. As a result of the basement reconfiguration, the applicant proposes to relocate amenities previously located in the basement into the first floor. Previously, the central portion of the first floor was to be open to the ground below. It is now proposed to include: a card room; game room; club room; main hall with a kitchen, private dining, and storage room; fitness studio; reception room; electric room; mail room; bicycle storage room; two receiving rooms; media room; café; activity rooms; an office; a sprinkler room; and an electric room.
3. Porte Cocheres. The Porte cocheres have been modified to and extended along either side of the building entrances.
4. Central Recreation Area. The central recreation area has been modified. The previously approved pavilion has been reduced in size. Bocce courts, dining tables and chairs, firepits, and outdoor kitchens have been added to this area.
5. Landscaping. The landscaping plan has been modified.

Master Plan

The following is noted regarding the Township's comprehensive master planning documents:

Land Use Plan

As per the Township's 2020 Land Use Plan, the site is located in the Planned Residential Retirement Community (PRRC) land use category, which is designed to provide a variety of dwelling units and services for the elderly population, which has increased both locally and regionally throughout the past several decades. The Land Use Plan notes that the PRRC District permits a gross density of 1.45 dwelling units per acre is permitted, provided that at least 15% of the total units in the PRRC District are reserved for low- and moderate-income households. Congregate care beds and units are not included in the calculation of density

Housing Element and Fair Share Plan

The Township's 2026 Housing Element and Fair Share Plan (HE&FSP) identifies the subject site as one of the components to address the Township's prospective third round obligation. Specifically, the HE&FSP notes that the site is to be conceptually developed as a high-end independent living facility consisting of two hundred and twenty-two units, of which fifty-one are to be reserved for affordable housing.

Zoning

The site is located in the PRRC Planned Residential Retirement Community District. Table 2 provides the zoning regulations for this tract. In addition, Table 3 provides more specific bulk requirements for congregate care facilities.

Table 2: PRRC Tract Standards

Area & Bulk Regulations	PRRC	Proposed	Code
Tract Area (ac)	400	420.8	200-194.C.(1)(a)
Min. Building/Parking Setback from Old Trenton Road (ft)	100	230.8/322.2	200-194.C.(1)(b)
Min. Building/Parking Setback from Tract Boundary (ft)	50	155.3/178.3	200-194.C.(1)(c)
Min. Building/Parking Setback from Residential Lots (ft)	100	> 100.0	200-194.C.(1)(c)
MIC for Total PRRC Tract Area (%)	25	17.4	200-194.C.(1)(d)
Common Open Space (%)	60	71.2	200-194.C.(1)(e)
Max. Building Height (st/ft)	3/45	3/43'-8"	200-194.C.(1)(f)

Table 3: Congregate care facility/continuing care/extended care facility/outpatient facility Bulk Standards

Area & Bulk Regulations	PRRC	Proposed	Code
Minimum Lot Area*	10.1	27.84	200-194.C.(2)(g)[1]
Minimum Lot Frontage (ft)	100	> 600.00	200-194.C.(2)(g)[2]
Minimum Lot Depth (ft)	500	> 1,500.00	200-194.C.(2)(g)[3]
Minimum Front Yard Setback: Internal Road (ft)	50	(VG) 34.8	200-194.C.(2)(g)[4]
Minimum Side Yard (ft)	50	94.8	200-194.C.(2)(g)[5]
Minimum Rear Yard (ft)	50	167.8	200-194.C.(2)(g)[6]
MIC (%)	70	41.3	200-194.C.(2)(g)[7]
Minimum Distance Between Buildings			200-194.C.(2)(g)[8]
Window wall to window wall	75	119.9	200-194.C.(2)(f)[2][a]
Window wall to end wall	30	n/a	200-194.C.(2)(f)[2][b]
End wall to end wall	12	n/a	200-194.C.(2)(f)[2][c]
Building face to parking	12	21.8	200-194.C.(2)(f)[2][d]
Building face to street curb	20	34.8	
Maximum FAR (%)	45	32.0	200-194.C.(2)(g)[9]

* 5 ac or one ac per each 42 beds, whichever is greater | VG: Variance Previously Granted for 24.58 feet

Planning Review

We offer the following comments on the proposed development:

Bulk and Design Standards

The following is noted regarding design criteria:

1. Minimum Front Yard: Internal Road. The applicant notes that a variance was previously granted from Section 200-194C.(2)(g)[4] which establishes a minimum front yard setback of 50 feet from internal roads. The previously approved setback was for 24.58 feet. The applicant had modified this setback to 33.8 feet in the prior application. Since this setback was not exacerbated, no additional variance relief was required at that time. Similarly, no additional variance relief is required for the revised setback of 34.8 feet.
2. Design Criteria Requirements. In addition to the zoning requirements identified herein, the PRRC District establishes a series of design criteria in Section 200-194.D. The Board found that the applicant satisfactorily met these criteria during the prior 2025 hearing. Testimony should be provided ensuring that the proposed improvements will not impact upon compliance, particularly in regard to Section 200-194D.(2)(c)[1] which establishes that shall be not less than six square feet of floor space per dwelling unit provided in community or clubhouse buildings. Sheet A1.01.2 of the revised architectural plan notes that 1,320 square feet of common area is required whereas 18,980 square feet is provided.

Parking and Circulation

The following is noted regarding parking and circulation.

3. Required Number of Parking Spaces. The applicant has calculated a parking requirement of one hundred and sixty-six spaces for the development.
4. Proposed Number of Parking Spaces. The applicant has proposed a total of three hundred and ninety spaces.
5. Excess Spaces. The applicant previously received waiver relief from Section 200-28.D.(2)(b) of the Township's land use regulations for exceeding the minimum off-street parking requirements. Previously, three hundred and ninety-two parking spaces were approved. As noted above, the applicant now proposes three hundred and ninety parking spaces. This represents a decrease of two spaces. Since waiver relief was previously granted, no additional waiver relief is required for this item.
6. Parking Management. In consideration of the proposed changes, the applicant should discuss how parking will be managed.

Site Plan and Architectural Plan

The following comments are offered regarding the proposed site plan and architectural plan.

7. Design of Pavilion. While the facade materials of the pavilion appear to remain the same, the design of the pavilion has been altered. These alterations should be discussed.



Map 1: Aerial of Subject Site (scale: 1" = 400')

[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-4400series/Pb-4411.06/Planning Board/4411.06 Bear Creek Senior Living Amended Final Site Plan - Planning Review 01 \(PB19-13 3rd Amendment\).docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-4400series/Pb-4411.06/Planning Board/4411.06 Bear Creek Senior Living Amended Final Site Plan - Planning Review 01 (PB19-13 3rd Amendment).docx)