

Great turnout from the Wexford Leas neighbors, St. Bart's and Korean U.M. Church at the August 15th Zoning Board meeting to share testimony on 1991 Route 70 East and Fortitude Realty LLC's request for variances.

The meeting started at 7:30pm with a presentation from the Fortitude representatives. Following a break, the public comment period commenced at 9:50pm. Unfortunately, due to the hour, a number of people had to leave at the break. When the meeting resumed, approximately 15 people lined up to testify. Among them were several parents of special-needs children/adults who testified to the need for supported housing. One of these parents expressed appreciation to the Wexford Leas neighbors for their support of the housing concept. She stated that she had been led to believe that Wexford was opposing the project based on the type of housing and residents and she could see now based on the testimony she had heard that was NOT the case. Representatives from St. Bart's and the Korean U.M. Church expressed concerns about parking and potential conflicts with their programming. Assurances were offered that the church properties would not be used for overflow parking and that programming in compliance with township regulations would not be affected. The representative from St Bart's also asked a question about storm water runoff and was assured that the planned project would actually reduce the amount of water runoff onto the church property.

Testimony was also offered about the threat that site clean-up, remediation and construction pose to swim club operations and the physical plant. Wexford resident, Julie Polisiakiewicz, DO, a pulmonologist who has worked in Flint, MI, and the mother of two small children, raised questions about the environmental report. The proposed construction site had been a fruit orchard and as a result of farming practices common in the early part of the 20th century, pesticide residue including lead and arsenic are present at the site. Dr. Polisiakiewicz questioned how much lead is in the soil? During construction the ground will be disturbed. How much will our children be exposed to during construction? Dr. Polisiakiewicz also emphasized that the Wexford Leas development had been built on forestland, not farmland and so there is no existing threat of contamination from agricultural pesticides in the neighborhood itself. Mr. Christopher Noll, PE, CME, PP of Environmental Resolutions Inc., Engineer (board professional) stated that additional environmental testing of the site has been requested. Board Chair, Jonathan Rardin and Lorissa Luciani, Director of Community Development, acknowledged Dr. Polisiakiewicz's concerns and said that the NJ State Department of Environmental Protection (NJ-DEP) would oversee the remediation to ensure it is handled safely.

Representatives from Wexford Leas Swim Club acknowledged Mr. Molotsky of Fortitude, for his willingness to meet and discuss community concerns and for his commitment to the following:

- As a condition of approval, Fortitude would agree to remedy all 150+ items

suggested by the various township professionals.

- As a condition of approval, a 150' landscape buffer easement reflected on the deed of the property that will transfer to future owners.
- Ensuring that a plan is in place to monitor and remedy any damage to the swim club's facilities, which are largely underground. The club's primary concerns are remediation and keeping the club operating throughout the season, which could be affected during construction and soil remediation. Pennrose's insurance and the swim club's insurance brokers discussed this issue and presented options for remediation. WLSC will continue to collaborate with Pennrose and the identified General Contractor for risk management.
- To delaying site prep and construction until after Labor Day, when the swim club's season is over. Fortitude mentioned that construction likely would not be able to begin until August 2020 but that they would wait until after Labor Day to begin work that might create dust and noise.
- Testimony was documented that there will be no second entrance from the rear residential zoned area.
- Testimony was documented that no trees in the buffer area will be cut down.
- Maintenance of dust control throughout construction as well as adherence to NJ Department of Environmental Protection regulations for additional testing and remediation of all areas of concern as identified in the environmental survey.
- As a condition for approval, the light posts located in the southern area of the driveway that is closest to the residences on Highgate Lane will be turned to face the building rather than the residential area and be reduced in height from 15' foot posts to 10' posts.
- Testimony was documented that a contact person from Pennrose will be assigned to ensure communication with the community that all agreements and processes are followed.
- Testimony was documented that Brad Molotsky, Fortitude Realty, will stay committed to this property even after it transfers to Pennrose and continue to make himself available to the community.

Per Board Secretary, Lorissa Luciani, Board Member Dan DiRenzo had self-recused and was not present. Counsel for Fortitude agreed to accept the determination of the 6 board members present. Sometime after midnight, the board voted unanimously to approve the application.

Wexford Leas Swim Club is appreciative of its board members, club members as

well as Highgate and Wexford Leas neighbors for their support in contributing to the testimony of the August 15th hearing.

Additional thanks to St Bart's and the Korean U.M. Church for their testimony, Fortitude Realty for their collaboration and the members of the Zoning Board for their consideration. We are confident that with continued dialogue, cooperation and compliance there will be a successful and satisfactory outcome for all parties involved.