

**Upper Pittsgrove Township
Land Use Board Minutes
February 20, 2020**

TO: Township Committee
Land Use Board Members

Linda R. Stephens, Twp. Clerk
L. Andrew Hoglen, Zoning Officer

A regular meeting of the Upper Pittsgrove Township Land Use Board was held in the Township Hall on the above date. The meeting was called to order at 7:30 P.M. by Board Vice-Chairman reading the public announcement stating that adequate notice had been given provided under the “Open Public Meetings Act” and a flag salute.

Members present were: Jack Cimprich, Edward Meschi, Thomas Buzby, Glenn Myers, William Gantz, Ralph Sickler, David Zeck, Jr., and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, Stephen Rother, Esquire, Nilda Rodriguez, Peter Steck, David Price, and Krissy DeFrehn, Recorder.

Business to come before the Board:

1. Minutes from January 16, 2020
2. 176 Harding, LLC
3. Eric Morlino
4. David Zeck, Sr.

1. Minutes –

A motion to approve the minutes from the January 16, 2020 meeting was made by Thomas Buzby. This motion was seconded by Ralph Sickler and adopted unanimously.

2. 176 Harding, LLC – Block 5 Lot 38 – 176 Route 40

The Vice-Chairman opened the hearing for 176 Harding, LLC. Board members Jack Cimprich and Edward Meschi recused themselves from acting on this application. The applicant was represented by Steven Rother, Esquire of Post Pollock. Mr. Rother explained the previous variance that had been granted in 2015. He stated that this was requesting an amendment to the previous approval to increase from 64 to a maximum of

130 beds. There would be no change to the exterior of the building or the site. The Board Solicitor gave a brief history of the previous uses and approvals. Glenn Myers made a motion to deem this application complete which motion was seconded by Ralph Sickler and adopted unanimously.

Nilda Rodriguez, Real House Inc. explained how the facilities the company operated in northern New Jersey operated. She stated that this facility would be licensed by the State with regards to bed count and staffing requirements. The purpose of this facility would be to give their residents life skills and prepare them to reenter society. These residents would come from Drug Court and they are considered non-violent offenders. The first level of care is to work with the drug addiction, then to move down to work on job and life skills. Mr. Rother question Ms. Rodriguez concerning the 55 proposed parking spaces, given the number of residents. She verified that there was adequate parking for the staff and any visitors that may come. She stated that the residents were not permitted to have a vehicle. Visiting hours were limited to 12PM-2PM on Sundays, and unfortunately very few residents receive visitors. All visitors must apply and receive approval before they came see a resident. Mr. Telsey questioned Ms. Rodriguez as to why they were requesting an increase in beds. She stated that running the facility with just 64 beds would be cost prohibitive. Ms. Rodriguez stated that this type of facility was much needed due to the opioid epidemic. Real House, Inc. would be operating under a substance abuse license per NJAC10:161.A. Glenn Myers questioned Ms. Rodriguez as to the need for a doctor on staff. She stated that a doctor is not needed. Ms. Rodriguez stated the residents were not permitted to leave the premises and to do so would violate their parole. All exits are locked and alarmed. There are protocols in place to handle such situations as residents leaving. Ninety-nine percent of the residents are sent there directly from drug court after being evaluated to determine if this type of treatment would be beneficial to them. Thomas Buzby asked if the 130 number included any possible outpatients, and was told it did. He asked how would the residents be housed. Ms. Rodriguez stated that it would be dormitory-style housing with 3-4 beds per room. The State requires minimum of 50 square feet per resident. Once the State came in and inspected the facility, the final number of beds would be determined. It would never be more than 130 but could be less.

The applicant's planner Peter Steck gave a brief overview of the past use on the property. It was built in 1967 by the Diocese of Camden and used as a nursing home until it was closed several years ago. The buildings were subdivided from the remaining ground in 2014 creating an eleven (11) acre lot around the facility. By Resolution 5-2015 a Use Variance was granted to permit a substance abuse facility of 64 beds. All modifications would be done to the interior of the building. No changes to the exterior or grounds were proposed. Mr. Steck stated that the approved use was less intensive than the previous nursing home use and the impact to the Master Plan was nil. This site was particularly suited for this use, as well as an efficient use of the site. Thomas Buzby question the need for a change to the present septic system. Currently there were two located on the site, one for the laundry and the other for the residential waste.

The Vice-Board Chairman opened the hearing to the public for comment. David Zeck, Sr. questioned how many facilities Real World, Inc. operated now. Ms. Rodriguez responded seven with a total of 100 clients. Mr. Zeck asked how emergencies that require an ambulance will be handled, who would be billed for the services. Ms.

Rodriguez stated that most emergencies are dealt with internally. Resident David Price voiced his concerns about staffing and security. Thomas Buzby asked Ms. Rodriguez how is the staffing determined. She responded that in the state approves the staffing. The Vice Chairman responded that staffing is not something the Land Use Board would deal with. The Vice-Board Chairman closed the public portion hearing for comment.

Glenn Myers made a motion to grant the amended Use Variance request to permit 130 beds where 64 were previously approved and conditioned upon receiving all other outside agency approvals that may be required. This motion was seconded by Thomas Buzby and adopted upon a call of the roll. Ayes: Sickler, Myers, Buzby, Zeck, Gantz, Stephens. Nays: None

3. Eric Morlino – Block 65 Lot 10.01 – Woodstown-Daretown Road

The Vice-Chairman opened the hearing for Eric Morlino. This application was for a Bulk Variance and a request to reduce the agricultural buffer. Mr. Morlino explained his application. He was requesting that the agricultural buffer be reduced to fifty (50) feet. Due to the location of his septic system, the proposed location was the only real spot he could build a garage. If the Board grants the request, no variance would be necessary. The Vice-Chairman opened the hearing to the public for comment. There being no one present speaking for or against this application, the Vice-Chairman closed the hearing to the public for comment. Thomas Buzby made a motion to grant the request relief and reduce the agricultural buffer from one hundred (100) feet down to fifty (50) feet. Thomas Buzby made a motion to grant the requested relief for agricultural buffer. This motion was seconded by Ralph Sickler and adopted unanimously.

4. David Zeck, Sr. – Block 13 Lots 16 & 20 – Pinyard and Three Bridge Roads

The Vice-Chairman opened the hearing for David Zeck, Sr. David Zeck, Jr. recused himself from this application. This application was not open to the public for comment. Mr. Zeck explained the nature of the application. In order for the ground to qualify for the Farmland Preservation Program, he need to adjust some ground to meet the tillable acres requirement. The Secretary read the Engineer's letter dated February 18, 2020 as to Completeness. The applicant was requesting a waiver from Checklist "A" – Item #10 Letter of Interpretation, Checklist "C" – Items #14 – Same as Checklist "A"- #10, #16 and #17. Items #16 and #17 would be provided at the time of any future construction. The secretary continued with the Technical comments in the Engineer's review letter. The application would need Salem County Planning Board approval, Legal Descriptions would need to be submitted and reviewed (this had been done), and corner markers would need to be set. Thomas Buzby made a motion to deem this application complete and to grant the Minor Subdivision Lot Line Adjustment. This motion was seconded by Ralph Sickler and adopted unanimously.

There being no further comment and business before the Board, Ralph Sickler made a motion to adjourn the meeting. This motion was seconded by David Zeck, Jr. and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board