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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: 05/26/2022

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
 - New Skilled Nursing Care building of 80 Beds
 - New 44 Assisted Living apartments
 - New 20 Assisted Living Memory Care apartments
 - Partial construction of new Commons building including new kitchen, PT/OT, and administrative offices
- Phase 2
 - New 87 Independent Living apartments
 - Complete Commons building including a new and expanded Wellness Center.
 - Removal of remaining buildings
- Phase 3
 - New 79 Independent Living apartments



A beneficiary agency of
Jewish Federation
OF GREATER METROWEST NJ

1155 Pleasant Valley Way
West Orange, NJ 07052-1498
www.DaughtersofIsrael.org
Phone 973-731-5100
Fax 973-736-7698

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	166	1.25	208				
Total	306		341				
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	30 YD Cont.	15 Yd Cont.
Non-Recyclable	341	4.9	550	11679.15	21.23481818	1	
Recyclable	341	1.2	51	2860.2	56.08235294	0	4
Food Waste	341	0.3	463	715.05	1.544384449	0	
Refuse Type	Resident Count	LBS/Day	Density LBS/CY	Weight / 7 days	CY/Week	3 CY Cont./wk	
Non-Recyclable	212	4.9	550	7271.6	13.22109091	0	
Recyclable	212	1.2	51	1780.8	34.91764706		2
Food Waste	212	0.3	463	445.2	0.961555076	0	

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.