

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday - July 14, 2015

Chairman Owens called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn.

Roll Call:

Mrs. Costa	Present
Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Kricun	Absent
Councilman Mercado	Absent
Mrs. Pinolini	Present
Mrs. Washington	Absent
Chairman Owens	Present

Mr. Dority was seated for Mr. Kricun.

Mrs. Pinolini was seated for Mrs. Washington.

Also present is Richard Wells, Esq. who sworn in the Board professionals, Wayne L. Roorda, Jr., PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

Minutes from June 09, 2015

Mr. Dority made a motion to approve the minutes from June 09, 2015, seconded by Mrs. Pinolini.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Abstain
Mrs. Pinolini	Abstain
Chairman Owens	Yes

Resolutions for Memorialization

There were no resolutions for memorialization.

Applications for Review

#151035CM
John S. Smith
Zoned: R-1

Minor Subdivision
Block: 10201, Lots 11 and 14
Create two (2) new lots

Appearing before the Board is John Smith, Applicant. Mr. Smith provided a description of the project, which is to create two (2) new lots for future development for detached single-family dwellings. The existing dwelling would be renovated and be on a reduced lot size and the remainder of the property would be combined with his existing property. Mr. Smith provided a description of the physical geography of the site where the existing dwelling and two new lots are on a "plateau" and the remainder of the property has steep slopes that drop into a ravine towards Timber Creek at the rear of the property. Mr. Smith indicated he is a lifelong resident of the Township and is an architect with a Township business, and plans to provide the new lots for his children and to continue the family commitment to the Township.

The Planning Board reviewed the professionals' reports and requested variances and waivers, including a variance from the statute requirement of a Building to Abut a Street. Mr. Smith also provided Exhibit A-1, a copy of the Flood Insurance Rate Map (FIRM) for the property and surrounding area and Exhibit A-2, a Septic System Feasibility Report from South Jersey Engineers, LLC dated July 19, 2015.

With nothing further from the Board, Chairman Owens opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Dintino made a motion to approve and, seconded by Mr. Guevara.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mrs. Pinolini	Yes
Chairman Owens	Yes

#151036M
1840 P. Cheeseman Road, LLC
Zoned: IN

Minor Site Plan
Block: 14003, Lot 13
Residential Substance Abuse Center

Appearing before the Board is Jack Plackter, Esq. attorney for the Applicant from the firm Fox Rothschild. Mr. Plackter advised the Board that the applicant is removing the variance request for the sign. Mr. Plackter then provided an introduction to the application and a description of the project and explained that they are before the Planning Board following the Applicant's prior submission to the Zoning Board of Adjustment for an Interpretation that the instant application is a permitted use in the Institutional zone.

The first witness is Ted Wilkinson, PE who was sworn, qualified, and accepted by the Board as an expert. Mr. Wilkinson described the existing site conditions, namely, as a parcel of approximately 26 acres where sixty (60) percent is wooded and backs up to Holly Run. The upland is primarily along Peter Cheeseman Road and property contains a 31,000 square foot building commonly known as the St. Pius Retreat House, which is proposed for conversion to provide 37 beds. Mr. Wilkinson further explained the proposed use would have forty five (45) employees with twenty five (25) per shift, and one doctor per shift. Mr. Wilkinson stated there is adequate parking and identified surrounding uses such as the Camden County College, and residents to the north, and Holly Run to the East. The intent is to complete interior renovations for the proposed use. The parking light was fair so he is proposing an upgrade for better illumination and use the existing natural woodland setting as the project's landscaping.

The Applicant entered Exhibit A-1, The Zoning Board of Adjustment Resolution. A brief discussion ensued regarding the tract perimeter setback, which is an existing nonconformance. Mr. Wilkinson further indicated that the property lends itself to the proposed use because it is predominately wooded and has large setbacks from property lines.

The Board then reviewed the report dated July 07, 2015 from Kenneth D. Lechner, PP, AICP, Board Planner. The Applicant agreed to comply with all comments in the report.

The Board then reviewed the report dated July 09, 2015 from Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, Board Engineer. The Applicant agreed to comply with all comments in the report; however, a new Traffic Impact Study would be provided specific to Block 14003, lot 13.

Richard Wells, Esq., Board Attorney inquired on the lot coverage and bulk requirements and Mr. Lechner reviewed the zoning schedule in his report with the Board.

Josephine Costa, Vice Chairman inquired on the number of patients per room. Mr. Wilkinson referred this question to the Applicant. Mr. John Christen, Chief Operating Officer was sworn. Mr. Christen stated the rooms are semi-private with two patients – two beds with a cafeteria, dining room, and group treatment rooms. Mrs. Costa indicated that this explanation appears to be more of a community setting and not a hospital as approved by the Zoning Board of Adjustment. Mrs. Costa also inquired on the length of stay of a typical patient. Mr. Christen stated that the typical period for detox is three to ten days with a normal course of treatment for thirty (30) days.

Walter Dority, Board member stated that he is from Newark, NJ and is familiar with residential treatment and detox services. He discussed his concern that persons addicted to heroin and receiving methadone would attract other persons from outside the program to buy those drugs. He further mentioned his concern with the proximity to parks, schools, and the nearby Raintree and Terrestria residential developments. The facility operates twenty four (24) hours a day and there is nearby public transportation and believes there may be more than a minimal impact to the Police Department.

Mr. Plackter addressed the Board and stated the Applicant was before the Zoning Board of Adjustment for two months; nonetheless, believes the questions and concerns are fair and would like to have Dr. Deni Carise provide answers.

Deni Carise, PhD was sworn and provided her education and nineteen (19) years of experience in academics and research and was accepted as an expert by the Board. Dr. Carise stated that the proposed facility would not provide methadone and is not licensed for methadone use. They proposed to provide detox but it would be community based and treatment for “AA, NA,” detox to residential care: detox to thirty (30) days service. Patients would be brought by family or the Applicant proposed to provide a “Black car service.” They are proposing no arrangements with judicial services and would not have a criminal mandate. They would provide an executive program for doctors and nurses where such may be required of them to retain their respective licenses.

Frank Dintino, Board member inquired on the three-story thirty seven (37) bed extended stay but report states a one hundred (100) bed project. Mr. Plackter indicated this reference is to a future project that would come back to the Board but not the application that is presently before the Board.

Dr. Carise stated most people that come in stay for treatment and that there is a huge need for this service and they try to convince people to stay longer periods for treatment. Patients are kept busy from 8:00 AM to 9:00 PM, there are no cellphones or laptops. They don't walk around the grounds or neighborhoods. The program provides security rounds every hour and at night every half hour.

She stated that typically there is more of a concern that you see who they are then the other way around. Should a patient be on the grounds they are accompanied by a "Recovery Support Specialist." They have also met with the Camden County College and four departments to establish a working relationship with their program and the college.

Mr. Dority inquired if there would be people there for heroin and the type of medication provided. Dr. Carise stated the medications they would use include Suboxone and Vivitrol to decrease the craving and to taper the effects of opiates. She also stated there is no outpatient treatment, only residential detox, and the patients are not dangerous and no fencing to secure the premises would be required.

Chairman Owens inquired if their program was similar to "Carrier or Seabrook House" treatment centers. Dr. Carise indicated their program is more affordable and while they would have a staff psychiatrist, they wouldn't provide the psychiatric care level for suicidal or convulsive therapy that is provided by Carrier. The Applicant's center is more similar to the Betty Ford Clinic.

Chairman Owens requested she discuss security particularly for someone wanting access. Dr. Carise indicated the facility has limited access points that would have receptionists, guest lists, and they would search bags for contraband but visitors are not permitted access to patient units.

Chairman Owens inquired if there are security cameras and video surveillance. Dr. Carise indicated they would provide security cameras and motion detectors. People are there voluntarily and can leave; however, they would be transported by the Center and would not be permitted to leave by bus or train.

Chairman Owens inquired on the cost. Dr. Carise indicated a thirty (30) day stay would range between fifteen (15) and twenty (20) thousand dollars where typically ninety five (95) percent is covered by insurance.

Chairman Owens asked Dr. Carise to speak on the sober-living community. She suggested from a clinical and scientific perspective research supports the longer someone is in treatment the better they do.

Mr. Dintino inquired on any inside security or would the center be supported by the local police. Dr. Carise indicated that similar facilities typically would get two calls per month or one visit per month by EMT or police.

Chairman Owens inquired if they have other facilities operating or is this one the first. Dr. Carise stated they are a "Start up" company but have eight programs in the works from Boston to DC with four buildings purchased and four contracts for purchase.

She also stated their group has been involved in over a hundred programs and have been working six months to put together the best program.

With nothing further from the Board, Chairman Owens opened this application to the public.

Ed English: Indicated he was sort of representing the Kershaws an elderly couple that are present and they are concerned with the location of the project and their property values.

Mr. Plackter objected that Mr. English is not an attorney at law and could not represent the Kershaws.

Patricia Kline: Concerned if they provide background checks.

Dr. Carise stated that they do not do background checks and in the alternative conduct interviews; however, they cannot deny treatment.

Patricia Kline: Questioned if the Township has inquired with other towns. She is concerned with the proximity to the local schools and Camden County College and the safety of the children and residents of the community. She does not believe this is the best site for the community.

Terri Frets: Attended the Council meetings, made calls, and completed research and is also concerned with the proximity of Charles W. Lewis School and Camden County College with the proposed facility. She is also concerned with the "Big Picture" and outpatients.

Dr. Carise responded that these are "Not bad people trying to get good – it's sick people trying to get well."

Mr. Christen stated that most people are from a thirty (30) mile radius and they are committed to several levels of care.

Irene Kershaw: Stated that she has lived in the area for more than forty (40) years and inquired if the Applicant would buy her property with a life estate.

Jennifer O'Donnell: Inquired on the meaning of tract perimeter setback.

Mr. Christen stated they would provide meeting space for "AA & NA" and may also provide scholarships.

Peter Heinbaugh: Concerned with the other phases of the project.

Sam Sweet: Concerned with traffic.

Mr. Wilkinson described the Traffic Impact Statement and review by the Camden County Planning Board and that there are only two beds per room.

Sam Sweet: Concerned with operations of the proposed use and parking.

A discussion ensued regarding medicine and parking

Dennis Palmer: Concerned with the Traffic Impact Statement.

Jennifer O'Donnell: Concerned with the number of doctors and the Applicant should do more for the Township.

Patricia Kline: Briefly commented on Daytop Rehab in Pittsgrove Township.

Sam Sweet: Inquired if there are staff quarters.

Mr. Christen stated no but they would be permitted to use the cafeteria.

With no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion to approve or deny the application based on satisfaction of the Applicant's testimony, compliance with Board's professionals reports, and ordinance requirements for a minor site plan.

With no motion for an approval Mr. Dintino made a motion to deny a minor site plan and seconded by Mr. Dority.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	No
Mr. Jones	Abstain
Mrs. Pinolini	Yes
Chairman Owens	Yes

The Board recessed at approximately 9:48 PM.

The Board returned from recess at approximately 9:58 PM.

Villages of Gloucester Township Redevelopment Plan

Ordinance O-15-12

Kenneth D. Lechner, PP, AICP, Township Planner provided an introduction to the Villages of Gloucester Township Redevelopment Plan. He presented the Board with an exhibit that identified all the Redevelopment Areas in the area including Blackwood West, Desco, Lakeland, Interchange, and College Drive to graphically depict that the Villages of Gloucester Township connects all the other redevelopment areas. He expressed the intent is to provide an economic stimulus for spin-off businesses that may show interest in the area because of the Gloucester Premium Outlets. The Rehabilitation Area comprises approximately 187 acres and generally is along the corridor of the Black Horse Pike from Meadows Diner to the municipal boundary line with Washington Township. Mr. Lechner further explained the redevelopment plan is an overlay plan of the underlying zone and there is no power of eminent domain or Payment In Lieu Of Taxes (PILOT) because the redevelopment plan applies to a Rehabilitation Area. The proposed redevelopment plan is similar to the approved Interchange and College Drive Redevelopment Plans.

Chairman Owens inquired if the redevelopment plan is consistent with the Township's Master Plan.

Mr. Lechner stated that it is consistent with the Township's Master Plan and with the County and State Plan. He also stated that the plan did not adversely impact the adjacent municipal master plans.

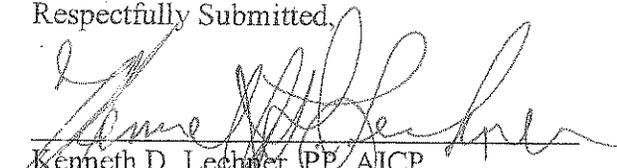
Mr. Jones made a motion to approve Ordinance O-15-12 and, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mrs. Pinolini	Yes
Chairman Owens	Yes

Meeting adjourned.

Respectfully Submitted,



Kenneth D. Lechner, PP, AICP
Acting Recording Secretary