

July 17, 2019

Re: 1991 Route 70 East, application 19-Z-0021

Below is a summary of the neighborhood's concerns regarding this proposed property development of affordable housing for seniors and special needs individuals.

The proposed 3-story affordable housing would overshadow Wexford Leas Swim Club (WLSC), giving cause for concerns about quality of life, air, noise and exterior lighting due to encroachment of the proposed property. A parking lot for the development would cause a danger to residents/WLSC members from an overwhelming amount of exhaust fumes that would make residing adjacent or downwind from the parking area detrimental to their health. It would decrease market values in the area, risk damage to a 50-year-old community iconic asset and would make operating WLSC as a predominantly outdoor facility impossible. In essence approving this proposal is tantamount to rendering WLSC's property worthless and closing WLSC permanently.

There are questions about variances, the proposed plans for the population, and whether affordable housing has already been satisfied.

**Mischaracterization of Neighborhood's Interests:**

Several narratives have been shared that suggest the community is in some way not supportive of persons with special needs and seniors or that personal characteristics such as religion may impact community tolerance for development in the neighborhood. We find this narrative distracting and certainly not the case; our neighborhood is focused on reviewing the plans and organizing questions.

**Questions about the property and the developer and proposed plans for the development:**

Who are the principals/partners/investors in Fortitude Realty LLC? Who will manage the housing once it's built? Who will live there? Are there plans for Dual Diagnosis and DDMI? Are there plans for housing or treatment? What is the duration of the contract(s) for the managing agency, and can the contract be terminated without Township approval?

**Questions about affordable housing:**

Has the Township satisfied its affordable housing units under its existing obligations? Is the applicant given any special consideration for the requested zoning variances by proposing affordable units?

**Variances:**

What exact variances are being requested? The list is unclear. This property currently has 2 zones (Business and Residential). Are the criteria for variance the same for each zone or different?

**Impact on neighbors and Wexford Leas Swim Club:**

- Concerns that a 3-story building is not in line with other property developments that sit next to residential developments
- Concerns about damage to the swim club's structure during construction and hindering its ability to conduct routine swim club activities amidst construction, such as air pollution in an outdoor facility. What remediation is in place? We request the applicant be required to post a bond sufficient to cover any damage caused to WLSC's property during the construction phase.
- Are there plans for a Phase 2 of development or additional building/access? We request a Restrictive Covenant that the approximate southern 280-ft. buffer area would not be developed in any way, now or in the future.

**Environmental Concerns:**

Concerns about remediation and abatement plans for the existing structures and debris on the property:

- Traffic – adding additional traffic to current congestion on Route 70 and increasing cut-through traffic in Wexford, Highgate neighborhoods
- Air quality – additional vehicle traffic and idling
- Surface water runoff – impermeable surfaces, collection basins
- Exterior lighting
- Concerns about the development's sewer lines will exacerbate additional 'ponding' that currently exist in Old Orchard neighborhood.