

April 19, 2023, started at 7:05 pm

Ed Deeney Motion for last month's minutes.

Approved

Proposal and Preliminary

Michael Megas lawyer

DBRC-

Site is between mill Road and walnut avenue.

Subdivision

Number of beds is dictated by the arches.

90

Delaware Valley Residential Care

Church has fallen on hard times financially.

The church approached by a couple of developers.

Compatible with Church's goals

Notified to 100 sites and property owners.

15 acres living next to residents and hosted a meeting about what to do with 8 acres as a medical or health center.

Primary information about DBRC

Provides services to people with brain injury or traumatic brain injury.

Car accident or coma or military

Unserved by our society who need help with dignity.

Hybrid 5 resident buildings and 3 beds a piece

Therapeutic services house and treat a lot of spectrums.

Heavily spaced operations and no violent individual and no one who drives.

DBRC and high-functioning and integrate them into society.

Potentially live here the rest of their lives

Opportunities for Bensalem business and movie night

DBRC employee must go with someone with them.

Delaware Valley Residential

More security is ensuring no one warning in for the residents, they are being guarded not being prisoned or entrapped.

Not a start company and eyewitness and stellar review from residents in Warminster Facility

Review from Ed Devaney from Warminster Facility, family, employee, and residents

Access off Mill Road and traffic and that alleviate some concerns.

Not a drug rehabilitation and has storm water management to deal with flooding if the summer flooding from 2021 and could impact the facility's safety.

Ed Deeney- Small marine units can maneuver and deliver supplies.

Ed Deeney- The residents on Walnut, a buffer of 5-foot fence and 8 feet bushes and existing vegetation and trees.

Meginniss- DBRC is not going to flip and want to be good stewards of the Bensalem community.

A few jobs and citizens who experienced traumatic brain injuries. A perfect site and zoning site and this will be kept perfectly and 90 people will have a home in our backyard and I am proud of us

Frank Shrilling- Asks about the fencing and privacy issues.

Mark Morgan CEO-of Delaware Valley Residential Care– Warminster location's bed are all spoken for and screening process and 3-4 months and to qualify. Specialize brain injury not drug, alcohol, and not developmental. Solicit employees from the local community and integration within the community. Help individuals with interdependence. Residential layout, 50 therapists, structure their days, 9 hours a day, and everything is mandated by federal and state law. Not a nursing home,  
Chain-link, 8 feet with privacy locks

Ed Deeney- Anyone with ankle bracelet? There is a mixture of high-level who will be integrated into the community; while as, some residents will live in.

The control booth and two security guards and someone is assigned to always to be with you if you leave for a job or mission.

1100 square footage, common area, bathroom, and bedroom and a full kitchen with a breaker and only turned on with occupational therapist, there are checks and balances.

Gab- How tall are the facility or is it a rancher? Second largest brain trauma center?

Mark Morgan- Screened residents, frontline staff 24/7, one care assistant per house/ unit not a building. 30 care assistants. Houses are units not co-ed and 30 per house and 3 per unit. 16 per unit and 3 pod to 90 residents.

Gab- Medicare and Medicaid and Veteran Affairs pays or compensate for these screened services.

Frank Shrilling- Brain trauma, primary or secondary, and not a rehabilitation and will not be drug related.

Ed Deeney- Brain injury from a stroke, a fall, and car accident. We had come in initially with a drug rehabilitation in a residential area. You are there to get them to a better place and not have a graduate path.

Mark Morgan- The amount of them elect to stay and a support system and coordinate their own care with housing residential living and motivation and the independence of the patients.

Frank Shrilling- Making sure is the moving towards a not about changing mission to gaining more money by making it a rehabilitation by manipulating the language.

Ed Deeney- Don't have the resources and care, and nursing home as a dumping ground is not the goal.

Meginniss- Testimony of a young 25 man, who got into a car accident, initially went to nursing home and then transferred into Warminster DVRC who got personalized care and targeted care or equipment and training of caring family members.

Mark Morgan- We were looking into New Jersey, 0, versus 1 in Southern Delaware, and now there are around 2. Built the Warminster and South Jersey and 11 years and privately owned company and make the owner of the facility and legal language that define their mission. Engineer Eric Clase from associates- Site in original cemetery and the sub-division and altering the pipe into Mill Road into Walnut Street and trading and exchanging stormwater.

98 parking lot spacing.

2-3 weeks of food, generator for electricity, and evacuation due to Sandy Hook and water break due to an emergency.

Frank Shrilling- You are putting parking in where the greenery which would absorb and the piping and drainage. Pumping into Poquessing Creek.

Eric Clase- 1/10<sup>th</sup> of our site and on page 4, 6x level to stormwater and release of the stormwater.

Frank Shrilling- The area across Layette Gardens across to Bristol Pike had evocated.

Eric Clase- Reducing the rate of basin at a slow rate not all at once. Overdesigned and retain and water basin.

Gab Gabrieli- Go beyond the ordinance and drastic reducing the water.

Michael Meginniss- 15-inch pipe and waivers widening and expanding curbing waiver and will comply with the fire department.

Michael – We need a clean review by the fire department before Council.

Ed T- Warminster is like this site?

Morgan- the building, layout, and organization as health care facility and is not an intuition.

Ed T- Daycare

Morgan- Day Center and has visitors.

Ed T- Care Assistant can live there.

Morgan- Against our laws, if the staff, care assistant, and we scan 2 nurses around the clock for medications. Care Assistants are the main providing care.

Ed T.- Majority live there forever?

Morgan- CARF Commission (International) Overseeing long-term care and mandated to have it on reports and 3 years and state comes out annually.

Ed T- Water Theory on the basin design.

Eric Clase- Majority of it is dry.

Ed D- Nicole Khan is tough on stormwater management.

Kenneth F- 18inch and 15-inch pipe and low storm weather flow and reasonable to ask for that waiver.

Krieger- Picnic grounds across from the cemetery could it be preserved as greenery.

Open to public comment.

Elderly couple from Walnut Street earlier left realizing it was not an Amazon versus an adult-living facility.

Motion to include the waivers: Tax Parcel: Section 201-104 (b) (1) , 201-106 (a) (2) a (6) 201-110 & 201-111, 196-61 (b)(1) & HDPE & 196-61 (b)(12)

Will Walker- Motion

Motion Moved!

Motion to Adjourned!

Motion Approved!  
8:32pm