

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 09, 2016
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

No applications will be heard after 10:00P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, February 24, 2016*

RESOLUTIONS FOR MEMORIALIZATION

#162009C

James & Bryce Nelson

Bulk C Variance

Block: 18306 Lot: 1

#162008C

Susan L. Fago

Bulk C Variance

Block: 16004 Lot: 1

#162006C

Lisa Crowley

Bulk C Variance

Block: 21002 Lot: 18

APPLICATIONS FOR REVIEW

#152041PMSFMSa1DM

1840 P Cheeseman Road, LLC

Zoned: IN

Minor Subdiv; Prelim & Final Major Site Plan; Use "D" Variance

Block: 14003 Lot: 13

Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/Drug & Alcohol Rehab Facility

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 24, 2016**

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Treger	Late Arrival 8:10 pm
Ms. Scully	Present
Chairman McMullin	Present

Chairman Simiriglia had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Melleff, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

Mr. Treger sits in for Mr. Acevedo at 8:10 pm (in time for the last application #152041PMSFMSa1DM)

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday January 27, 2016.

A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

Minutes Approved.

Zoning Board Minutes for Wednesday February 10, 2016.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2015 Annual Report

#162003D
Arthur Steiner
Bulk C Variance
Block: 16102 Lot: 32

#162001BD
Brahin Properties, Inc.
B "Interpretation"/Use "D" Variances
Block: 16504 Lot: 10, 11, 12

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and Seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152057C
James F. Clark, Jr.
Zoned: NVBP
Bulk C Variance
Block: 18301 Lot: 10.01
Location: 863 Williamstown-Erial Rd, Sicklerville
30' x 14' (420 sq. ft.) wood shed.

Mr. Costa addresses Mr. William J. Volpa. Mr. Costa explains to Mr. Volpa that Mr. Clark must be present or the application can not be heard. Mr. Clark is not present tonight. Mr. Costa informs Mr. Volpa that Mr. Clark must re notice and the application will be tabled and the applicant must renotece.

A motion to table the above mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Application Tabled.

#162009C
James & Bryce Nelson
Zoned: R3
Bulk C Variance
Block: 18306 Lot: 1
Location: 2 Sandstone Dr., Sicklerville
240 sq. ft. storage shed, 5' fence with setbacks.

Mr. Costa swears in Mr. James & Bryce Nelson.

Mr. Bryce Nelson states the contents for the shed are too large for anything smaller and if they followed the ordinance the fence would be in the center of the pool. They live on a half acre, corner property that has an irregular shape.

Mr. Lechner states they had applied for the pool fence and it was going to have to be a 40' setback, so he suggested asking for the fence variance while they were here for the shed.

Mr. Mellett states the survey from the sale of the home shows the fence would not be a site triangle issue.

Open to the Public:
No Comments.

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Application Approved.

#162006C
Lisa Crowley
Zoned: R3
Bulk C Variance
Block: 21002 Lot: 18
Location: 18 Persimmon St., Sicklerville
10' x 16' wood shed w/ setbacks

Mr. Costa swears in Ms. Lisa Crowley.

Ms. Crowley states the shed has been there for 13 years and she applied for the variance last week. She's afraid the shed would fall apart if they tried to move it so it would have to be disassembled to be moved; it is 2' from the side of the home.

Mr. Lechner reads the building sub code: the shed will have to be fire rated for 1 hour and fire rated from inside and out.

PUBLIC PORTION:

Mr. Robert Salevsky lives next door and believes the shed has been up around 10 years. He states it's on the property line and has become a eyesore because you can't get behind it to clean up. The gutters have fallen off and the neighbors can't maintain the shed. He believes the gutters are 4" off the property line. Mr. Salevsky has never liked the shed but this past summer there was a rodent issue (skunks) that were living under the shed. Mr. Salevsky hands the board members pictures of the shed.

Mr. Rosati asks Mr. Salevsky why he complained about the shed after 13 years.

Mr. Salevsky states there was an incident with a dog, now the fence is a problem and 9 months ago there was another incident with the dog. Presently the Crowley's yard is sealed so they don't have any more dog problems but they can't maintain the shed because they can't get around it; it's so close to the fence and house.

Mrs. Chiumento asks Ms. Crowley what base the shed is on.

Ms. Crowley states the shed has a wood base.

Mr. Bucceroni asks Ms. Crowley which way the water flows.

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Ms. Crowley states to the side of the property.
 Mr. Bucceroni asks Ms. Crowley if the application was approved would she re route the water so it doesn't go on the neighbors property and clean around it.
 Mr. Scarduzio asks Mr. Salevsky if he would be satisfied if Ms. Crowley maintained the shed.
 Mr. Bucceroni asks why the fence caused a problem; couldn't they just unscrew the fence for access to the shed.
 Mr. Lechner asks what is stopping Ms. Crowley from moving the shed.
 Ms. Crowley states it's too expensive to move.
 Vice Chairman Simiriglia asks if there is anything else in the yard not shown on the survey.
 Ms. Crowley states "no".
 Vice Chairman Simiriglia states there is plenty of room to move the shed and suggest that's what they should do.
 Mrs. Chiumento asks about the height of the shed.
 Ms. Crowley isn't sure.
 Vice Chairman Simiriglia states the height is more of a problem.
 It is determined by the pictures that the shed is NOT 16' high.
 Mr. Scarduzio asks about any water issues.
 Mr. Salevsky states there are no water issues or pools on her side.
 Chairman McMullin asks Mr. Salevsky if clean-up is the biggest problem.
 Mr. Salevsky states the garbage accumulates under the shed and he can see it from his side of the fence.
 Mr. Lechner states there are fire code and base requirements even if they don't move the shed.
 Her shed is 168", which is permitted, 5' off the property line and 10' from her house.
 Ms. Crowley asks if she'll need a permit to move it.
 Mr. Lechner states "yes".

A motion to deny the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Application Denied.

#162008C

Susan L. Fago

Zoned: R3

Bulk C Variance

Block: 16004 Lot: 1

Location: 30 Kendrick Ave., Erial

4' chain link fence w/setbacks

6' wood fence w/ setbacks

Mr. Costa swears in Ms. Susan Fago.

Ms. Fago states she can't conform to the ordinance because the fence would be in the middle of her yard. She wants the fence to keep her grandchildren and dogs safely in the yard. She also requests the black chain link in the back because she would like to keep the view as unobstructed as possible and feels the black chain link would practically be invisible.

Mr. Bucceroni discusses the location across from Verizon off Jarvis.

Mr. Mellett states there are no site impacts.

Public Portion:

Mr. Alfred Taubenberger states he is for the fence.

A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Application Approved.

*Mr. Treger arrives at 8:20 pm and is seated for Mr. Acevedo.

#152041PMSFMSa1DM

1840 Peter Cheeseman Rd. LLC

Zoned: IN

Minor subdivision & Final Major Site Plan; Use "D" Variance

Block: 14003 Lot: 13

Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/ Drug & Alcohol Rehab Facility

Mr. Plackter (Esq.) discusses the application. He states they will present a comprehensive demonstration to show how the rehab facility will be a successful contribution to Gloucester Township. The long term care facility will give successful outcomes to patients with critical needs along with the long term facility. There are many statistics for the need of addiction centers. Mr. Plackter explains how the rehab center and long term care facility fit into an IN zone. The facility will have 335 beds in total; 125 patient beds; cyber cafe; gym facility etc... Phase II would include 192 beds in a long term treatment centers. Which will include 192 beds with 14 supervisor beds. The Use Variance would be requested for the Phase II of the application; Long Term Treatment Centers. They are going forward with the use variance even though they don't believe they need one as it is a permitted use.

- continuum of care / phase II,
- treatment of disabled persons,
- across from Camden County College which is beneficial,
- legal obligation for the disabled.

Mr. Costa swears in Mr. Plackter' witnesses:

1. Dr. DeShield : MD will explain the need for the facility
2. Dr. Curese: PHD clinical director
3. Mr. Wilkenson: PE
4. Mr. Terence Combs: Planner
5. Mr. Brian O'Neil: founder

Dr. DeShields:

- has visited the site,
- Dr. DeShields has lived in Blackwood since 2000,
- medical internal medicine doctor,
- 1997 certified drug addiction & alcohol addiction,
- has practiced addiction medicine in Camden County for 25 years,
- substance and addiction disorders,
- he medically treats for withdrawal,
- his facility is on the Black Horse Pike in a medical zone by the eye center,
- a disease that can not be cured but can into a long term remission,

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- Dr. DeShields explains the treatment of his patients, and states the medical center on Peter Cheeseman will have medical care for withdrawal, and continuum care with the residential units for after detoxification. This would create a new level of care and progress for the patient. This will create a move of high level of care to partial care to outpatient in one facility. Sober living is usually a segment that is ignored in New Jersey.
- the model offers continuity to connect with the community and is essential for healing of the patient and family,
- Gloucester Township needs this facility along with other treatment centers,
- individuals would have to travel 200 miles to get this kind of treatment,
- patients don't get the continuum of care that is needed,
- his concept is that they are still under treatment in the Phase II section of the applicants' plan,
- being near Camden County College lends itself to synergy as CCC has substance abuse certification certificate courses.
- in his opinion this disease is killing middle aged white males,
- There is no negative impact: drug addicts won't hang out here they can only receive treatment.

Mr. Costa asks Dr. DeShields some questions:

Mr. Costa asks if there aren't any facilities within 200 miles with a sober living facility.

Dr. DeShields patients go from a concentrated program to homes and come back to a 12 step program.

Mr. Costa asks if people in the long term facility will be able to come and go as they please.

Dr. DeShields states a certain schedule will have to be followed.

Mr. Costa asks what percentage of patients go onto residential living.

Dr. DeShields doesn't know.

Mr. Costa asks the difference between 125 bed facility and 192 facility.

Dr. DeShields states the 124 bed facility is concentrated treatment with no freedom

Mr. Costa states then there is no movement in the 125 bed facility.

Dr. DeShields states there may be individual passes given to see family.

Mr. Costa reviews treatment centers in the Tri County area:

- Seabrook House
- Light House
- St. Mary's
- Princeton House
- Hampton Institute is mental and addiction.
- MorWorth in VA is an inpatient facility and apartment living.

Mr. Costa is the long term care a convenience for patients.

Dr. DeShields states "no" but if there are no proper living facilities for the patient to return to they have to return to high risk areas.

Mr. Costa if there are any facilities like this in New Jersey.

Vice Chairman discusses the difference between a diabetic care with no resident component.

Dr. DeShields states the diabetic gets sent to the hospital and steps down to acute care along with members of the community help the diabetic patient (nurses and home care). An addict can not just go to one of the above mentioned places. They have to be covered by insurance.

Mr. Bucceroni asks the doctor the rate of failure.

Dr. DeShields states a patient on heroin recidivism rate is about 65 % to 70%.

Vice Chairman Simiriglia asks the Dr. DeShields if this facility with the residential component will be covered by insurance companies.

Dr. DeShields states there are levels of care and the insurance companies will tell you how much will be covered.

Mr. Scarduzio asks if there is a patient at the main facility and they want to move to Phase II and the insurance company doesn't cover it what will happen.

Dr. DeShields discusses intense case management.

Mr. Plackter (Esq.) states the relapse rate is fairly high.

Dr. DeShields agrees and states the relapse rate will drop with longer treatment.

Mr. Plackter (Esq.) states there is less restrictive care just not in this form.

Mr. Bucceroni asks if the facility in Williamsburg VA similar.

Dr. DeShields states Rutgers University has started an addiction help center for the students of Rutgers for drugs/binge drinking etc., and they are treated on campus. The facility in Farley VA is in a rural/suburban area within 2 to 3 miles.

Mr. Costa asks why not leave the patients in the hospital setting for the 120 days instead of the residence setting.

Dr. DeShields states the patients must get on with life and make better decisions.

Mr. Costa asks what will become of the patients who don't go to Phase II.

Dr. DeShields states not all patients will need that level of care.

Dr. Carise (PHD) outpatient treatment/international clinical researcher/Fellowship at Penn..
Develops treatments for patients, has worked with the White House/The UN/
Phoenix House.

A1 = Qualifications of PHD,

- Dr. Carise designs treatments,

- what goes on in the 4 buildings:

a. slightly decreased structure,

b. will relapse within a month without the extended treatment,

c. 8 am to 10 pm treatment in a structured environment to learn how to self sooth,

c. the more treatments the better,

e. short drug use careers can use the outpatient treatment,

f. they will be treating the top 1% to 2% that will not do well with 30 days of treatment,

g. they can not come and go as they please but they can earn passes for dinner with family.

h. offering a 1 year treatment program

i. schedule of seminars and workshops,

j. primary group 5 days a week,

k. special groups once a week ex: LGBT, men, women etc..

l. 70% young adults 18 to 29 yr. olds.

A2- treatment schedule for Phase II

A3- Jim McKay addiction continuum care

A4 Betty Ford continuum care

Security: have plans for security; If patients want to leave they would have to call transportation, there will be room and bed checks, nursing and recovery in both settings, patients will be checked every hour, motion detectors will be installed, along with recovery support staff.

Overdose rate: Gloucester Township has the 4th highest death rate in Camden County.

These 4 buildings will give the patients the staff they need to succeed like medical doctors and psychiatrists.

Mr. Costa asks where the sample schedules would actually be held.

Dr. Carise states in the 4 buildings, group therapy, addictive therapy will be going on in the 4 buildings while the patients are there.

Mr. Costa questions minimum treatment.

Dr. Carise states everyday for 8 hours is treatment, they can not go to work, can earn a pass to go to dinner with a drug screening when they return, treatment will be 8 hours a day 7 days a week.

Mr. Costa states every time the applicant comes before the board it's a different story. Will court mandated patients be permitted.

Dr. Carise states some may come for outpatient treatments after work but won't be living in the 4 buildings.

Mr. Costa asks what percentage would use the 4 buildings.

Dr. Carise hopes 90% will use it, but she's not sure as there has never been anything like this before. Halfway houses are used by 75% to 80% of patients.

Mr. Costa questions above estimations,

Vice Chairman Simiriglia asks if there will be instances where you would use the 125 bed building and the 4 buildings together.

Dr. Carise states typically no.

Vice Chairman Simiriglia suggests there may not be enough room for treatment in the Phase II buildings.

Chairman McMullin asks who will be doing the bed checks.

Dr. Carise states the bed checks will be done every hour by supervisors.

Mr. Bucceroni discusses 70% success rate out of Phase II.

Mr. Mellett asks the number of employees.

Dr. Carise states there is a 1 to 3 ratio; doctor to patients.

Mr. Mellett states if the residents can't leave there isn't as great a need for parking.

Dr. Carise states there is no need for a car, they won't be encouraging cars and they must be picked up for dinner.

Mr. Rosati discusses dinner being a privilege and who would be administering the drug test.

Mr. Lechner asks what happens if the patient does test positive.

Dr. Carise states they will treat having a glass of wine vs. bringing drugs or alcohol back with them will be treated very differently.

Mr. Lechner asks what happens if a patient wants to stay after the 90 day treatment.

Dr. Carise states treatment after 4 months isn't as beneficial, she would allow the patient to stay but there would be a more intense follow-up with that patient.

Chairman McMullin asks the minimum stay in Phase II.

Dr. Carise suggests a year but there really isn't a minimum or maximum time frame.

Mr. Ted Wilkenson (PE):

A5 - Qualifications

- Mr. Wilkenson has been to the site. He has also reviewed the zoning board minutes and master plan; has reviewed the letters by Mr. Mellett and Mr. Lechner.

A6 - color rendering: 26 acres

- 208 parking stalls required,

- 2 to 3 months there would be no driving,

- 129 parking stalls for Phase II,

- total employees: 162 in the main building: 16 employees in Phase II,

- one shift 97 employees at a time and 16 employees in Phase II,

- reviews: storm drainage, utilities, parking, curbing, lantern style lighting, 4' walks on County highway with shade 278 shade trees, will try to save as many mature trees as possible.

Mr. Lechner states the applicant has agreed to comply to everything in his letters.

Mr. Mellett states the applicant has agreed to comply with his letters as well.

-The county is reviewing the letter and they will have the response in a couple of weeks, they may have to widen the road a little.

Phase II is 4 buildings and a parking lot which might not happen for 1 to 2 years.

Mr. McMullin asks if family members can stay overnight.

Mr. Wilkenson states only patients will be there overnight everyone else will just be visitors.

Mr. Costa inquires about the fire Marshall.

Mr. Wilkenson states the Fire Marshall wants 360 degree access to all buildings. There is a 20' drop off behind the building and they want to make sure there is a safe 360 access with a safe shelf.

Mr. Lechner states the ordinance does say 278 trees but they can work something out. It can be any trees they don't all have to be shade variety. Mr. Wilkenson states he thinks the bulk

regulations for zoning have been met. He also agrees that the use is a permitted use.

The overall floor plan for 125 bed facility fits the bulk requirements.

A8- proposed grading plan;

-includes cyber cafe with concerns addressed,

-detention basin is redesigned,

-flood hazard permits.

A9 - rendering of uses inside the main building.

A11 - elevations for the front of the treatment centers.

Mr. Lechner questions the architects 150 beds vs. testimony of 125 beds.

5 MINUTE RECESS:

Roll Call:

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Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Treger	Present
Ms. Scully	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Mellett	Present
Mr. Costa	Present

Mr. Mellett states a lot of engineering details can be addressed between pre and final approvals. The ordinance states curbing must be through out the parking lot.

Mr. Wilkenson states the front parking lot will be Belgian block and the islands will be curbed. The outskirts they would prefer to leave "grass to swale"; relief to be partial and not to exceed 20%.

Mr. Mellett discusses the north side adjacent to the basin.

Mr. Lechner has no objection on the radius and typically the edge of the pavement is thicker.

Mr. Mellett and Mr. Wilkenson discuss the basin and fencing. Mr. Wilkenson states it will be a dry basin and would like a waiver for the fencing, he believes aesthetically it will look better and they will have buffering on 3 sides.

Mr. Mellett has no objection to the fence waiver. Mr. Mellett continues with the minor subdivision component; all items were agreed to and there is no need to get into the details.

Mr. Wilkenson states the 352 parking spaces vs. the 246 required. The 246 parking spaces will be available the first day with creating a banking system for the other 80 parking stalls (bonded).

Mr. Mellett states there has been some confusion about patients being able to have vehicles. Now that they know the patients will not be able to come and go that's not true. Residential treatment centers don't fit into the ordinance. They can discuss the parking stalls between preliminary and final approval.

Mr. Lechner discusses the 100 parking spaces in the middle of the lot and if the Board feels confident enough to approve that number. He doesn't like to see large empty parking lots if it's not going to be utilized.

Mr. Wilkenson states the phasing plan can be discussed: 97 parking stalls for employees and 35 parking stalls for visitors.

Mr. Mellett states the outpatient facility is generating how many trips per day and you have the room for parking; sound numbers need to be locked down.

A12: aerial view of entire site:

Mr. Bucceroni questions Mr. Wilkenson about family members staying overnight.

Mr. Wilkenson states no family members will be staying overnight.

Dr. Raushaud PE (traffic engineer):

A13 proof of qualifications:

- Dr. Raushaud performed the traffic study, he went along the county road between Hickstown and College drive and took driveways into account.
- before and after conditions; along with all levels of service with drives servicing the site.
- ITE depended on and common sense,
- traffic impact is negligible,
- compared to schools and hospitals which all generate more trips; a hospital would generate twice as many trips,
- 97 employees that arrive between 6:30 am to 7 am; peak hours are 7:30 am to 8:30 seen as rush hour and this locations peak times are 9:30am to 10:30am; there is good lane use existing.

Mr. Mellett summarized the study and county road approval.

A14 traffic study

Mr. Lechner states the local ordinance requests an impact statement ; please amend report to add them.

Dr. Raushaud recommends that as a condition and will deal with it at final approval.

Terrance Combs - Planner (PP).

A12 aerial photo of site

- Mr. Lechner's and Mr. Mellett's reports were reviewed.
- Mr. Combs reviews 2015 application.

A16 resolution from March 2015: January 13, 2016 upheld not allowed:

- Campus settings and residential settings are part of a hospital setting.

Use Variance: positive criteria:

- residential drug and alcohol is a beneficial use,
- vaive to the community , hospitals, schools, child care, wind and solar power,
- drug rehab approved by NJ state,

Mr. Combs reads legislation 2BB-1.

- there is a need for the use,
- site is well suited for the use,
- discusses the wetlands buffer.

Negative Criteria:

- Mr. Combs doesn't see any negative criteria,
- appropriate area,
- surrounding properties discussed,
- significant buffers,
- no extra traffic noise,
- should be a permitted use under the zoning plan; institutional use.

1. public interest

2. potential of detrimental use (affects from use),

3. conditions to mitigate,

4. public interest vs. detrimental effects.

Reasonable accommodation: people are suffering from addictions, they are considered disabled and covered under the Fair Housing Act.

- variance is considered reasonable and there is a need for the facility.

Mr. Costa:

- inherently a beneficial use as a hospital but does that use extend to these 4 buildings. There are none of these facilities in New Jersey and it is a big leap from addiction/disabled in this application to Phase II of this project. The testimony is self serving as the applicant has a significant interest in it's approval.

Mr. Combs states Phase II isn't a separate use it's the same as the main building.

Mr. Costa states ordinance 419 specifically states "presently existing in the municipality".

Mr. Combs states he has no idea what that means.

Mr. Costa discusses a treatment center similar to the hospital and reads from the "Orange" case.

Mr. Combs doesn't see separate buildings as a separate use.

Mr. Costa explains the board is not against the 120 facility in any way. To be considered a residential treatment center: definition is: 24 hour consecutive hours of treatment.

Mr. Combs discusses the use variance criteria.

Mr. Lechner asked if the Fair Housing Act treatment centers would apply to credits for COAH.

Mr. Combs isn't sure.

Mr. Plackter doesn't believe they do, the Fair Housing Act for the disabled isn't a component to COAH.

Mr. Costa discusses the specific intent of the ordinance and Phase II of this project.

Mr. Costa and Mr. Combs discuss accessory use.

A15 Mr. Combs resume for record.

A17 ordinance upholding Mr. Lechner's decision.

11 ZB

3/7/2016

At 11pm this application was continued to the next Zoning Board of Adjustment Meeting: 3/9/2016.

No re advertisement needed:

Will start with Mr. O'Neil and Public Portion on 3/9/2016.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162009C

JAMES & BRYCE NELSON

Block 18306, Lot 1

WHEREAS, James and Bryce Nelson, are the owners of the land and premises located at 2 Sandstone Dr. in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a fence 5' high and 25' from the front property line instead of the required 40' and to have a tool shed 240 square feet instead of the required 168 square feet, for the property located upon Block 18306, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 24, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, James and Bryce Nelson are the owners of the land and premises located at 2 Sandstone Dr. in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18306, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the fence would go across the pool because he has an irregular shaped corner lot and he needs the shed for storage of patio and other household items.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 240 Sq. ft. shed and 5' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of March, 2016, the applicants James and Bryce Nelson are is hereby granted the aforesaid variances for the property located upon Block 18306, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9TH day of March.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162008C

SUSAN FAGO

Block 16004, Lot 1

WHEREAS, Susan Fago, is the owner of the land and premises located at 30 Kendrick Ave. in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a wooden fence 6' high and a 4' chain link fence which is not permitted 1' from the front property line instead of the required 40' , for the property located upon Block 16004, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 24, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants Susan Fago is the owner of the land and premises located at 30 Kendrick Ave. in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16004, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the 6' fence would be in the middle of her yard if she conformed to the ordinance because he has an irregular shaped corner lot and the 4' chain link fence is in a wooded area and cannot be seen from the streets.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct 6' wooden fence and a 4' chain link fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of March, 2016, the applicant Susan Fago is hereby granted the aforesaid variances for the property located upon Block 16004, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9TH day of March.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162006C

LISA CROWLEY

Block 21002, Lot 18

WHEREAS, Lisa Crowley, is the owner of the land and premises located at 18 Persimmon Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a tool shed 2'1" between buildings instead of the required 10' and 10" from the side property line instead of the required 5' , for the property located upon Block 21002, Lot 18, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 24, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Lisa Crowley is the owner of the land and premises located at 18 Persimmon Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 21002, Lot 18, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the shed has been there for 13 years and is used for storage of lawn equipment. She was concerned that if she had to move the shed it would fall apart. The Building Sub Code Official noted a 1 hour fire rated wall is required.

5. The adjoin neighbor objected to the placement of the shed. He stated it is too close to his property line, it is beginning to cause water problems and is almost impossible to control weed growth.

UPON MOTION duly made and seconded to deny the applicant a variance to construct a shed, the Board voted seven (7) in favor, seven (0) against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may not be granted without substantial detriment to the public good and otherwise would impair the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the detriment exceeds any detriment; and

WHEREAS, the statutory purposes will not be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of March, 2016, the applicant Lisa Crowley is hereby denied the aforesaid variances for the property located upon Block 21002, Lot 18 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9TH day of March February.

Ken Lechner, Secretary

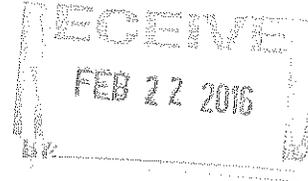
Prepared by:
ANTHONY P. COSTA, Esquire



Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

February 19, 2016

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012



Re: 1840 P. Cheeseman Road, LLC
Preliminary/Final Site Plan Use "D" Variance/Minor Subdivision
Block 14003, Lots 13 & 14
1840 Peter Cheeseman Road
Gloucester Township, NJ
Gloucester File No.: 152041PMSFMSa1DM
Our File No.: GX16004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 16, 2016.
- B. Township of Gloucester Land Development Application.
- C. A copy of correspondence from Adams, Rehmann & Heggan dated February 3, 2016 with the Township of Gloucester Land Development Ordinance Submission Checklist.
- D. A copy of Stormwater Management and Storm Sewer Design Report and Calculations prepared by Adams, Rehmann and Heggan, dated July 2015 revised January 2016.
- E. Architectural plans for Recovery Centers of America prepared by Thomas E. Hall & Associates dated January 25, 2016.
- F. A copy of a Traffic Impact Study for Recovery Centers of America prepared by Maser Consulting P.A. dated February 5, 2016.
- G. Preliminary and Final Site Plan for Recovery Centers of America prepared by Adams, Rehmann and Heggan, date, July 2015 last revised January 18, 2016.

- H. A copy of the review letter from the Township Fire Chief Rich Donato dated February 10, 2016.
- I. A copy of the review letter from the Township EMS Chief/Director Francis W. Pagurek date February 10, 2016.
 - a) Sheet 1 of 16, Cover Sheet;
 - b) Sheet 2 of 16, Information Sheet;
 - c) Sheet 3 of 16, Site Plan;
 - d) Sheet 4 of 16, Grading & SCD Plan;
 - e) Sheet 5 of 16, Drainage & Utility Plan;
 - f) Sheet 6 of 16, Profiles - Storm Sewer;
 - g) Sheet 7 of 16, Profiles Storm & Sanitary Sewer;
 - h) Sheet 8 of 16, Landscaping Plan;
 - i) Sheet 9 of 16, Lighting Plan;
 - j) Sheet 10 of 16, Roadway & Details;
 - k) Sheet 11 of 16, Drainage Details;
 - l) Sheet 12 of 16, Utility Details - Sewer;
 - m) Sheet 13 of 16, Utility Details - Water;
 - n) Sheet 14 of 16, Miscellaneous Details;
 - o) Sheet 15 of 16, Lighting & Landscaping Details;
 - p) Sheet 16 of 16, Soil Erosion & Sediment Details & Notes
- J. **We have not received a Minor Subdivision plan in accordance with Section 805 of the Township of Gloucester Land Development Ordinance (LDO) or the New Jersey Title Recordation Act. The Minor Subdivision would also include Lot 14 and needs to be part of the application. This needs to be addressed.**

We offer the following comments with regard to the above information:

I. Project Description

1. The project site is located at 1840 Peter Cheeseman Road (C.R. 759) between College Drive (C.R. 673) and Hickstown Road (C.R. 688) across from Camden County College.
2. The site is known as Block 14003, Lots 13 & 14 as per the Tax Map of the Township of Gloucester.
3. The site is known as St. Pius X Retreat House, which was owned by the Diocese of Camden.
4. The application indicates that the applicant 1840 Peter Cheeseman Road, LLC is the current owner of the properties.
5. The applicant is proposing a Minor Subdivision of Lots 13 & 14 (lot line adjustment) to add 1.19 acres to the existing 26.67 acres of Lot 13.
6. The proposed improvements will be located on the reconfigured Lot 13 of Block 14003.
7. The subdivided Lot 13 will consist of approximately 27.8 acres with frontage on Peter Cheeseman Road (C.R. 759). The lot is located within the Institutional (IN) Zoning District and the Residential (R2) Zoning District.
8. The applicant is seeking Preliminary and Final Site Plan approval along with a use "D" Variance and Minor Subdivision for a two-phase development of a Residential Healthcare Facility / Drug Rehabilitation Facility.
9. The proposed development consists of two phases with the following breakdown:

Phase One

- Includes the renovation and expansion of the existing main building to include 125 patient beds, clinical rooms, therapy rooms, offices, kitchen and dining facility, and a cyber cafe. The construction of a treatment center to include additional clinical rooms, therapy rooms, meeting rooms, offices for in-patient services and construction of a gymnasium for physical therapy and treatment.
- Site improvements include the demolition of existing site improvements and creation of a new access onto Peter Cheeseman Road, 130 paved parking spaces along with sidewalks, loading area and stormwater management area.

Phase 2

- Includes the construction of four treatment center buildings. Each building will consist of four three-story units. The first floor of each unit will contain a group meeting area, a small kitchenette with limited appliances, and a bedroom for the onsite supervisor. The second and third floors of each unit will be comprised of six rooms with two patient beds per room and bathroom facilities. This results in four buildings with a total of 208 patient beds.
 - The applicant is proposing to utilize an existing parking area, constructed of recycled crushed concrete, at the southern extent of the project. This area is proposed to be utilized as overflow parking (116 spaces) for visitors and extra parking for Phase 2 development.
10. The proposed two-phase project consists of 317 patient beds and 16 supervisor beds, totaling 333 beds.
 11. The applicant proposes two access driveways onto Peter Cheeseman Road for the facility. The site plan proposes to eliminate the existing main driveway servicing St Pius Retreat House and construct a new main driveway access onto Peter Cheeseman Road (C.R. 759) for Phase 1 of the project. The Site Plan also proposes to utilize an existing driveway along C.R. 759 as secondary access for Phase 2 of the project. A Traffic Impact Study has been submitted as part of the application.

II. Zoning/Land Use

1. The site is located within the Institutional (IN) Zoning District and the Residential (R2) Zoning District.
2. The Institutional (IN) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. Buildings with the IN district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship, and other ancillary uses with its primary function.
3. The Residential (R2) district is intended for single family detached uses on lots of about a half an acre. Clustering of dwellings to promote the retention of open space is encouraged.
4. The applicant, 1840 P. Cheeseman Road, LLC seeks a Use "D" variance for Phase 2 of the project for the development of the four treatment center buildings in

connection with a residential healthcare facility/drug and alcohol rehabilitation facility and Major Site Plan Approval for Phases 1 and 2 of the project.

5. The applicant should provide a breakdown of site coverage with respect to Phases 1 and 2.
6. We defer review of the Use "D" Variance and conformance with the area, yard, and bulk requirements of the Ordinance to your office.

III. Traffic and Parking

1. The existing site has two ingress/egress driveways located along C.R. 759. The site plan proposes to eliminate the existing main driveway servicing St Pius Retreat House and construct a new main driveway access onto C.R. 759 as part of Phase 1 of the project. The Site Plan also proposes to utilize an existing driveway along C.R. 759 as secondary access for Phase 2 of the project.
2. In accordance with Section 510.K.4 of the LDO, all entrance and exit drives are to be designed to allow for the turning movements of the AASHTO WB-50 design vehicle, without encroaching on opposing lanes of traffic in the public streets. A reduced design standard may be allowed when it can be demonstrated that said type vehicles will not access site at a specific driveway. This should be reviewed.
3. The applicant should include an existing conditions plan and demolition plan as part of the application.
4. The applicant should provide concrete curb and sidewalk along the entire frontage of the project in accordance with Section 516 of the LDO.
5. As part of the removal and relocation of the main entrance driveway to the site, the applicant is proposing pavement widening, curb and modified striping along C.R. 759. We defer review to the Camden County Division of Engineering.
6. The applicant should review the circulation of delivery trucks throughout the site. It appears that it will be difficult for delivery and trash trucks to maneuver around the loading area and trash enclosure at the "dead end" driveway at the proposed gym. This should be addressed.
7. Section 509.A of the LDO indicates that off-street loading spaces be a minimum width of 12 feet and length of 60 feet. The site plan indicates a loading area of 8 feet and length of 60 feet. This should be addressed.

8. Section 510.J.1 indicates that curbing is required around the perimeter of all parking. Portions of the parking areas are not curbed. This would require a design waiver.
9. The applicant is proposing to construct Belgian Block Curb for the proposed islands throughout the proposed parking area in Phase 1.
10. Section 507.C.4 of the LDO indicates that an eight foot wide landscaped median shall be provided. Dimensioning of the proposed landscaped medians should be provided.
11. The applicant should provide additional details for the proposed handicapped parking stalls and handicap ramps.
12. The applicant indicates 130 parking spaces (7 handicapped) are proposed as part of the Phase 1 improvements; however, the site plan show 129 spaces. This should be addressed.
13. The applicant indicates that there are 116 parking spaces behind the proposed Phase 2 treatment buildings; however the site plan shows 129 spaces. This should be addressed.
14. The applicant indicates that the 116 parking spaces consist of an existing recycled concrete parking lot, constructed by Camden County College. A site visit indicates that this area is in very poor condition and has vegetation growth. This parking area should be revised to meet the requirements of Section 510 of the LDO.
15. There are no dimensions or details for Performance Standards, Grading, Landscaping and Buffering, Lighting, Sidewalks, Curbs, Gutters, Pedestrian Ways, Stormwater Collection and Management for the 116 space parking area. Additionally, it appears that the access driveway for some of the spaces will be located on the adjoining lot. This parking area needs to be in conformance with Article V, Performance and Design Standards of the Township of Gloucester Land Development ordinance.
16. The applicant should indicate if the remainder of the existing parking lot on Lot 14 will remain or if it will be removed and stabilized.
17. The applicant indicates that there are a total of 246 parking spaces for full build out of the project including Phase 1 & Phase 2. The applicant has provided a parking space analysis for the site as listed on Sheet 2, Note 9 as follows:
 - a. Employees = 94 employees (max) 3 shifts – provide 97 parking spaces.
 - b. Visitors = 1 parking space per five (5) occupants – provide 25 parking spaces.

- c. Patients of treatment center Phase 2 = 1 parking space per two (2) beds = provide 96 parking spaces.
 - d. Staff member in each treatment center = 1 parking space per member (12) – provide 12 parking spaces.
 - e. Total required parking to operate the facility = 230 spaces.
18. The Traffic Impact Study also provided a breakdown for required parking (233 total parking spaces) based on site characteristics as follows:
- a. Hospital = 1 parking stall per 3 beds = $120 \text{ beds} / 3 = 40$ parking spaces required;
 - b. Employees = 1 parking stall per employee = 97 employees = 97 parking spaces required;
 - c. Treatment Buildings = 1 parking stall per 2 beds = $192 \text{ beds} / 2 = 96$ parking spaces required;
19. The Traffic Impact Study indicates that the proposed parking supply of 257 parking spaces exceeds the 233 parking spaces required based upon Municipal Requirements and Site Characteristics.
- a. The applicant should address the parking space inconsistencies between the plans and the Traffic Impact Study.
 - b. The Traffic Impact Study should indicate what reference material was used to determine the projected “Site Characteristics” parking calculation.
20. The applicant should provide separate a parking schedule for the Phase 1 improvements and the Phase 2 improvements.
21. Based on previous testimony regarding the proposed use of the Treatment Facility, the applicant should consider providing 1 parking space per bed when calculating proposed parking.
22. The Traffic Impact Study includes Manuel Turning Movement Counts (MTCs) for the following four intersections:
- a. Peter Cheeseman Road (C.R. 759) and Hickstown Road C.R. (688)
 - b. Peter Cheeseman Road (C.R. 759) and College Road (C.R. 673)

- c. Peter Cheeseman Road (C.R. 759) and Madison Drive (CCC access)
 - d. Peter Cheeseman Road (C.R.) 759) and Ring Road (CCC access)
23. The MTCs were conducted on a typical weekday in April 2015, between the hours of 7 AM and 9 AM and then from 4 PM to 6 PM.
 24. The Traffic Impact Study concludes that in full-build conditions the studied intersections will operate near no-build conditions with Level of Service of "B" and "C".
 25. The Traffic Impact Study concludes that the proposed intersection of C.R.759 and the Site Driveway will operate at Level of Service "B" for AM peak hours and Level of Service "C" for PM peak hours.
 26. The Traffic Impact Study concludes that the proposed intersection of C.R.759 and the Overflow Parking Driveway will operate at Level of Service "B" for both AM peak hours and PM peak hours.
 27. The applicant is proposing to relocate the main driveway entrance and reconfigure the proposed parking areas. The proposed pavement design exceeds the ordinance requirements (Section 510.H.3) for areas to be used for automobile traffic except for infrequent small truck deliveries.
 28. The applicant is proposing to utilize the existing pavement as a base course where feasible. Where the existing pavement is to be utilized, a surface course is to be overlaid with an average depth of two inches.
 29. The applicant should indicate how they have determined the existing pavement conditions (thickness), since they are proposing to utilize the existing pavement as a base course.
 30. We recommend that a demolition plan be prepared which shows the extent of pavement removal proposed. The demolition should consider areas of existing pavement and light standards which are to be removed as well as areas that need to be removed for the proposed improvements.
 31. The applicant is proposing a ten foot wide emergency access path using 6" of course aggregate with 2" of topsoil and grass cover behind two of the Phase 2 treatment buildings.
 32. The applicant should address comments listed in the review letters from the Township Fire Chief and the Township EMS Director.

33. The applicant should indicate the status of Title 39 on the property.

IV. Grading and Drainage

1. It appears that the existing site does not have structural stormwater management measures. Portions of the site drain overland towards Peter Cheeseman Road and other portions drain towards the Holly Run stream corridor.
2. The applicant is proposing a stormwater management system consisting of a series of manholes, inlets and pipes discharging into a proposed infiltration/detention basin located at the northerly side of the site.
3. Runoff flow out of the basin will discharge through the proposed outfall structure into an existing ravine channel, which outlets into Holly Run.
4. The applicant's calculations estimate that the water in the basin will be approximately 3 feet deep during the 100-year storm event.
5. Section 517.H.3 of the LDO requires that side slopes of 4:1 or flatter shall be provided where practical. It appears that the applicant meets this requirement; however a detail of the basin construction should be provided.
6. A portion of the stormwater management basin is located with the Residential (R2) Zoning District. We defer any associated implications to your office.
7. The applicant is proposing a berm along the southern property line, which will impound runoff in order to attenuate runoff flow on to the adjacent property and roadway. Any proposed system utilized to attenuate runoff should be designed to meet the design requirements of the LDO and New Jersey Stormwater Best Management Practices (BMP) Manual, including but not limited to soils analysis, drain time, freeboard, etc. This should be addressed.
 - a. The path of overflow should be indicated.
 - b. The applicant should review the feasibility of connecting this area to the larger basin.
8. The stormwater management calculations should be revised to address the following items:

- a. The hydrologic calculations should be revised to separate the runoff produced by impervious surfaces and pervious surfaces separately for the water quantity and water quality analyses. It is unclear whether this was done.
 - b. The minimum time of concentration should be six minutes.
 - c. The maximum length of sheet flow shall be 150 feet, in accordance with the NJ stormwater BMP manual.
 - d. The stormwater management analysis should be revised to account for all portions of the development, including the parking lot on the southern portion of the site.
 - e. Drainage areas DA-2, DA-3 and DA-4, in pre- and post-development conditions, should be revised to only include areas affected by the project.
9. The pre- and post-development drainage area maps should be revised as follows:
- a. The time of concentration paths should be shown.
 - b. Drainage Areas 1 and 3 (Undetained) vs. (Detained) should be more clearly delineated on the plan.
 - c. Sub-drainage areas should be shown on the plans.
 - d. These plans should be revised to be full scale (24 x 36 inch plans).
10. It is unclear which portions of the buildings will drain to the proposed basin and which will drain directly offsite. This should be clarified. Additionally, details should be added to the plans to detail how this will be accomplished.
11. Section 517.J.4 of the LDO requires that fencing be provided for the full perimeter of the basin. There is no fencing proposed around the proposed basin. A design waiver would be required.
12. The Stability Analysis discussion in the stormwater management report indicates that erosion matting will be added downstream of the basin outfall, from the outlet protection down to the wetlands line at the bottom of the ravine channel. However, the plans do not appear to indicate the same. This should be clarified.
13. We offer the following comments with regard to the soils analysis within the proposed basin:

- a. There are multiple test pits indicated as "TP-A" and "TP-C. Additional data should be provided to distinguish the test pits in the soils data portion of the stormwater management report.
 - b. It appears that the elevations provided for each test pit do not correspond with the base map data. This should be reviewed.
 - c. There are a number of test pits that exhibited hydraulically restrictive soil. This should be addressed.
 - d. It appears that there is no permeability data for "TP-E." This should be confirmed.
14. The stormwater management report should address compliance with NJAC 5:21-7.8(d)4, including but not limited to berm height, stability and seepage.
 15. The applicant should address compliance with the nonstructural stormwater management strategies provisions of the stormwater management rules, NJAC 7:8-5.3.
 16. The applicant should provide calculations to support compliance with the groundwater recharge provisions of the stormwater rules, i.e. a groundwater recharge spreadsheet or a runoff volume summary table.
 17. Since there are multiple drainage areas with multiple points of discharge on site, the applicant should address compliance with the water quality provisions of the stormwater rules, in accordance with NJAC 7:8-5.5(d).
 18. The applicant should submit a stormwater management maintenance plan in accordance with NJAC 7:8-5.8.
 19. The plans indicate that the basin will include a 6" layer of "septic sand." Specifications for the sand should be added to the plan in accordance with the NJ BMP Manual.
 20. We recommend that the stormwater piping be added to the Grading Plan.
 21. The stormwater management report (Page 4) discusses the impact of the proposed stormwater management system on Holly Run. This should be expanded to address any potential impact on surrounding structures, etc.
 22. A trash rack (with a detail) in accordance with NJAC 7:8-6.2 and Section 517.M of the LDO should be provided for the proposed outlet structure.

23. The notation for the scour hole on the Grading Plan indicates a 12" depth. This is inconsistent with the thickness indicated on the plan and detail. This should be reviewed.
24. Section 506.A.1 of the LDO requires that improved surface areas have a minimum grade of 1.0%. There are some areas in the proposed parking area where grades are less than 1%. This should be reviewed.
25. Finished grade elevations should be provided at the corners of the proposed treatment center buildings.
26. It appears that low areas will be created by the proposed improvements, specifically between the proposed Cyber Café addition and the parking area and between the proposed building addition, the circle and the proposed parking area. This should be reviewed.
27. The applicant is proposing polyethylene pipe, 12" or larger, to manage stormwater throughout the site. According to Section 517.C.3, a design waiver would be required.
28. It appears that the applicant is specifying sanitary pipe to be used for the stormwater system. This should be reviewed. Any corrugated polyethylene pipe should have a smooth interior wall.
29. The proposed handicap accessible parking spaces throughout the site should be reviewed for compliance with ADA requirements. Additional detail is required at all locations.
30. The inlet grate details should be revised to be consistent with the NJDEP Phase II stormwater management rules, i.e. opening sizes, markings.
31. In accordance with Section 517.H of the LDO, an easement should be provided to allow the Township to enter, inspect, and maintain the basin in an emergency situation, with the costs being charged to the owner.
32. A post-construction percolation or permeability test is required to verify the design infiltration rates have been obtained. A note should be added to the plan stating the same.
33. A note should be added to the plans to address the requirements of Section 517.J.8.

V. Buffering, Landscaping, and Lighting

1. The applicant has provided Lighting and Landscaping Plans. The landscaping plan proposes shade trees, evergreen trees, ornamental trees, shrubs, grasses and groundcover.
2. Proposed lighting consists of typical "shoebox" type lighting as well as decorative "acorn" style lighting in the parking areas. "Wall Sconce" type lighting is also proposed on the treatment center building to illuminate pedestrian walkways.
3. In accordance with Ordinance Section 508.F.2, the maximum average illumination on the pavement within the parking lot shall not exceed two foot-candles. The applicant should indicate the maximum average illumination in foot-candles on site.
4. In accordance with Ordinance Section 508.F.4, a maximum of 0.24 foot-candles is permitted at any property line and/or right of way. The applicant should address this, especially along Peter Cheeseman Road.
5. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. Lights should be designed so that they can be reduced or turned off when they are not necessary. The applicant should comment on this and lighting restrictions at off peak hours.
6. Portions of the pedestrian walkways are shown to have 0.0 foot-candles illumination. This should be reviewed.
7. In accordance with Ordinance Section 507.4.b, an underground irrigation shall be provided. A design waiver may be required.
8. The plans indicate that the owner will mark all specimen trees to be saved during construction and that the Township Engineer and Township Planner shall be present.
9. We defer further review of buffers, lighting and landscaping to your office.

VI. Miscellaneous

1. Since the applicant is proposing to phase the project, a complete phasing plan should be submitted to address all components of the site plans. The plan should provide detail in order to fully engineer the phases of the project, so that each phase can be constructed independent of the other phase.
2. We defer review of signage to your office.

3. The following required items have not been submitted as part of the application:
 - a. An Environmental Impact Report;
 - b. Approval and documentation from the New Jersey Department of Environmental Protection;
 - c. A Minor Subdivision Plat prepared by a licensed New Jersey Land Surveyor;
 - d. A Boundary Survey prepared by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission;
 - e. Submittal of an Environmental Constraints Map.
4. It appears that the applicant has not addressed compliance with the Flood Hazard Area Control Act. There is a regulated flood hazard area and riparian zone associated with the Holly Run stream corridor. The extent of these areas should be determined and verified by the NJDEP. It is possible that the riparian zone impacts the development. This should be addressed.
5. Note 5 under "Watershed Wetlands Data" indicates that the applicant is pursuing a General Permit 10 from the NJDEP for a new stormwater outfall, presumably placed within the wetlands. Although the plans do not show an outfall extending to the wetlands area. This should be clarified.
6. It appears that the project will require approval from the Camden County Planning Board, Camden County Conservation District and NJDOT. Copies of approval should be provided to our office once received.
7. The applicant should discuss other approvals currently being sought and the status of those approvals.
8. In accordance with Section 801C, the removal of soil for sale or use other than for the premises from which the soil shall be taken in conjunction with site plan (whether the same be minor or major) shall be subject to the provisions of the Gloucester Township Soil Removal Ordinance, Chapter 71 of the Code of the Township of Gloucester. A note should be added to the plan, indicating that "No topsoil shall be removed from site or to be used as spoil, unless pursuant to a Soil Removal Permit."
9. The project site has access to existing municipal sewer and water facilities. Extension and connection to these facilities are proposed as part of the application. It should be noted that our office did not review any aspect of the proposed water or

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
1840 P. Cheeseman, LLC
February 19, 2016
Page 15 of 15

sanitary sewer connections. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.

10. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.
11. Based upon the concerns noted in our letter, we reserve the right to provide further review of the Site Plans and calculations upon submission of revised documents.

Any Zoning Board approval shall be granted contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the Camden County Planning Board, Camden County Soil Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey Inc., New Jersey American Water, etc.

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers



James J. Mellett, P.E.
Associate

JJM:gw:tb

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
1840 Peter Cheeseman Road, LLC, Applicant
Mr. Jack Plackter, Esq. (via email)
Mr. Theodore Wilkinson, PE (via email)
Mr. Matthew Zochowski, Camden County (via email)

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Zoning Board of Adjustment

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning

RE: **APPLICATION #152041PMSFMSa1DM Escrow #9708**
1840 P. Cheeseman Road, LLC
BLOCK 14003, Lot 13 and 14
1840 Peter Cheeseman Road

DATE: February 16, 2016

The Applicant requests use variance preliminary and final major site plan, and minor subdivision approval to renovate the existing St. Pius Retreat House for a "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road south of College Drive.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant/Owner: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, King of Prussia, PA 19406.
- Engineer: Theodore Wilkinson, PE, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).
- Traffic Engineer: S. Maurice Rached, PE, PTOE, Maser Consulting, P.A., 1000 Waterview Drive, Suite 201, Hamilton, NJ 08691 (telephone#609-587-8200).
- Environmental: Penn E&R, Environmental & Remediation, Inc., 2755 Bergey Road, Hatfield, PA 19440 (telephone #215-997-9000).
- Architect: Thomas E. Hall. Thomas E. Hall & Associates, Inc., 240 Conestoga Road, Wayne, PA 19087 (telephone #610-293-9900).
- Attorney: Jack Plackter, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #856-572-2236).

I. INFORMATION SUBMITTED

1. Adams, Rehmann & Heggan Associates, Inc. Traffic Study Transmittal Letter dated 02/08/16.
2. Adams, Rehmann & Heggan Associates, Inc. Revised Checklist Transmittal Letter dated 02/03/16.
3. Adams, Rehmann & Heggan Associates, Inc. Application Transmittal Letter dated 01/25/16.
4. Adams, Rehmann & Heggan Associates, Inc. Original Application Transmittal Letter dated 7/15/15.
5. Traffic Impact Statement, as prepared by Maser Consulting, P.A. dated 02/05/16.
6. Summary Report of Environmental Conditions, as prepared by Penn E&R dated 7/29/15.
7. Stormwater Management and Storm Sewer Design, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated July 2015, last revised January 2016.

8. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.

9. Floor plans, as prepared by TEH Architects consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A-1.0	Floor Plan and Font Elevation: Main Building	01-25-16
A-1.1	Floor Plan and Font Elevation: Patient Wing, Out-Patient Center, and Fitness Center	01-25-16
SK-1.0	Floor Plan: Out-Patient Center – Option A	01-11-16
SK-1.1	Elevations: Out-Patient Center – Option A	01-11-16

10. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	01-18-16
2	Information Sheet	01-18-16
3	Site Plan	01-18-16
4	Grading Plan & SCD Plan	01-18-16
5	Drainage & Utility Plan	01-18-16
6	Profiles – Storm Sewer	01-18-16
7	Profiles – Storm & Sanitary Sewer	01-18-16
8	Landscaping Plan	01-18-16
9	Lighting Plan	01-18-16
10	Roadway and Details	01-18-16
11	Drainage Details	01-18-16
12	Utility Details – Sewer	7-20-15
13	Utility Details – Water	7-20-15
14	Miscellaneous Details	7-20-15
15	Lighting & Landscaping Details	7-20-15
16	Soil Erosion & Sediment Details & Notes	9-18-15

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.
2. The proposed four residential treatment centers were determined not a permitted use as per Zoning Board of Adjustment Resolution #152041A, adopted February 10, 2016.

ZONE: IN – Institutional District [§419].

Description	Other Use	Proposed	Complies
Lot size (min.)	5 acres	27.86 acres	yes
Lot frontage (min.)	400 ft.	1,292.60 ft.	yes
Lot width (min.)	400 ft.	1,214.00 ft.	yes
Lot depth (min.)	400 ft.	921.86 ft.	yes
Tract Perimeter Setback (min.)	100 ft.	100 ft.	yes

Front yard (min.) – Treatment Center	100 ft.	100 ft.	yes
Side yard (min.)	10 ft.	481 ft.	yes
Side yard (min.)	10 ft.	100 ft.	yes
Rear yard (min.)	10 ft.	493 ft.	yes
Building coverage (max.)	20%	7.2%	yes
Lot Coverage (max.)	55%	< 15%	yes
Building height (min.)	4 stories or 60 ft., whichever is less	3 stories	yes
Parking (min.) 1 sp/3 beds – out-patient (150) 1 sp/1 bed – Treatment Center (208) ¹ plus 1 per employees on a shift, plus 1 per visiting doctor Total	50 spaces 208 spaces 94 spaces n/p > 352 spaces	246 spaces	no [*]
From any right-of-way (min.)	50 ft.	50 ft.	yes
From Side Property Line (min.)	50 ft.	> 50 ft. ²	yes
From Rear Property Line (min.)	50 ft.	> 50ft. ²	yes

¹ = Recommendation based on proposed bedroom occupancy.

² = Based on scaled data.

n/p = Not provided.

1. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.BB(2)	1	1	yes
Area (max.) - §426.R(1) – Adjacent residential	20 sf	20 sf	yes
Height (max.) - §426.BB(2)	6 ft.	n/p	---
Property line setback - §426.BB(3)	10 ft.	15 ft. ¹	yes

¹ = Scaled data.

n/p = Not provided.

2. Facade Signs

a. The instant application does not include façade signs.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with preliminary and final major site plan, minor subdivision, and variance as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

Waiving underlined comments is not recommended

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. The Applicant must provide professional testimony and a complete Environmental Impact Statement as per §816, Environmental Impact Statement.
 - i. The submitted Summary Report of Environmental Conditions, as prepared by Penn E&R dated 7/29/15 provides limited information that is required by the Land Development Ordinance.
2. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The Applicant must provide testimony and report to address recycling requirements for the proposed development.
3. "Minor Subdivision Plat for (*Name Development*)" [Checklist #14(b)].
 - a. The plan title shall be revised to include "minor subdivision."
4. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
 - a. The ALTA Survey by Land Dimensions Engineering was completed on December 15, 2014.
5. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
 - a. The plan shall be revised to update the list, which includes property owners within 200-feet of Lot 14.
6. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
 - a. The plan shall be revised to provide the number of visiting doctors, if any, to determine required parking as per §510, Off-Street parking (Hospital).
7. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
 - a. The plans shall be revised to label the sign height of the proposed free-standing sign.
 - b. The plans must be revised to provide correct dimensions for a 20 sf sign.
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
 - a. The plans shall be revised to label the "Zoning Board of Adjustment."
9. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. The plans must be revised to provide two (2) permanent benchmarks.

10. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
11. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
 - a. Defer to the Board Engineer.
12. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. Defer to the Board Engineer.
13. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
 - a. The Applicant shall provide testimony regarding this checklist requirement as it applies to Holly Lake, which appears to be within 500 feet of the proposed development.
14. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
 - a. Defer to the Board Engineer.
15. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
16. Acceleration/deceleration lanes. [Checklist #75].
 - a. The applicant shall provide professional testimony to address the requirement, if any, for acceleration/deceleration lanes.
17. Fire lanes [Checklist #77].
 - a. Defer to Fire Marshal.
18. Sidewalks and bike routes [Checklist #83].
 - a. The plan shall be revised to provide concrete sidewalks along the frontage of Peter Cheeseman Road.
19. Streetlights. [Checklist#90].
 - a. The plans shall be revised to provide location of existing and proposed streetlights.
20. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
 - a. Defer to the Board engineer.
21. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
 - a. Defer to Board Engineer.

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

1. A use variance for the proposed four residential treatment centers as per Zoning Board of Adjustment Resolution #152041A, adopted February 10, 2016.
2. Parking: (246 spaces provided v. > 352 spaces or more minimum required).

- a. The Applicant must clarify the number of bedrooms in the Main Building where the support documents provide conflicting data: Narrative 125 beds, Architect 150 beds, and Traffic Engineer 120 beds.

POSITIVE CRITERIA ("C1" and "C2" variances)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested bulk variances:

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D1" variance:

1. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. Uses determined as not "inherently beneficial."
 - i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co., 107 N.J. 1 (1987)*).
 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 2. The Applicant must provide "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

4. The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

Balancing Test (basis *Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. **ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION**

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT
June 17, 1957	Industry
April 07, 1961	Industry
August 25, 1967	Industry
June 01, 1969	B – Residential (1 acre)
January 1978	INS – Institutional
September 21, 1983 (O-83-26)	I - Institutional
September 1999	I - Institutional
December 10, 2002	I - Institutional
January 27, 2003 – Present (O-03-03)	IN - Institutional

2. The following is a description of the Public/Quasi-Public (P) Land Use Classification within the Master Plan, adopted June 29, 1999.

“Governmental, educational, religious, fraternal, and other institutional uses are included in the Public and Quasi-Public land use category. Religious and fraternal uses on one acre or less lots have been included in the surrounding land use, rather than being mapped individually. All of these uses are mapped on the Community Facilities Plan. This category does not include land proposed for parks or conservation purposes. These are included in the following two land use categories.”

VI. **GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

The Applicant must address the positive criteria including special reasons standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
 - a. Consistency of the proposed "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" with the criteria of the aforementioned Public/Quasi-Public (P) land use classification of the master plan.
2. Zoning
 - a. Consistency of the proposed "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" with the specific intent of the IN - Institutional Zoning District.
3. General Planning
 - a. The Applicant should provide professional testimony to address the licensing requirements of the State for the proposed Treatment Centers, namely, the applicable license(s) and what is permitted and prohibited by the license to understand the proposed use (Narrative page 3, para 1).
 - b. The Applicant should provide professional testimony to address how use of the proposed Treatment Centers provide "long-term rehabilitation of disabled persons suffering from addiction" (Narrative page 3, para 4).

- c. The Applicant should provide professional testimony to address the general occupancy of the Treatment Centers, including but not necessarily limited to the proposed "Group Area," "Dining Area," "Servery Area," minimum and maximum length of stay, personal vehicle access, visitors, curfews, if any, and other information the Applicant may deem appropriate to describe the proposed land use.

V. MINOR SUBDIVISION PLAN REVIEW COMMENTS

1. There is insufficient information to complete a review of the proposed minor subdivision (re-subdivision).
 - a. The plan must be revised to provide the Land Development Ordinance and NJAC 13:40 et. seq. requirements, including signed and sealed by a NJ Licensed Land Surveyor, for the proposed minor subdivision.

VI. PRELIMINARY AND FINAL MAJOR SITE PLAN REVIEW COMMENTS

1. The plans must be revised to address landscaping to enhance the appearance of the Phase 2 area after site clearing and grading and before development as per §507.A, Landscaping.
2. The plans must be revised to provide a minimum of 278 on-site trees (10 trees/ac.) as per §507.A(5)(a), Location of Plantings.
 - a. The plans only provide 139 deciduous and evergreen trees.
2. The Applicant shall provide testimony to the Board's satisfaction that sufficient natural buffer exists between the proposed development and existing residential uses and zoning districts as per §507.B, Buffering.
 - a. Residential uses and the R-2 Residential District exist adjacent the proposed development; however, the submitted plan does not address the buffer requirement.
3. The plans must be revised to provide street shade trees along the frontage of Peter Cheeseman Road forty (40) feet on-center as per §507.D(4), Recommended Plantings.
4. The plans shall be revised to provide information regarding lighting within 100-feet of the subject property as per §508.G(1), Lighting.
5. The plans shall be revised to provide a minimum loading area of 12' x 60' as per §509.A, Off-Street Loading.
6. The plans must be revised to provide all performance and design standards including pavement, landscaping, lighting, curbing, stormwater management, etc. for existing the DGA parking area as per §510, Off-Street Parking.
7. The Applicant must address and the plans revised to identify the number of visiting doctors to confirm adequacy of the proposed number of parking spaces as per §510.A, Off-Street Parking.
8. The plans must be revised to provide curbing around the perimeter of all parking areas and traffic circulation areas as per §510.J, Curbing.
 - a. It's recommended the Applicant consider using Belgian block curb, which, is compatible with the existing natural environment, proposed ornamental lighting, and landscaping.
9. The proposed trash enclosure/recycling areas must be designed in accordance with §510.L, Refuse/Recyclable Storage Areas.
 - a. The Applicant must provide testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.

10. The plan must be revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.

VII. GENERAL COMMENTS

It's recommended the following items be provided in a revised major site plan and subdivision plan for a project of this complexity:

1. An Overall Plan sheet that incorporates the entire site development.
2. A Demolition Plan that clearly depicts all areas to be cleared and demolished.
3. A revise Minor Subdivision Plan that includes all property boundaries, new lot lines, lot lines to be removed, lot areas, front, side, rear yards, etc. (See Land Development Ordinance and NJAC 13:40 et. seq.).
 - a. It would appear the minor subdivision boundary line must be revised to include the DGA parking area, which is required to have pavement, landscaping, lighting, curbing, stormwater management, etc. for existing DGA parking area as per §510, Off-Street Parking.
 - b. The plan must be revised to address reclamation of remainder of DGA parking area following site development.
 - i. Parking as a principal use requires a use variance.
4. The Applicant should clearly address site development of Phase 2.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must provide professional testimony and revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

IX. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

1. The submitted Environmental Conditions report only provides limited information and does not adequately address the requirements of §816, Environmental Impact Statement.
 - a. The applicant must provide professional testimony and provide an Environmental Impact Statement as per §815, Traffic Impact Statement.

X. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*

4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

XI. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

There are no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review these concerns, please contact our office at (856) 374-3511.

cc: Jack Plackter, Esq.
Theodore Wilkinson, PE (via e-mail)
Anthony Costa, Esq. (via e-mail)
James Mellett, PE (via e-mail)

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date¹: _____ Application No. # 152041 PMS PAS a-1 DM Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees \$ 560⁰⁰ Project # 9708

¹ Upon receipt of all fees, documents, plans, etc.

Escr. \$ 2400⁰⁰ Escr. # 9708

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Blvd</u> City: <u>King of Prussia</u> State, Zip: <u>PA</u> Phone: () <u>239</u> - <u>6100</u> Fax: () _____ Email: <u>jlbombardo@rocoverycoa.com</u>	2. Owner(s) (List all Owners) Name(s): <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Blvd</u> City: <u>King of Prussia, PA</u> State, Zip: <u>PA</u> Phone: () _____ - _____ Fax: () _____ - _____
--	---

3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input checked="" type="checkbox"/> Use "D" Variance ²
<input checked="" type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____

² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	(IN)	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: <u>Jack Plackter, Esq.</u> Address: <u>Midtown Building, Suite 400, 1301 Atlantic Ave</u> City: <u>Atlantic City</u>	Firm: <u>Fox, Rothschild</u> State, Zip: <u>NJ 08401</u> Phone: () <u>572</u> - <u>2236</u> Fax: () _____ Email: <u>jplackter@foxrothschild.com</u>
--	--

6. Name of Persons Preparing Plans and Reports:

Name: Theodore Wilkinson, PE, ;Adams, Rehmann, Heggan

Address: 850 S White Horse Pike

Profession: Engineer

City: Hammonton

State, Zip: NJ 08037

Phone: () 561 - 0482 Fax: () 567 - 8909

Email: twilk@arh-us.com

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () _____ - _____ Fax: () _____ - _____

Email: _____

7. Location of Property:

Street Address: 1840 Peter Cheeseman Road

Block(s): 14003

Tract Area: 27.80 acres

Lot(s): 13

8. Land Use:

Existing Land Use: Institutional - Religious Retreat House

Proposed Land Use (Describe Application): Residential Healthcare Facility / Drug & Alcohol Rehabilitation Facility, consisting of 333 beds, 246 parking spaces, therapy unit, treatment centers, drainage system, utilities, lighting, landscaping, etc.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

Are there *existing* deed restrictions?

No Yes

(If yes, attach copies)

Are there *proposed* deed restrictions?

No Yes

10. Utilities: (Check those that apply.)

Public Water

Public Sewer

Private Well

Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Application Rider, Plans, Reports,

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. July 2015 Submission

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	100'	Setback from E.O.P.*1	_____
Front setback 2	75'	Setback from E.O.P.*2	_____
Rear setback	493'	Fence type	_____
Side setback 1	>200'	Fence height	_____
Side setback 2	481'	*E.O.P. = Edge Of Pavement.	
Lot frontage	1292'	Pool Requirements	
Lot depth	921'	Setback from R.O.W.1	_____
Lot area	27.86 ac	Setback from R.O.W.2	_____
Building height	<60'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: <u>234</u>	Number of parking spaces provided: <u>246</u>
Number of loading spaces required: <u>1</u>	Number of loading spaces provided: <u>1</u>

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

 _____ Signature of Applicant JOHN LOMBARDO DIRECTOR, CONSTRUCTION RECREATION CENTERS OF AMERICA	<u>01-25-2016</u> _____ Date
_____ Signature of Co-applicant	_____ Date

17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

01-25-2016

Date

Signature

John R. Lombardo

Print Name

Sworn and Subscribed to before me this

26th day of January

2016 (Year).

Signature

Deborah A. Maccarella

Print Name

DEBORAH A. MACCARELLA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 18, 2020

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

- No Yes

John R. Lombardo

Signature of Applicant

1/27/2016

Date

JOHN R. LOMBARDO

Print Name

RECOVERY CENTERS OF AMERICA

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of JUNE 2015, shows and discloses the premises in its entirety, described as Block 14003 Lot 13 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Commonwealth of Pennsylvania

County of Garden: Montgomery

John R. Lombardo of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 27th day of January 2016 before the following authority.

John R. Lombardo

Name of property owner or applicant

Ammarie Weisenberger

Notary public

JOHN LOMBARDO
RECOVERY CENTERS OF AMERICA

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ammarie Weisenberger, Notary Public
Swarthmore Boro, Delaware County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

1840 P. CHEESEMAN ROAD, LLC
A Delaware Limited Liability Company

JANUARY, 2016

DISCLOSURE STATEMENT

**LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS
OR INDIVIDUALS OWNING 10% OF THE CORPORATION
STOCK OR 10% INTEREST IN THE PARTNERSHIP
(N.J.S.A. 40:55D-48.1 AND 48.2)**

The following entity is the owner of 100% of the beneficial interests in **1840 P. Cheeseman Road, LLC**, a Delaware Limited Liability Company, with an address at 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406:

TRE-RE, LLC
A Delaware Limited Liability Company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The sole shareholder and 100% owner of TRE-RE, LLC is:

Recovery Center of America Holdings, LLC
A Delaware Limited Liability Company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The sole shareholder and 100% owner of Recovery Center of America Holdings, LLC is:

Recovery, LLC
A Delaware Limited Liability Company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The following individual owns a greater than 10% interest in Recovery, LLC.:

J. Brian O'Neill, an individual
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

1840 P. CHEESEMAN ROAD, LLC

APPLICATION RIDER

Applicant, 1840 P. Cheeseman Road, LLC (“Applicant”) seeks a Use Variance for Phase Two of the Project (hereinafter defined) pursuant to N.J.S.A. 40:55D-70(d)(1) for development of four (4) treatment buildings in connection with a residential healthcare facility/drug and alcohol rehabilitation facility (the “Project”) and Major Site Plan Approval for Phases One and Two of the Project.

The Project will be developed in two (2) separate Phases. The Use Variance is only necessary and requested for Phase Two of the Project, consisting of the four (4) free-standing treatment buildings shown on the Site Plan.

The request for a Use Variance and Major Site Plan Approval is made with a full reservation of rights. Applicant does not admit, concede or believe that the buildings or their uses in Phase Two require a Use Variance, and Applicant fully reserves its rights to assert that it obtained an automatic approval of its Major Site Plan by Gloucester Township’s Land Use Board’s failure to act within the time requirements set forth under the New Jersey Municipal Land Use Law (“MLUL”).

The Use Variance for Phase Two includes the construction of four (4) treatment buildings that are an integral part of the Project, and are inherently beneficial.

Phase One of the Major Site Plan will include renovation and expansion of the existing Main Building to include 125 patient beds, clinical rooms, therapy rooms, offices, a kitchen and dining facility, and a cyber café; construction of a treatment center to include additional clinical

rooms, therapy rooms, meeting rooms, and offices for in-patient and out-patient services; and construction of a gymnasium for physical therapy and treatment.

Phase One of the Project complies with all bulk requirements for the IN (“Institutional”) Zone. All of the uses in Phase One are permitted in the IN Zone as components of a residential healthcare facility/drug and alcohol rehabilitation facility. The gymnasium, cyber café, and offices are permitted as accessory uses under the Ordinance as athletic and leisure facilities or facilities customarily incidental to a residential healthcare facility/drug and alcohol rehabilitation facility. Phase One will also include a new parking lot, stormwater management facility and new entrance driveway. All utility lines needed for the Phase Two buildings will be completed during Phase One.

Phase Two will include the construction of four treatment buildings for which Applicant requests a Use Variance. Each building will consist of four (4) three (3)-story units. The first floor of each unit will contain a group meeting area, a small kitchenette with limited appliances, and a bedroom for the on-site supervisor. The second and third floors of each unit will be comprised of six (6) rooms with two (2) patient beds per room, and bathroom facilities. This results in four (4) buildings with a total of one hundred and ninety-two (192) patient beds. Phase Two complies with all bulk requirements in the IN Zone.

The Project contains a total of 317 patient beds and 16 supervisor beds for a project total of 333 beds.

The purpose of the treatments buildings is to provide a continuum of care to patients after they complete the first stage of intensive detox treatment. The goal of the program is to reduce the likelihood of relapse by maintaining treatment for an extended period of time, as patients become more independent and transition back to normal activity.

The patients residing in the four (4) treatment buildings are required to undergo treatment as a condition of continuing to be a patient at the facility. Receiving treatment, including counseling, group sessions, living with individuals in similar stages of recovery and other healthcare services, in a supportive environment, is essential to the ongoing treatment and care of these patients as they progress in their recovery. The treatment buildings will be licensed and regulated by the State of New Jersey. Because the treatment buildings are an integral part of the Project and because they are necessary to provide a continuum of care for disabled persons, they are "Inherently Beneficial" under the MLUL.

The Use Variance for the treatment buildings satisfies the positive criteria because, as a component of the residential healthcare facility/drug and alcohol rehabilitation facility, the treatment buildings are an "Inherently Beneficial" use. The MLUL and case law defines the Project as an inherently beneficial use because it is: "a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such use includes but is not limited to, a hospital, a school, a childcare center, a group home, wind, solar or photovoltaic energy facility or structure." Drug and rehabilitation centers have been analogized to hospitals, which are considered inherently beneficial under the express but not exhaustive list of uses enumerated above.

It has been held that a residential narcotic rehabilitation and treatment center, under the supervision of the Commissioner of Health, was a hospital and qualified as an institutional use under a local zoning ordinance. See Scerbo v. Orange Bd. Of Adj., 121 N.J. Super. 378 (Law Div. 1972) as cited in New Jersey Zoning and Land Use Administration, Section 32, 5.2.

The treatment buildings are an integral component of the overall residential healthcare facility/drug and alcohol rehabilitation facility, and are used for long-term rehabilitation of

disabled persons suffering from addiction. The use of the treatment buildings themselves also fundamentally serves the public good and promotes the general welfare by treating persons suffering from a disability that, as a result, contribute to the overall health, welfare, morals and safety of the community. Here, the interest is great. There is a significant heroin and drug epidemic in the State of New Jersey and in the Gloucester Township area. The need for facilities that offer extended treatment is high because the longer persons are in treatment, the less likely those disabled persons are to suffer a relapse. The extended treatment buildings are lifesaving. For these reasons, Phase Two is "Inherently Beneficial" and meets the positive criteria under N.J.S.A. 40:55D-70(d)(1).

Because the positive criteria is met as the use is inherently beneficial, the Board should next analyze whether there is any negative impact. For an inherently beneficial use, the negative impact is determined by using the SICA four-part test. First, the Board must identify the public interest at stake. Second, the Board must identify the detrimental effects, if any, that would ensue from the grant of the variance. Third, the Board should determine whether it can reduce any detrimental effect by imposing reasonable conditions on the use and, if so, whether the weight accorded to the adverse effect should be reduced by the anticipated effect of those restrictions. Fourth and finally, the Board should weight the public interest against the public detriment and determine, on the balance, whether a grant of the variance would cause substantial detriment to the public good.

Here, there is no detrimental effect on the surrounding neighborhood. The property is already in the Institutional Zone that permits hospitals, drug and alcohol rehabilitation facilities and residential treatment facilities. The four treatment buildings have no negative impact on the Zone Plan or Zoning Ordinance. The public interest in treating disabled persons suffering from

drug and alcohol addiction is high. Moreover, any slight increase in traffic does not rise to the level of substantial detriment, particularly when such traffic is consistent with other uses permitted in the Institutional Zone. When the above factors are weighed, the variance is justified because, on the balance, there is no substantial detriment to the public good.

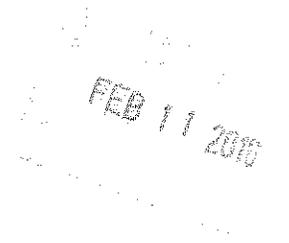
Under the law, because the Project and Phase Two serve disabled persons who are protected under the law, the Project and its use are entitled to a reasonable accommodation. The Project provides treatment to persons suffering from drug and alcohol addiction. New Jersey law regards addiction as a qualifying disability. The law requires reasonable accommodations be made for such disabled persons. Accordingly, any strict application of the Zoning Ordinance must be relaxed, so as to accommodate these disabled persons. This is an additional reason, justifying a variance for Phase Two of the Project.

FRANCIS W. PAGUREK
EMS CHIEF/DIRECTOR
856-481-4829
856-481-4930 FAX



109 N. BLACK HORSE PIKE
SUITE 5-D
PO BOX 1658
BLACKWOOD, NJ 08012

Township of Gloucester
Community Development
PO Box 8
Blackwood, NJ 08012



February 10, 2016

RE: Application # 152041PMSFMSa1DM

To the Zoning Board:

We have reviewed the application submittals for the proposed Recovery Centers of America, Blackwood Facility located at 1840 Peter Cheeseman Road, Blackwood

The following are our recommendations for this applicant:

- A three story building with in-patient rooms on the second and third floors without an elevator causes challenges for EMS with moving non-ambulatory patients down the stairs. Our recommendation is that any multi-story building with patients above the ground level should be equipped with an elevator capable of fitting an ambulance stretcher. If the facility is not equipped with an elevator then the staircases must have a width and turning radius to accommodate the movement of a patient flat on an 80.5" stretcher being carried by an EMT at the foot and head end.
- Ambulance Stretcher turning radiuses must be considered in accessing all rooms, especially patient rooms and bathrooms, from the hallways. Based on the submittals we cannot determine if stretcher turning radius is adequate from the hallway into patient rooms or bathrooms. Typically these measurements are not taken into consideration when these facilities are constructed and ultimately hinder EMS ability to get ambulance stretchers into rooms to transfer patients onto ambulance stretchers. Ambulance Stretchers have a maximum length of 80.5", minimum length of 62" with head elevated at 45 degrees and carriage folded (not ideal for all patient conditions) and a width of 23".
- The facility should be equipped with AED Stations on each floor and in the fitness center.
- The facility should consider emergency generator power. The emergency power should be tied to heating, air conditioning, water/Sewer pumps, fire monitoring and suppression systems, phones, cooking and refrigeration equipment, elevator if so equipped, emergency lighting, etc. Essentially, providing emergency power will allow the facility to keep its patients safe and comfortable in a local power outage and prevent the need for the facility to have to relocate its patients in a prolonged power outage. With an anticipated future 333 beds this facility must be

able to sustain itself (shelter in place) in a local emergency that results in a power outage and not become an additional burden on local emergency services for evacuation or sheltering.

- An ambulance entrance to each facility building should be designated and marked with the appropriate signage and reserved designated parking area. Appropriate curb cuts or flush ramp should be provided at each designated ambulance entrance to facilitate patient movement on a rolling stretcher.
- Before the facility opens the facility managers should contact Gloucester Township EMS to arrange facility walkthroughs for EMS personnel and for emergency medical response planning.

If you have any questions or concerns please feel free to contact me.

Respectfully,

Francis W, Pagurek
Chief Director of EMS Operations

Bureau of Fire Prevention

Fire District # 5

*Gloucester Township
1781 Sicklerville Road
Sicklerville, New Jersey 08081
Phone: (856) 228-0678
Fax: (856) 374-0424*

February 10, 2016

Gloucester Township Zoning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

FEB 10 2016

To Whom It May Concern:

After careful review of the plans for 1840 P. Chessman Road LLC, I have denied the application for the following:

1. Access to the Buildings for the Fire Department needs to have 360 degree access to all buildings.
2. All access roads need to be wide enough(at least 12 feet) to support emergency vehicles with no obstructions(IE. all landscaping, islands)
3. Hydrant locations are not on the plans and must be noted as to they are existing or new.
4. New proposed buildings should be sprinkled and include the Fire Department connections.

Once these issues are resolved, please send me revised plans for review.

Sincerely,



Rich Donato
Fire Marshall

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #8708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

FEB 10 2016

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | <input type="checkbox"/> | GTEMS |

STATUS OF APPLICATION:

New Application - Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

PURPOSE OF TRANSMITTAL:

- For Your Review.
 For Your Files.

Please Forward Report by February 6, 2016

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision & Lot Consolidation Plan
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Prelim/Final Site Plan; County App; *[Signature]*
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Use D Variance Prelim & Final Major Site Plan Minor Subdivision

*Denial
RNL
2-10-15
see attached
memo*

Signature

Const

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #9708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | <input type="checkbox"/> | GTEMS |

STATUS OF APPLICATION:

New Application – Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Prelim/Final Site Plan; County App;
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Use D Variance Prelim & Final Major Site Plan Minor Subdivision

SORRY I DID NOT SEE ANY S/D INFO IN PLANS. All I received was site plan.

Signature

[Handwritten Signature]
2/8/16

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

Ben # 13

~~13~~

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #9708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

TRANSMITTAL TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> Township Engineer
<input type="checkbox"/> Camden County Planning Board
<input type="checkbox"/> N.J. American Water Co.
<input type="checkbox"/> Taxes | <input type="checkbox"/> Zoning Board Planner
<input type="checkbox"/> Traffic Officer
<input checked="" type="checkbox"/> Aqua N.J. Water Co.
<input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor
<input type="checkbox"/> G.T.M.U.A.
<input type="checkbox"/> Fire District 1 2 3 4 5 6
<input type="checkbox"/> GTEMS |
|---|--|--|

STATUS OF APPLICATION:

- New Application – Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

PURPOSE OF TRANSMITTAL:

- For Your Review.
 For Your Files.

Please Forward Report by February 6, 2016

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- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Prelim/Final Site Plan; County App; *Alison*
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

RECEIVED
 FEB 03 2016

- Use D Variance Prelim & Final Major Site Plan Minor Subdivision

SK 2-1-16 JTG Bldg

Signature _____

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 14003
Lot: 13

Owner: 1840 P CHEESEMAN ROAD LLC
 Prop Log
 1840 PETER CHEESEMAN ROAD
 Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		72.87	72.87	.00	72.87
2015	1		72.88	-14,402.73	.00	-14,402.73
2015		Total	145.75	-14,329.86	.00	-14,329.86
2015	4		-44.12	.00	.00	.00
2015	3		-44.13	.00	.00	.00
2015	2		189.87	.00	.00	.00
2015	1		189.89	.00	.00	.00

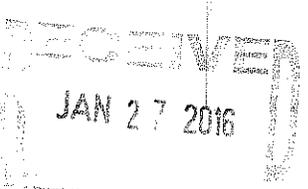
Other Delinquent Balances: .00 Interest Date: 01/27/16 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Pen Diem: .0000 Last Payment Date: 04/14/15

TOTAL TAX BALANCE DUE
 Principal: -14,402.73 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: -14,402.73

* Indicates Adjusted Billing in a Tax Quarter

*Value are correct
 Was a review of they are getting billed the
 full year the second half of 2015.*



PRESS (Q) query, (N) ext, (P) previous, (A) add, (U) pdate, (R) remove, (O) utput (B) ye
 (S) creen ** 1: prc file** Screen: 1 of 5

0415 Block: 14003 Lot: 14 Q: M 09/16/15
 Prior Block: Lot: Q: 08029
 Loc: 1900 PETER CHEESMAN ROAD 15 GLOUCESTER TWP, NJ
 Owner: 1840 P CHEESEMAN ROAD LLC Billing Code: 00000
 Street: 2701 RENAISSANCE BLVD Account Num: 00165091
 Town: KING OF PRUSSIA PA Zip: 19406 Mtg Acct#:
 Class: 3B Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 Saled: 06/03/15 Bk: 10247 Pg: 1674 Price: 6300000 NU#: 24 Cd: R: 0.90

	2016	2017	Taxes	2015	Exemptions/Abatements
Land:	56700	56700	(57):	1991.30	1 0
Impr:	0	0		2016	2 0
			(58):	0.00	3 0
Net:	56700	56700	Partial:		4 0

Land Dim: 113.4 AC Class4Cd: YRBLt: 0000 Neigh: 55C
 Bldg Desc: QUAL. WOODLAND BldgClass: SF: 0
 Addl Lots: 15 & 23 Type/Use: PrCSF 0 UCd: 2
 Style: Zone: 55C Map: 140

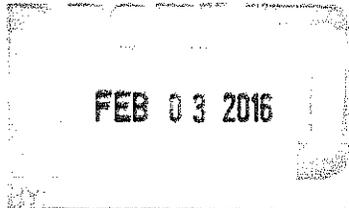


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152041PMSFMSA1DM 1840 P. Cheeseman Rd, Blackwood Block:14003 Lot 13

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other: Request 81-35 application be submitted for parking enforcement due to lot size and location. Signs will be required at all entrances. Application attached



Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature:  #165 Date Submitted: 2/2/16

**APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE
STATUTES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE
APPLICABLE TO PRIVATE PROPERTY**

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	6. ↑ Authorized Signature
	↑ Print Name