



## The Plan for Parker at Monroe

### Myth vs. FACT

**Myth:** *This site on Schoolhouse Road is the wrong location for a nursing care residence.*

**FACT:** The many seniors who need long-term care also deserve to live in a quiet residential neighborhood. They should not be warehoused in a commercial or industrial site. It is important to note that the Monroe zoning ordinance for the Schoolhouse Road site allows uses like Parker at Monroe, a residential senior community, consistent with the residential nature of the neighborhood. Similar to all PARKER communities, this new home would be guided by the Eden Alternative, a philosophy of person-centered care that embraces aging as a natural stage of life.

**Myth:** *Parker at Monroe would generate significant traffic on Schoolhouse Road.*

**FACT:** Two professional traffic engineers have made exhaustive studies of the area, reporting that Parker at Monroe would have a nominal impact on local traffic, generating no more than one car every two minutes during the absolute heaviest travel periods. Furthermore, only a small amount of the traffic flow would be to the east toward Mounts Mill Road, the section of Schoolhouse Road near most homes.

Still, Parker at Monroe is committed to being a good neighbor, proposing off-site improvements at the intersection of Schoolhouse Road and Spotswood-Gravel Hill Road. This would go a great way toward solving a pre-existing traffic issue, providing a safer traffic environment at that location and resulting in an overall public benefit. Of note, some assume that Parker at Monroe would be a large commercial facility creating significant semi-truck traffic. There will be truck deliveries for food and supplies, yes, but only during weekday business hours with an estimated four small vans/box trucks and one truck (max box of 33 feet) daily.

**Myth:** *Parker at Monroe would create overdevelopment in a residential neighborhood.*

**FACT:** The village style homes and commons would only be two stories tall, consistent with many of the houses in the neighborhood. Parker at Monroe would sit quietly on the naturally-wooded site and be set back from the main road, taking up only one-third of the total land area. The remaining 18 acres would remain naturally-wooded. We don't know of any project in the area that is so committed to maintaining open space and natural beauty.

**Myth:** *Parker at Monroe would be a drain on local emergency response capabilities.*

**FACT:** While Parker at Monroe serves an elderly population, PARKER has a stellar safety record with local police, fire and ambulance services, with less than one 911 call per week, which certainly wouldn't exhaust local capabilities. Based on PARKER's long-standing reputation as a good neighbor, local emergency responders in Highland Park, New Brunswick and Piscataway, where PARKER has other homes, have voiced strong support for Parker at Monroe.

**Myth:** *Parker at Monroe would negatively impact local property values.*

**FACT:** New Jersey state-certified general real estate appraisers studied sales in Middlesex and Somerset counties of comparable single family homes that abut nursing homes. The appraisers report prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) cited "no apparent diminution in property value caused by the existence of a nursing home facility located on an adjoining property." As Parker at Monroe would be an attractive, well-manicured residential community, it would be a compliment for the neighborhood, not a deterrent.