

15. The Applicant's representative stated that the South Brunswick Community has an existing need for an assisted living and memory care facility. The Applicant's representative stated that their typical resident is in their low 80's. He stated that the residents generally reside at their facility for a period of five (5) to seven (7) years. He stated that a fully occupied building generally has a vacancy rate of 2% to 5%.
16. The Applicant's representative testified that Harbor Retirement provides care giving and life enrichment services. He stated that Harbor Retirement is a hospitality driven environment. He stated that the Applicant provides personalized service on a health and wellness model.
17. The Applicant's representative testified that a Harbor Chase Community will have personalized services based upon a health and wellness model. He stated that the facility will have twenty-four hour services that provide residents with assistance regarding all activities of daily living, including, but not limited to, their hygiene, social, and medical needs.
18. The Applicant's representative testified that Harbor Retirement also provides 24 hour nursing services. He stated that the Applicant provides for the needs and assistance of elders at varying levels of care requirements.
19. The Applicant's representative testified that Harbor Retirement provides for three different levels of elder care needs. He stated that Harbor Retirement provides traditional care needs wherein elders are independent, but require some assistance. He stated that the Applicant will also dedicate a care wing to assist elders and individuals who are affected with memory impairment issues. The Applicant's representative also testified that a third level of care will be to provide another wing

for residents who are transitioning from independent assisted living to the memory care unit.

20. The Applicant's representative testified that the memory care unit is a very important component of their services. He stated that the memory care unit has different staffing requirements. He stated that the memory care portion of the facility will be designed to protect residents from wandering.
21. The Applicant's representative testified that the facility will have approximately forty-five (45) employees at a maximum shift. The Applicant testified that the employees consist of two kinds of staff groups. He testified that the medical staff and the nursing staff shifts. He stated the administrative staff shift is from 9:00 a.m. to 5:00 p.m. The Applicant testified that the medical staff will consist of Physicians, Nurses, Psychologists, and Social Workers. He stated that the majority of the other thirty-five (35) employees are kitchen staff and housekeeping staff whose shift starts at 7:00 a.m. and ends at 3:00 p.m. He stated that when the first shift staff leaves, the second shift enters. He noted there may be a brief overlap, but opined that the proposed parking is sufficient to address the Applicant's needs. The Applicant's representative testified that the Applicant provides twenty-four hour, seven-day a week staffing.
22. The Applicant's representative testified that admitted patients are typically at least 55 years old, depending on state regulations.
23. The Applicant's representative provided a description of the proposed building. He stated that the Applicant's vision is that the central core will be red brick similar to a 'farmhouse that you might see in the area.' He stated that the Applicant's design is to