



**PARK-00047**

**May 15, 2020**

Zoning Board of Adjustment  
Franklin Township Municipal Building  
475 Demott Lane  
Somerset, NJ 08873  
Attn: Christine Woodbury, Secretary to the Board

**Re: Preliminary and Final Major Site Plan with Use Variance  
Parker at Somerset – Child Care Facility  
Lot 39.08 in Block 424.01  
Franklin Township, Somerset County, New Jersey**

Dear Ms. Woodbury:

Parker E. Francis Memorial, Inc. is proposing to construct a 1,400 SF children's outdoor recreation space (i.e. playground) on the northeast side of the existing nursing facility building. The current nursing facility houses one resident per room and currently contains 120 beds - 60 of the beds are for skilled nursing/long term care and 60 are for short term care. A portion of the existing nursing facility will be modified internally to provide amenities to operate a licensed Child Day Care wing at the facility. The Child Day Care's primary purpose is to provide care of Parker's employees' children/grandchildren and promote intergenerational programming opportunities for the Parker at Somerset Elders. Accommodations for parent drop-off and pick-up will be made at the Facility's front entrance to the Main Lobby. No additional building or site development space is anticipated.

Stormwater runoff from the development site will be controlled by the existing underground detention basin and the extended stormwater detention basin. The water quality portion of runoff is controlled by detaining 10% of water quality storm in the basin for more than 12 hours and four (4) existing on-site pervious pavement sections placed in series with the extended detention basin.



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On behalf of our client, Parker Memorial Homes, attached please find the following documents in support of Site Plan and Variance Approval for the above-referenced project:

- Twenty-Five (25) sets (1 original and 24 copies) of the Site Plan Application Form, fully completed and notarized.
- Twenty-Five (25) sets (1 original and 24 copies) of the Variance Application Form, fully completed and notarized.
- Two (2) copies of the Site plan Submission Checklist fully completed.
- Two (2) copies of the Variance Submission Checklist fully completed.
- Twenty-Five (25) signed/sealed copies of plans entitled, “Preliminary/Final Site Plan with Use Variance, Parker at Somerset Child Care Facility, Tax Map sheet 85, Block 424.01, Lot 39.08, Franklin Township, Somerset County, New Jersey”, prepared by T&M Associates, dated May 15, 2020.
- Three (3) signed/sealed copies of the Stormwater Management Report, prepared by T&M Associates, dated December 14, 2018.
- Three (3) signed/sealed copies of the Supplemental Stormwater Calculations, prepared T&M Associates, dated July 09, 2019.
- Three (3) signed/sealed copies of the Supplemental Stormwater Calculations, prepared by T&M Associates, dated May 15, 2020.
- Three (3) signed/sealed copies of the survey entitled, “The Francis E. Parker Memorial Home, Inc., McCarrick Site, Boundary and Topographic Survey, Block 424.01, Lot 39.08, Franklin Township, Somerset County, New Jersey, ALTA/ACSM (2011) Land Title Survey”, prepared by T&M Associates, dated January 19, 2016.
- One (1) copy of the proof of submittal to Somerset County Planning Board.
- One (1) copy of the proof of submittal to Somerset-Union Soil Conservation District.
- One (1) Site Plan and Variance Application Fee Check in the amount of \$7,604.69 for Preliminary/Final Site Plan review.
- One (1) Site Plan and Variance Application Fee Check in the amount of \$250.00 for Preliminary/Final Site Plan review.
- One (1) Escrow Fee Check in the amount of \$3,000.00.



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- One (1) copy of the W-9 form.
- One (1) copy of the Proof of Tax payment.
- One (1) copy of the Ownership Disclosure.

We ask that you please schedule this application for review and approval for the next available board meeting.

Should you have any questions concerning this application, please do not hesitate to contact me.

Very Truly Yours,

**T&M ASSOCIATES**

Joseph B. Fischer, LEED GA  
Principal Staff Designer

**Cc: Peter Clark, Parker w/ enclosures (via email)  
Bob Smith, Bob Smith Associates w/ enclosures (via email)**