

**REGULAR MEETING**

**Lebanon Township Board of Adjustment  
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.**

**March 28, 2007**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:36 p.m. by Chairman Bruce Terzuolo. Present: Mr. Kozlowski, Mr. MacQueen, Mr. Nagie, Mr. Abuchowski, 1<sup>st</sup> Alternate Eberle, 2<sup>nd</sup> Alternate Maurizio, Attorney Guy Wilson and Planner Bolan.

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" and adopted by this board on January 11, 2007, mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on March 21, 2007.

**SWEAR IN:** Joseph Maurizio Class IV Member Unexpired Term 2007  
Alternate II

Attorney Guy Wilson did the honors and swore in Mr. Maurizio to an unexpired term as Alternate II. The board congratulated Mr. Maurizio.

**PRESENTATION OF MINUTES:** February 28, 2007 Regular Meeting

Motion by Mr. Nagy and seconded by Mr. Kozlowski to approve the minutes as presented. Unanimously approved those eligible to vote.

**PRESENTATION OF BILLS:**

- a. John Gallina, Esq. \$230.00 – Attend Mtg 2/28/07  
\$218.50 - Cingular Wireless (Escrow)  
\$258.75 - Little Brook Nursing Home (Escrow)
  - b. Court Stenographer \$200.00 – Attend Mtg 3/28/07
- Total: \$907.25**

Motion by Mr. Nagy and seconded by Mr. Abuchowski to approve the bills as presented. Unanimously approved.

**CORRESPONDENCE:**

**PRESENTATION OF CERTIFICATES:**

Bruce Terzuolo, William Machauer, Abe Abuchowski, Andy Kozlowski, Lou Perry

Ms. Glashoff stated on behalf of the New Jersey Planning Officials, she wanted to congratulate the following board members: Mr. Terzuolo, Mr. Kozlowski and Mr. Abuchowski and handed them their Certificates for completing the Planning & Zoning Classes. The certificates are from the DCA.

**NEW BUSINESS:**

Little Brook Nursing Home	Block #48 Lot #2.01
c/o Bethane Properties	Sliker & Pleasant Grove Roads R3
78 Sliker Road	
Glen Gardner, N.J. 08826	

**PUBLIC HEARING** Use Variance w/Site Plan

Attorney Joseph Vena gave an opening statement. Attorney Wilson announced that all the notices are in order and the board can proceed with the hearing. The following items were marked into evidence: **A1**-Newspaper Notice, **A2**-POD Slips, **A3**-Taxes Paid, **A4**-Notice to the Property Owners, **A5**-Affadavit of Proof of Service.

Mr. John Hampilos, owner of the nursing home was sworn in to give testimony. Mr. Hampilos stated there are 5 nursing homes in Hunterdon County. The senior population has exceeded the general population in the County. On November 29, 2006 the State approved the expansion of 33 beds to 36 beds. The purpose of this expansion is to accommodate the growing nursing and convalescent needs of the County. Little Brook Nursing Home maintains a occupancy rate of

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over 97% and has a waiting list of between 6-18 eligible resident candidates at any period of time.

Per Mr. Hampilos, the first phase of the project is to relocate the old Lounge from the East Wing to the Director of Nursing's Office and Living Room/Activities area. The old Lounge space will become a new single bedroom. Phase 2; relocate temporarily the Dishwashing Operations of the old Kitchen into the old Single Bedroom 23 space. Renovate the Dishwashing Operations area of the old Kitchen into a new Double Bedroom. Phase 3; renovate the old Bedroom 21 into a new Kitchen, relocate Dishwashing Operations from its temporary space in old single Bedroom 23 and relocate remaining old Kitchen into a new Kitchen area. Phase 4; renovate old Bedroom 17 and old Bedroom 19 into equivalent Double Bedrooms. Renovate remaining old Kitchen area into a new Double Bedroom 26 for 2 of 3 new beds requested. Renovate old single Bedroom 23 for 3 of 3 new beds requested. At this time the following was marked into evidence: **A6-1** Sheet, new revisions dated 3/27/07 prepared by Edward O'Brien Architect and **A7-AZ** Sheet, existing conditions date change to August 16, 2006 with an original date of December 18, 1994. The building is 7500 square feet; there are 14 double bedrooms and 5 private bedrooms. The last item to be marked into evidence was **A8-1** sheet showing the proposed dated August 16, 2006.

Regarding Personnel, with three additional residents, the nursing home estimates that it will hire additional Nursing Staff, between 0.6-0.8 of a full-time equivalent Nurse and between 1.3-1.8 full-time equivalent Certified Nurses Aides. Parking is sufficient even with the expansion and the hiring of additional personnel. At present there are 34 employees covering 7 days per week. There are 15 employees' working days, 8 employees working evenings and 2-3 employees working nights.

At the conclusion of the testimony, Chairman Terzuolo asked if the board had questions. One of the questions asked related to the employees and if they lived in the Hunterdon and/or Lebanon Township. Mr. Hampilos stated 19 of the employees live in Hunterdon County and 7 employees live in Lebanon Township. Mr. Kozlowski asked about the moratorium on beds in Nursing Home in New Jersey and asked who places the moratorium. Mr. Hampilos stated that Medicaid places the moratorium on the number of beds. Mr. Hampilos went on to say that the way the State and Federal government regulates/controls costs with Senior Citizens in particular is by imposing a moratorium. At least 45% of the nursing home residents in the state are on Medicaid and in some cases it is 80% plus. The state decides by county on a year to year basis how many beds they will allow each institution to expand. Under the moratorium there is a provision in the program called "add a bed". They can allocate 10% per nursing home over a 5 year period. Mr. Hampilos stated that since they have not asked for an increase in the last 5 years, they were able to apply under that program for expansion. They submitted an application for the expansion in August of 2006 and were approved in November 2006. At the conclusion of the board questions and no questions from the public, Administrator John Skarda was sworn in to give testimony. Planner Bolan asked what the maximum number of employees is on one shift. Mr. Skarda stated there are approximately 12-15 employees on the day shift. Planner Bolan asked about the parking. Mr. Skarda stated there are 20 parking spaces and if they were lined, there would be 23 parking spaces. Mr. Skarda noted back in 1993, 16 parking spaces were required. Regarding the residents in the nursing home, they are all within a 15 mile radius of the Nursing Home. Mr. Skarda did not have an exact number from the Township. At the conclusion of Mr. Skarda's testimony, Chairman Terzuolo asked if the board had any questions, there were none. When opened to the public for questions, there were none.

The next witness to be sworn in and give testimony was Planner Marcia Shiffman. Planner Shiffman spoke about the special reasons for the expansion of a non-conforming use in the R3 zone. Planner Shiffman stated that there is no substantial detriment to the public good and no negative impact to the surrounding area. At the conclusion of the Planner's testimony, Attorney Wilson asked a question. Planner Bolan had no questions of Planner Shiffman but had some comments regarding the approvals granted by the board back in 1993 & 1994. Planner Bolan informed the board that he did not have a problem with the expansion of three additional beds. When Chairman Terzuolo opened the hearing to the public for questions, there were none.

Planner Bolan was sworn in to give testimony at this time. Planner Bolan briefly went over the comments he previously made. Chairman Terzuolo opened the hearing to the public for questions, there were none. The hearing was then opened to the public for testimony; there was no testimony from interested parties.

