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**COMMUNITY IMPACT STATEMENT
CAREONE AT LAWRENCE
3641 LAWRENCEVILLE ROAD
BLOCK 6601, LOT 2
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY**

Beacon File: A22248b
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The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.


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A. PURPOSE

Beacon Planning and Consulting Services, LLC, has been retained by CareOne at Lawrence, LLC, to prepare a Community Impact Statement (“CIS”) in fulfillment of requirements for a proposed assisted living facility, including memory care, in the Township of Lawrence, Mercer County, New Jersey. The purpose of the report is to identify and assess potential influences associated with the proposed development on existing municipal facilities and services, as well as identify the public interest at stake. This CIS has been prepared pursuant to the general requirements of §813 of the Lawrence Township Land Use Ordinance.

B. PROJECT DESCRIPTION

The site is located within the northeast portion of the Township along the Route 206 corridor north of I-295. The parcel is located at 3641 Lawrenceville Road, identified as Block 6601, Lot 2, and situated at the western corner of the Province Line Road and Route 206 (Lawrenceville Road) intersection. The property is irregularly shaped and contains 6.449 acres. Currently, the parcel is improved with a 3-story home dating from ~1855 commonly referred to as the William Gulick House. The parcel also has a large barn or garage that most likely held farming equipment. The remainder of the parcel is characterized by grassy and wooded areas.

The subject property is situated at the intersection of Route 206, a State highway, and Province Line Road. Province Line Road, east of Route 206, is under County jurisdiction. The site has access to public bus transportation via the New Jersey Transit – 606 line.

The subject property is bordered on two sides by an existing Bristol Myers Squibb corporate complex. Across from the property along Province Line Road and Route 206 are single-family homes and a dentist office at 3640 Lawrence Road.

The application before the Zoning Board seeks to subdivide the property. The Gulick house will be relocated northward and situated on a newly created 1-acre parcel. The applicant proposes to restore the home as part of the application. The Environmental and Green Advisory Committee reports the home’s security has been breached and fireplace mantels removed from the structure. The report also cites water damage to the interior. The approval of the project provides a means to secure, stabilize, and preserve the structure.

The applicant seeks site plan and variance approvals, among others, to develop the balance of the site with a 3-story, assisted living facility, including memory care, containing 170 beds. The facility will provide two types of services; assisted living and memory care, both of which fall under the same licensure and are regulated by the New Jersey Department of Health.

Assisted living will cater to those members of the community who are able to function independently, but may need help with services such as bathing, walking, feedings, and assistance with medication and scheduling appointments with doctors. These residents will be afforded opportunities to visit community parks, attend events at local libraries, and go shopping locally under the care and supervision of the applicant’s staff.

Memory care will provide services and comfort for those diagnosed with cognitive decline, such as Alzheimer’s. The facility will be created so as to provide ability specific environments for people in different stages of declining capacity, i.e. higher functioning individuals will be placed

together. The facility will be secure in order to ensure the safety of these residents.

The majority of beds will be in private rooms; however, 26 semi-private rooms are proposed (52 beds). Consistent with local ordinances and the NJ licensure requirements, a portion of the beds will be Medicaid eligible and will count towards the Township's affordable housing obligation. Facilities, such as dining and living rooms, art rooms, movie theaters, ice cream bars, interior courtyard spaces, salons, etc., will be incorporated into the development so that the needs of the residents, specifically those with memory care needs, can be addressed on-site. The building has been designed with a pitched roof line and dormers to project a residential character.

Site access will be provided by a right-in only ingress, full movement egress curb cut along Route 206 and a full movement curb cut along Province Line Road. The Gulick House will be accessed from a proposed driveway along Province Line Road. A total of 100 parking stalls will be provided on site to accommodate operations. Drive aisles on site are designed to accommodate anticipated deliveries, as well as emergency vehicles. Waste collection will be privately handled. The building will be setback so as to provide, in certain areas, a 50 ft. buffer to residential zones on Route 206. Extensive landscaping is proposed between the structures and around the site.



Figure 1: Property Location

C. POTENTIAL IMPACTS

1. Population Impacts

The proposed facility will contain a total of 170 beds. Occupants are anticipated to come from within the community and adjoining towns as families seek to place loved ones in close proximity. Therefore, it is not anticipated that the project will substantially increase the population of Lawrence Township or surrounding communities.

Pursuant to information available from the United State Census Bureau, ~18.6% of the Township's population in 2011 consisted of members 60 years of age and older. In 2021, that number was at approximately 21.6%. The population of the community is aging.

Market research completed by the applicant projects an increase in demand of 22% for memory care services and a 23% increase in the demand for assisted living services from 2022 to 2027 for memory care facility within 10 miles of the subject property.

With respect to employment, the project is anticipated to create ~70 full time jobs, volunteer opportunities for local residents of all ages, and opportunities for local services, such as beauticians and barbers, to supplement their businesses.

2. School Impacts

Occupancy of the facility is limited to the senior population. Therefore, no students will be generated by the project.

3. Community Facilities Impacts

a. Public Water

Aqua America NJ maintains a 12" main within Province Line Road. The application seeks to tap into this line to provide both fire and domestic water services. Pursuant to discussion with the project engineer, sufficient water service is available to provide service to the proposed facility on the site.

b. Public Sewerage Facilities

The proposed development is in receipt of a "Will Serve" letter from the Ewing-Lawrence Sewerage Authority dated July 21, 2022. The correspondence specifically states: "Please be advised that treatment capacity is available for the referenced project at the Authority's Treatment Plant, but it is subject to completion of an engineering review by the Authority's consulting engineer." An engineering review is typically completed further into the development process; however, this correspondence affirms the ability of the Sewerage Authority to accommodate the project.

c. Recreational Facilities

Recreational spaces for the residents will be provided on-site in order to ensure their safety and to provide a stable, familiar environment, particularly for those suffering from cognitive decline. Assisted living residents will be afforded opportunities to visit local parks, attend local events, such as plays, farmers markets, etc., and shop for items such as groceries, clothing, etc., under the care and supervision of the applicant's staff.

The facility itself will also offer shared space for organizations based in Lawrence Township. Similar facilities operated by CareOne have provided space for Girl Scout/Boy Scout meetings, township meetings, etc.

4. Services Impacts

a. Police Protection

Assisted living facilities, including those with memory care, are unique in the fact that they can reduce impacts to local police and EMS services. This is a result of their secure nature and their function in serving a vulnerable population. The facility is able to aid those members who have, for example, fallen without the need for EMS member. Their secure nature prevents residents from becoming lost and needing police aid to locate them.

The applicant anticipates an average of two calls per month for EMS assistance.

b. Fire Protection and EMS

BPCS contacted Jack Oakley, the Director of Emergency Management for the Township of Lawrence. In response to our inquiry regarding impacts to local services, Mr. Oakley indicate a review would be completed at the time project information was received from the Township; however, in general, they are capable of servicing the proposed development.

BPCS also contacted Edward Tencza, the Township Fire Marshall, who indicated the Township maintains equipment capable of servicing a building of this height. He did note that fire service coverage is provided by volunteers during the evening hours.

c. Solid Waste Disposal

Private waste hauling will be utilized; therefore, there will be no impacts to municipal waste services.

d. Street Maintenance

The proposed development will be situated along existing roadways. Therefore, no additional roadways requiring maintenance, such as plowing and repaving, will be created.

e. Fiscal Impact

i. Projected Revenues

The Township’s tax records indicate an assessed land value of \$398,100.00 and existing improvements of \$119,600.00 for an overall valuation of \$517,700.00. Pursuant to discussions with the applicant, the proposed building, upon completion, is expected to have an estimated market value of approximately \$22,000,000.00.

Tax revenues from the existing building and land are anticipated to remain stable. As such, BPCS will focus upon the added value proposed via the construction of the assisted living facility.

The value of the proposed structure is adjusted by the Township’s equalization ratio, which represents the assessed value to market value. The Township’s 2022 equalization ratio is 88.82%; therefore, the anticipated assessed value of the new structure would be approximately \$19,540,400.00. This adjusted value will be utilized when analyzing tax revenues.

The tax rate for the Township is comprised of the: County Tax; County Library Tax; Open Space Tax; School Tax; Municipal Purpose Tax; and Municipal Open Space Tax. The 2022 tax rate and equalized tax rate are depicted below:

2022 Lawrence Township Tax Rate Components

	Tax Rate (%)	Tax Rate Equalized (%)
County Tax	0.620	0.551
County Library Tax	0.064	0.057
Open Space Tax	0.028	0.025
School Tax	1.612	1.432
Municipal Purpose Tax	0.627	0.557
Municipal Open Space Tax	0.030	0.027
Total	2.981	2.648

Utilizing the above tax breakdown, we would anticipate the project to generate the following new revenue stream (exclusive of land and the Gulick House):

	Tax Rate Equalized (%)	Revenue
County Tax	0.551	\$ 107,605.86
County Library Tax	0.057	\$ 11,107.70
Open Space Tax	0.025	\$ 4,859.62
School Tax	1.432	\$ 279,775.23
Municipal Purpose Tax	0.557	\$ 108,820.76
Municipal Open Space Tax	0.027	\$ 5,206.73
Total	2.648	\$ 517,375.90

These revenues are in addition to the revenues already received in connection with the land and existing improvements.

ii. Project Costs

The project will be revenue positive to the Township. Little to no additional costs are anticipated as the project will not generate school children, nor will it strain infrastructure or EMS services. The Applicant’s experience is that such facilities may reduce calls to emergency services for the elderly or cognitively impaired.

Assisted living residents may utilize existing parks as well as attend events at the local library; however, this will be done in a limited and managed fashion with no detriments identified to the community. The facility will also provide public space for the Township. Memory care residents will not utilize public recreation, such as the libraries or public parks, as these environments are not accessible to the residents.

Therefore, the Township is expected to receive ~\$110,000.00 in additional revenue for municipal purposes with little impact to existing services. Further benefits include: ~\$280,000.00 to the school district and ~\$107,000.00 to the County.

D. PROMOTION OF GENERAL WELFARE

Assisted living facilities with memory care provide services for a vulnerable portion of the Township’s population; one that cannot actively work to secure the services it needs. These types of facilities provide a space for individuals to age in place and/or progress through their illness with respect and in close proximity to friends and loved ones. With respect to memory care, the facility is so designed so as to provide needed services in a familiar space, as people suffering from cognitive decline often rely upon familiarity and routine to remain comfortable. These services also provide relief from families that can no longer care for a loved one at home. For assisted living residents, the facility can provide a way to build and maintain a social network, as well as maintain a level of independence.

Consistent with local ordinances, a portion of the facility's beds may be eligible to count towards the Township's affordable housing obligation , which will open up services to different income levels..

The importance of these types of facilities was emphasized by the New Jersey courts when they found them to be an 'inherently beneficial' use. As defined by N.J.S. 40:55D-4 as: "...a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure." This designation acknowledges the positive impacts these types of facilities provide to communities and encourages their consideration by towns.

As the community's population ages and as life expectancy increases, there will be a greater demand for assisted living and memory care services. Those suffering from cognitive decline, such as Alzheimer's, require specialized care in order to ensure their comfort and safety. Market research by the applicant indicates that there will be an increase in demand of 22% from 2022 to 2027 for memory care facility within 10 miles of the subject property. Assisted living facilities allow community members to 'age in place' close to established friends and family. Market research by the applicant indicates that there will be an increase in demand of 23% from 2022 to 2027 for memory care facilities within 10 miles of the subject property.

We also note that the applicant is proposing to relocate and restore a home, known as the Gulick house. The restoration of this home will preserve a piece of Lawrence's history for current and future residents.

The property is located adjacent to the Kings Highway Historic District, which is characterized by a variety of land uses, including single-family homes, professional offices, and a corporate campus for Bristol Myers Squibb. The project has been carefully, thoughtfully, and creatively presented with enhanced visual buffering in order to diminish impacts. Furthermore, the structure has been designed with a pitched roof and dormers to create a residential character.

E. CONCLUSION

The proposed development of an assisted living facility with memory care presents an opportunity for the Township to expand the scope of services available to its community members in a manner that does not impact the Township's operations. Specifically, the facility will provide services for vulnerable community members, those with cognitive decline, and their families in a manner that keeps its residents safe, comfortable, and in close proximity to their family and friends. The facility will also service those members of the community that can still live independently, albeit with aid. The facility will expand the Township's tax base while not substantially impacting/utilizing existing services. The subject property is situated proximate to existing infrastructure, including a County roadway, sanitary sewer and water mains, and electric/natural gas services. There is capacity for water and sanitary sewer services to the project. Finally, the project can lessen demand on local emergency services as care is provided on site by staff. For example, staff can help clients if they fall and the secure facility will prevent clients from becoming lost – which results in fewer calls by family members for assistance with these types of scenarios.

Therefore, the project represents an overall benefit to the Township ratables, services, school, and historic preservation efforts.