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Solid Waste Management Statement

To: Township of West Orange Zoning Board of Adjustment
Project: Daughters of Israel
Campus Repositioning Project
Block 171, Lot 12
1155 Pleasant Valley Way
Township of West Orange, Essex County, New Jersey 07052
Date: 10/29/2021

Project Description

Daughters of Israel is a nursing home and provider of services to seniors, and located in West Orange, New Jersey. The current facility includes 303 licensed skilled nursing beds, of which approximately 30 are assigned for sub-acute care. The community is Medicare and Medicaid certified.

The repositioning project is a complete replacement of the aging campus over multiple phases and includes adding Assisted Living, Assisted Living Memory Care, Independent Living Apartments, commons areas, additional dining venues and support, as well as replacing the entirety of the existing Skilled Nursing care facility with an improved product.

The repositioning is expected to be implemented over several phases and anticipates the following program at the conclusion of the project:

- Phase 1
 - Modest renovation to two nursing buildings, Slobodien and Hirsch Pavilions, and removal of remaining buildings
 - New Commons building of approximately 20,000 sq. ft.
 - New 91 Independent Living apartments
 - New 24 Assisted Living apartments
 - New 36 Assisted Living Memory Care apartments
 - Garage parking beneath the apartments
- Phase 2
 - New Skilled Nursing Care building of 80 Beds
 - Additional apartment building of 25 Independent Living apartments
 - New Commons building including a new and expanded Wellness Center.
- Phase 3
 - The removal of Hirsh, Slobodien Pavilions and Women's League Pavilion
 - And the additional 44 Independent Living apartments

Waste Generation

Based upon historical data from our waste management firm the following chart defines the waste generation expected for the proposed campus improvements.

Number of Residents and Employees							
Program	Apartments	Occupancy Rate	Total				
Skilled Care	80	0.95	76				
Assisted Living	24	0.95	23				
Assisted Living Memory Care	36	0.95	34				
Independent Living	160	1.25	200				
Total	300		333				
Program	Employees	Occupancy Rate	Total				
Employees	212	1	212				
Total	212		212				
Refuse Type	Resident Count	LBS/Day	Density LBS/CY*	Weight / 7 days	CY/Week	3 CY Cont./wk.	3 days / wk.
Non-Recyclable	333	4.9	550	11421.9	20.76709	7	3
Recyclable	333	0.88	51	2051.28	40.22118	13	7
Refuse Type	Employee Count	LBS/Day	Density LBS/CY	Weight / 7 days	CY/Week	3 CY Cont./wk.	3 days / wk.
Non-Recyclable	212	4.9	550	7271.6	13.22109	4	2
Recyclable	212	0.88	51	1305.92	25.60627	9	4
*Solid Waste = 550lb/CY, Commingled Recyclables = 51lb/CY							

Material Separation, Handling and Disposal

Daughters of Israel currently handles all waste on site via a contract with IWS Waste Management including Landfill waste, and recycling materials, and intends to maintain a contract with a third-party waste management company for the future campus.

1. Recyclables and non-recyclable materials to be generated by residents and employees of Daughter of Israel.
2. All Waste will be separated accordingly and held in protected containers on site and out of view of residents and surrounding neighbors. Solid waste and cardboard are compacted separately.
3. The frequency of waste pick up will be as required but at a minimum once a week for waste and twice a week for cardboard, as is currently the practice.