

**Zoning Board of Adjustment**

**City of Millville**

**July 6, 2017**

**4th Floor Commission Chamber**

**6:30 PM**

**1. Open Public Meeting Act**

“This meeting is being conducted inside of the Officers Club at New Jersey Motorsports Park at 47 Warbird Drive as well as via teleconference using the GoToMeeting platform. The public is invited to attend in person or via teleconference to provide public comment during the public portion of the meeting in accordance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, as required by Statute. The gathering will observe Governor Murphy’s Executive Order 156 including but not limited to mandatory face coverings, social distancing and limited room capacity of 100 individuals. Business will be limited to items listed on the agenda only. The secretary is directed to include a statement in the minutes of this meeting.” Public comment will be accepted in accordance with the rules of the Zoning Board of Adjustment. The Board Secretary will be taking the names of those members of the public who wish to comment in person or via teleconference. Please be sure to mute your phone after providing the Secretary with your name to limit outside noise during the call. You may unmute your phone when you are called upon to speak during the public portion.

To join the meeting telephonically, please follow these simple instructions:

August 6th Zoning Board Meeting  
Thu, Aug 6, 2020 6:30 PM - 10:30 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

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When the hearing is opened to the public you may comment or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition.

**2. ROLL CALL**

John Worthington, Chairman	(12/31/22)
Robert Conner, Vice-Chairperson	(12/31/21)
Veronica Chainey	(12/31/22)
Brian McGahhey	(12/31/20)
George LaTore	(12/31/22)
Pauline Velez	(12/19/21)
Timothy Carty	(02/07/21)

Sheila Roselle, Alt. 1  
Sharleen Johnson, Alt. 2  
Vacant, Alt. 3

(08/01/21)  
(01/02/22)  
(01/02/19)

### 3. MINUTES OF THE PREVIOUS MEETING

#### 3.1. Minutes Of Previous Meeting

Regular Zoning Board Meeting Minutes June 4<sup>th</sup>, 2020.

Regular Zoning Board Meeting Minutes July 2nd, 2020.

### 4. CORRESPONDENCE

### 5. RESOLUTIONS

#### 5.1. Resolution

1.1 Resolution # 09-2020 Granted Approval of a request to be deem complete for Hendricks House Inc. application for a "D" variance with a site plan approval located at 2 Hillcrest Ave in Block 47 Lot 2, in a R-15 Residential District.

1.2 Resolution # 10-2020 Granted Steve Levick Approval for a "D" Variance and formal site plan waiver for a dwelling conversion to convert the second floor into an apartment . Located at 923-925 Combs Rd in Block 264 Lot 7, I-1 General Industrial Zone.

### 6. APPLICATIONS

#### 6.1. Application

##### 6.1 Hendericks House Inc. 2 Hillcrest Ave in Block 47 Lot 2

Hendericks House Inc. of 2 Hillcrest Ave in Block 47 Lot 2 in a R-15 Residential District. Applicant requesting "D" variance with a site plan wavier to permit use of an outpatient residential treatment center for women with substance use disorder and administrative office.

Documents:

[HENDRICKS HOUSE GROUP VIDEO.PDF](#)  
[APPLICATION AND ADDENDUM.6.1.20 \(1\).PDF](#)  
[20.045\\_HENDRICKS HOUSE\\_RENDERINGS\\_2020-06-26.PDF](#)  
[047.00\\_0002.00\\_2020\\_HENDERICKS HOUSE PLANNING REVIEW.PDF](#)

29548.01 SITE PLANS (REV 7-20-2020).PDF  
FLOOR PLAN IOP ADMIN MULTI PURPOSE (CURRENT CHURCH BUILDING)  
(1).PDF  
FLOOR PLAN RESIDENTIAL TREATMENT FACILITY (CURRENT RECTORY)  
(1).PDF

**7. OTHER BUSINESS**

**8. ADJOURNMENT**

<https://www.dropbox.com/s/wzkj9p534wolmhl/Hendrick%27s%20House%20Group%20Video.mp4?dl=0>

Date Application Received: \_\_\_\_\_

Application # \_\_\_\_\_

Fee Paid: \_\_\_\_\_

**CITY OF MILLVILLE  
ZONING BOARD OF ADJUSTMENT**

**APPLICATION FORM**

**Please type or print all information**

1. Application Information

Name: Hendricks House Inc.

Address: 542 N.W. Boulevard

City Vineland State NJ Zip 08360

Phone (856) 794-2443

2. Applicant's Attorney Information

Name A. Steven Fabietti, Esq.

Address 817 E. Landis Avenue

City Vineland State NJ Zip 08360

Phone (856) 691-0100 Fax (856) 691-3302

3. Property Information

Street Address 2 Hillcrest Avenue

Block 47 Lot 2 Zone R 15

Lot Area 9.47 acres Frontage 1,229.08 Depth 475.45

4. The appropriate Plan has been filed with the Secretary of the Zoning Board of Adjustment of the City of Millville which may be examined at the Office of the Secretary on the 5th floor of City Hall 12 S. High Street, Millville, New Jersey between the hours of 8:30 AM and 4:30 PM Monday through Friday. The map or sketch indicates the existing locations of boundary lines and structures and the changes requested to be granted herein by this Application.

- 5) The present use of the land is Church and rectory
- 6) Description of proposed use or change to the property See attached addendum

7) The changes requested (are/are not) (circle one) permitted in this zone by the Development Regulations of the City of Millville. If permitted, set forth the Section of the Regulation by which such use is permitted.

Such use is permitted: \_\_\_\_\_

8) Type of Variance requested:

A    B    C    D    (Circle appropriate variance type)

9) Set forth reasons why the Zoning Board of Adjustment should grant your application. Specify in detail all facts and reasons you intend to rely upon in support of the request.

See attached addendum

\_\_\_\_\_

\_\_\_\_\_

10) Date(s) and result(s) of any previous applications(s) to this Board for the above described property.

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_

11) A hearing on this Application will take place at 6:30 PM on July 2, 2020 in the 4<sup>th</sup> floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey.

X Damaris Lilius

Signature of Applicant(s)

5/30/2020

Date

THIS IS TO CERTIFY THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT ON THE PROPERTY IN QUESTIONS – if applicable.

NOTE: subject property is currently tax exempt

X

Signature of Tax Collector

Date

**DISCLOSURE STATEMENT**

*(If applicant is a corporation or partnership)*

**NAME OF DEVELOPMENT**

**APPLICATION**

Hendricks House Inc.

- A. Is this application to subdivide a parcel or parcels of land into six (6) or more lots?  
 YES \_\_\_\_\_ NO x \_\_\_\_\_
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  
 YES \_\_\_\_\_ NO x \_\_\_\_\_
- C. Is this application for approval of a site or sites to be used for commercial purposes?  
 YES \_\_\_\_\_ NO x \_\_\_\_\_

**IF ANY OF THE ABOVE ANSWERS WERE YES, PROCEED TO D. IF NOT, SIGN AND SUBMIT**

- D. Is the applicant a corporation or partnership?  
 YES \_\_\_\_\_ NO \_\_\_\_\_

**IF YES:**

- 1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be  
*(Use extra sheets if necessary)*

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- 2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership? of any class or at least 10% of the interest in the partnership, as the case may be  
*(Use extra sheets if necessary)*

YES \_\_\_\_\_ NO \_\_\_\_\_

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1997, C.336 have been listed *(Use extra sheets if necessary)*.

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DATE: 5/30/2020 APPLICANT: Hendricks House Inc.

SIGNATURE: Damaris Piliro Damaris Piliro, Executive Director

**ADDENDUM TO APPLICATION OF  
HENDRICKS HOUSE, INC.,  
A NEW JERSEY NONPROFIT CORPORATION**

Proposed Residential Treatment Center for Women, Intensive Outpatient Program,  
Administrative Offices and Recreational Facility  
To Be Located at  
2 Hillcrest Avenue, Millville, New Jersey  
Block 47, Lot 2

Hendricks House, Inc., a New Jersey nonprofit corporation (“Applicant” or “Hendricks House”), seeks a “d” variance and site plan approval to permit use of the subject property as (i) a residential treatment center for women with substance use disorder, (ii) an intensive outpatient program (IOP) facility for substance use disorder, (iii) recreational facilities for Hendricks House’s clients and (iv) administrative offices. Applicant has entered into an Agreement of Sale with the owner of the subject property, The Parish of All Saints, which permits Applicant to bring this application for the subject property.

1. The Applicant

Since 1993, Hendricks House has operated State-licensed residential treatment facilities for individuals in recovery. The initial location in Vineland, which remains in operation today, is a men’s house located in a densely-populated neighborhood. More detailed information can be viewed on the agency’s website (<http://www.hendrickshouse.org/>), including program methodology and testimonials from clients and community members. In 2004, Hendricks House opened its 34-bed men’s facility in Galloway Township. One year later in 2005 the 34-bed women’s house was opened in Galloway Township. Currently the Vineland and Galloway facilities have the capacity of serving 108 total clients.

Hendricks House is licensed by the State of New Jersey Division of Mental Health & Addiction Services within the Department of Health. As such, all of its facilities are subject to strict regulatory controls, and undergo regular inspections and audits for compliance with State regulations. Additionally, Hendricks House’s programs are accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). As Hendricks House shall describe in further detail at the hearing before the board, Hendricks House runs a traditional 12-step program. Hendricks House does not administer methadone as part of its program. Hendricks House’s clients come to them after having completed detox and short-term residential recovery steps. With regard to the residential facility, the typical stay of a client is 120 days. Once at Hendricks House the clients are required to work, to participate in meal preparations and to develop skills that facilitate re-entry into independent living. Clients who do not comply with the program’s requirements are dismissed from the program.

2. The Property & Proposed Use

The subject property, formerly the St. John Bosco Church and Rectory within the Parish of All Saints, contains two primary structures: a church building and a residential building

formerly used as a residence for parish priests. The subject property is located in the R-15 zone under Millville Land Use and Development ordinance. The subject property currently hosts regular group meetings for Alcoholics Anonymous and Narcotics Anonymous, which have occurred at this location for many years.

Hendricks House intends to use the structures as follows:

(a) The residence shall become new home of Hendricks House's residential treatment facility for women, with capacity for 24 clients to reside there at any one time. Hendricks House's existing women's facility is located in Galloway Township, Atlantic County, next to a men's facility that Hendricks House also operates. In order to enhance programming, Hendricks House intends to convert its Galloway women's house to a men's facility, and to relocate its women clients to Millville. In support of this residence, Hendricks House will fit-out offices and administrative space for a program manager (1 on site during the day), counselors (2 on site daily, 5 days per week), monitors (1 per shift) and an administrative assistant (1 shift per day of 8 hours / 5 days per week). As with Applicant's other facilities, the residential treatment facility proposed on the subject property would be monitored on a 24/7 basis. The Applicant intends to construct a 283.5 square foot addition to the residence to accommodate a new bathroom, as shown on the floor plan and site plan filed with this application.

(b) The existing church building will be renovated on the interior to provide the following spaces:

- A suite of administrative offices for Hendricks House's executive staff who manage and support the operations of the facilities. These spaces are to be occupied primarily during the daytime when Hendricks Houses' Executive Director, Chief Financial Officer and other executives are on site.
- A suite of offices for use in providing Intensive Outpatient services ("IOP") to clients. These services involve individual client visits 3 times per week, with anticipated office hours of 8 AM to 9 PM Monday through Friday.
- Approx. 3,780 square feet of interior open space that will serve as a multi-purpose room, for active and passive recreation, group meetings or social gatherings. This space may be utilized up to 7 days per week depending on activities that are made available from time to time for clients.

These facilities, as proposed, will be licensed by the State of New Jersey and operated in accordance with all applicable laws, rules and regulations. Applicant intends to make interior renovations to the Church and residential buildings to accommodate the uses described above, as well as to make certain needed repairs and improvements to the exterior of the building.

With regard to the physical characteristics of the property, the enclosed site plan depicts the following:

- A reduction in the currently paved parking lot, which fronts Hillcrest Avenue

- The addition of newly striped parking spaces
- An addition to the existing residential building

With regard to signage, the Applicant proposes to utilize the existing monument sign that currently identifies the Parish. Additionally, the Applicant proposes to install signage on the brick entry walls that border the driveway on Hillcrest Avenue.

### 3. Legal Argument

(a) Use Variance. Individuals who suffer from substance use disorder are recognized under the law as “handicapped” and also as “qualified persons with disabilities” within the meaning of the Americans With Disabilities Act, 42 U.S.C. § 12101(2) and 28 C.F.R. 35.104. Additionally, the New Jersey Supreme Court has found that recovering alcoholics and addicts are handicapped individuals under other applicable federal statutes, as well as the New Jersey Law Against Discrimination. Cherry Hill Twp. v. Oxford House, Inc., 263 N.J. Super. 25, 52, (App. Div. 1993). With this application Hendricks House proposes two principal uses – residential treatment and intensive outpatient treatment – with accessory administrative offices. Because these uses serve the needs of handicapped individuals, the proposed uses fall within the definition of “inherently beneficial use” under the New Jersey Municipal Land Use Law, which defines such use as one that is “universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare.” N.J.S.A. 40:55D-5. Group homes, for example, are listed as an express example of such inherently beneficial use. *Id.*

Moreover, through the adoption of the Health Care Facilities Act of 1971, the New Jersey Legislature confirmed that it is the policy of this State that “hospital and related health care services of the highest quality, of demonstrated need, efficiently provided and properly utilized at a reasonable cost are of vital concern to the public health.” N.J.S.A. 26:2H-1. In the land use context, “municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare” is the first provision of the section of the Municipal Land Use Law in which the intent and purpose of the Law is expressed. N.J.S.A. 40:55D-2(a).

Because the residential treatment facility and the outpatient facility are inherently beneficial uses, the Applicant presumptively satisfies the positive criteria for the grant of a use variance. See SMR v. Fair Lawn Bd. of Adj., 152 N.J. 309, 323 (1998); Sica v. Board of Adj. of Tp. of Wall, 127 N.J. 152, 162-168 (1992) (the subject of which was a privately run residential facility for the rehabilitation of head trauma patients). When Hendricks House applied for a use variance for a different property in Millville in 2016, the City of Millville Zoning Board of Adjustment found specifically that its proposed use (a 40-bed women’s treatment facility) “presumptively satisfies the positive or ‘special reasons’ requirements for a Use Variance since rehabilitation centers have been acknowledged as inherently beneficial.” Resolution No. 16-2016, City of Millville Zoning Board of Adjustment, p. 3, ¶ 15. Although the Board denied the 2016 application for other reasons, the conclusion with respect to special reasons must be the same with regard to this application. The significant need for facilities such as the ones proposed in this

application, and the effectiveness of the programs offered by Hendricks House, is further explained in the May 29, 2020 letter from the New Jersey Association of Mental Health and Addiction Agencies, Inc., attached hereto as Exhibit A.

The Applicant shall provide additional detailed planning testimony at the hearing before the Board as to the legal criteria for the grant of the requested use variance, and the Applicant's basis for the relief requested.

(b) Zoning Accommodations are required under the Federal Fair Housing Act. Hendricks House shall also rely on the legal impact of the Federal Fair Housing Act, and its mandate that reasonable accommodations be provided, including by way of zoning variances. As the federal courts have recognized:

The Fair Housing Act (FHA) enacted by Congress in 1968, 42 U.S.C. § 3601–3631, makes it illegal to discriminate on the basis of race or national origin in housing practices and grants “aggrieved persons” the right to challenge such practices in federal court. 42 U.S.C. § 3613(a). Injunctive relief is among the remedies available to such persons. 42 U.S.C. § 3613(c). The FHA defines an “aggrieved person” to include any person who—“1) claims to have been injured by a discriminatory housing practice; or 2) believes that such person will be injured by a discriminatory housing practice that is about to occur.” 42 U.S.C. § 3602(i).

With the enactment of the Fair Housing Amendments Act (FHAA) in 1988, Congress amended the FHA to expand its anti-discrimination protections to include the handicapped. The FHAA defines a “handicap” as:

- 1) a physical or mental impairment which substantially limits one or more of such person's major life activities,
- 2) a record of having such an impairment, or
- 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

42 U.S.C. § 3602(h). This definition has been interpreted to include persons with a mental illness or personality disorder, recovering alcoholics and drug addicts.<sup>5</sup> *Oxford House, Inc. v. Township of Cherry Hill*, 799 F.Supp. 450, 458–59 (D.N.J.1992) (*Oxford–Cherry Hill*).

Section 42 U.S.C. § 3604(f) defines unlawful discrimination against the handicapped to include the:

... refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling. *Judy B. v. Borough of Tioga*, 889 F. Supp. 792, 798 (M.D. Pa. 1995)

In analyzing the impact of the FHA on zoning decisions, courts have reasoned that, so long as the proposed use would not impose “undue financial and administrative burdens” or require a “fundamental alteration of a program,” then the requested accommodation should be granted. *Id.* at 799. Moreover, “[t]he Act permits claims of unlawful housing discrimination to be filed against municipal entities . . . .” *Dr. Gertrude A. Barber Ctr., Inc. v. Peters Twp.*, 273 F.

Supp. 2d 643, 651 (W.D. Pa. 2003). Municipalities are directed to be mindful that “[t]he purpose of the reasonable accommodation of the FHA is to facilitate the integration of persons with disabilities into all communities.” Id. The present application seeks no more in this regard than the law requires.

(c) Impact of § 30-144 of the Millville ordinance. With regard to the proposed 24-bed women’s residential treatment facility, that building will operate as a licensed facility that would otherwise be permitted in the R-15 zone (or any other zone in the City of Millville) based on the provisions of § 30-144 of the Millville ordinance if occupancy were to be limited to 15 individuals. The Millville ordinance permits licensed facilities for mentally ill persons in all residential zones so long as the occupancy does not exceed 15 persons. Because Applicant proposes occupancy of up to 24 persons, this applicant requires a “d” variance to permit the additional 9 persons over and above the ordinance standard of 15. In connection with Hendricks House’s 2016 application, the Millville Zoning Board of Adjustment found specifically that Hendricks House “would not have required board approval if it had chosen to observe the occupancy limit of 15 persons.” Resolution No. 16-2016, City of Millville Zoning Board of Adjustment, p. 3, ¶ 15. Hendricks House submits that the same rationale exists with respect to the 24-bed facility proposed in this application.

4. Relief Requested. The Applicant seeks the above-described use variance, site plan approval and any other variance, waiver or other relief deemed necessary in order for the Applicant to be able to use the property as described. Additionally, the Applicant requests waivers for any site plan element listed in Section 30-45 of the Millville Ordinance that is not contained in the site plan as submitted.

A. Steven Fabietti, Esq.  
Gruccio Pepper DeSanto & Ruth, P.A.  
817 E. Landis Avenue  
Vineland, NJ 08360  
(856) 691-0100  
Attorneys for applicant Hendricks House Inc.

Dated: June 2, 2020

**New Jersey Association of Mental Health and Addiction Agencies, Inc.**  
Innovating for Progress | Partnering for Solutions

May 29, 2020

**EXHIBIT A**  
**TO HENDRICKS HOUSE INC.**  
**APPLICATION ADDENDUM**

**FY 2020**  
**Board Members**

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Erika Kerber, Esq.  
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Theresa C. Wilson, MSW, LCSW

**President and CEO**  
Debra L. Wentz, PhD

Damaris Piliro, MBA  
Executive Director  
Hendricks House Group, Inc.  
542 North West Boulevard  
Vineland, NJ 08360

Dear Damaris:

On behalf of the New Jersey Association of Mental Health and Addiction Agencies, Inc. (NJAMHAA), it is my pleasure to lend support to Hendricks House Group, Inc. as you look to expand your program in order to serve significantly more men and women with life-saving substance use disorder (SUD) treatment services. As both residential SUD treatment services and intensive outpatient programs (IOP) have been proven to achieve high rates of recovery while being cost-effective, we wholeheartedly endorse Hendricks House's plans to expand its residential services and create an IOP.

While these services have always been critical, the timing for this expansion during the coronavirus pandemic makes it even more imperative, as the crisis has led to significantly increased use of alcohol and illicit drugs. These increases have been reported not only among those who have been diagnosed with SUDs, but also among individuals who started using substances as a way to cope with the trauma associated with coronavirus and the required isolation.

According to the New Jersey Division of Mental Health and Addiction Services' (DMHAS') 2018 statewide report, nearly 56,000 individuals received treatment at least once (34% had multiple admissions) that year. Atlantic County, where Hendricks House Group's facilities are located, had the fifth highest number of admissions, compared to all 21 counties. In 2018, demand for SUD treatment was unmet for 25.1% of Atlantic County residents, according to DMHAS. The Division also reported that Cumberland County, where Hendricks House Group plans to open new halfway houses (one for men and one for women) and open its first IOP, had a 29.5% rate of unmet treatment demand in 2018.

Considering these statistics and the increasing demand for services, especially during the coronavirus pandemic, Hendricks House Group's plans should be supported and applauded. A further reason for this proposed expansion comes from the fact that between 30 and 50 percent of people with SUDs achieve



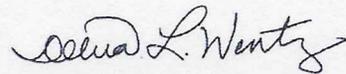
**New Jersey Association of Mental Health and Addiction Agencies, Inc.**  
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recovery, based on numerous studies. In addition to the priceless impact on individuals' health and quality of life, SUD treatment has a significant financial benefit. The National Institute on Drug Abuse conservatively estimates that for every dollar invested in SUD treatment programs, there is a return of between \$4 and \$7 in reduced drug-related crime, criminal justice costs and theft. The fiscal outcome is even greater regarding healthcare costs, with every dollar invested correlating with \$12 saved.

As facilities such as those that Hendricks House Group operates are voluntary, they are good for the communities in which they are located. Such establishments should be located in all communities, not because it is legally acceptable, but because people who recover make good neighbors and positively contribute to the communities where they live.

I hope this compelling information is sufficient for securing the zoning board's approval of your program expansion plans. If any of the board members need additional information, please contact me at 609-838-5488, ext. 292, or [dwentz@njamhaa.org](mailto:dwentz@njamhaa.org).

Sincerely,



Debra L. Wentz, PhD  
President and CEO









July 31, 2020

**Via Email and US Mail**

City of Millville, Zoning Board of Adjustment  
12 South High Street  
Millville, NJ 08332

**Re: Hendricks House Inc.  
Use Variance - Planning Review #1  
2 Hillcrest Avenue  
Block 47, Lot 2  
Our File No. HMVCZ047.01**

Dear Board Members:

In accordance with your authorization, our office has reviewed the Use Variance Application for the above referenced site, which included the following materials:

- Four (4) sheet set of site plan drawings prepared by Fralinger Engineering, dated June 1, 2020, last revised July 20, 2020;
- Two (2) sheets of architectural floor plan drawings from MMPF Architects, dated May 8, 2020;
- Two (2) architectural renderings, author unidentified, undated;
- Application form and addendum.

Our office has reviewed the above items for the application and submit the following comments for your consideration:

**1. Project and Property Description**

The property is located at 2 Hillcrest Avenue, at the intersection with West Main Street, and also having frontage on Fairton Road. The 9.5 acre property is currently developed with a house of worship (St. John Bosco Church), an accessory dwelling used as a rectory, and the associated parking and circulation for the church building. There are two driveways, both on Hillcrest Avenue that provide access to the site. The northern portions of the site are developed, while the southern 1/3 of the site are wooded and undeveloped, except for a small wood pavilion amongst the trees.

The site is surrounded primarily by single family residences along West Main Street, across Hillcrest Avenue, and behind it along Fairview Avenue. There are a few other institutional uses along Fairton Avenue south of the site, including another church, and a masonic lodge.

The applicant, Hendricks House, is proposing to use the property for a residential treatment facility for women with substance abuse disorders, and an intensive outpatient program for substance



City of Millville, Zoning Board  
Re: Hendricks House  
Planning Review #1

July 31, 2020  
Our File No. HMVCZ 047.01  
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abuse disorders, as well as accessory functions to these uses in the form of recreational facilities for residents, and administrative offices.

The existing rectory/parsonage residence on the northern end of the site will be repurposed to be used as the residential treatment facility for women, with a capacity listed as up to 24 clients residing in the building at any given time. A 283.5 square-foot addition to the residence is proposed to install a new bathroom.

The existing church building on the property is proposed to be renovated to be used for administrative offices, offices for the use of the intensive outpatient services functions, and a 3,780 square-foot multi-purpose room.

In addition, the applicant proposes to reduce the footprint of the existing parking lot on the site, and restripe in parking spaces. 136 total parking spaces are proposed. Further improvements to the parking area include new landscaped islands in the parking lot with shade trees, and additional landscaping surrounding the parking areas.

An existing monument sign at the corner of Hillcrest Avenue and West Main Street that was used by the church is also proposed to be repurposed as a Hendricks House sign, and two walls at the driveway entrance are proposed to include Hendricks House signage as well.

There are three existing accessory shed structures that are proposed to remain. Their specific use has not been identified.

## **2. Zoning Compliance**

The site is located within the R-15 Residential District of the City. The following uses are permitted as principal uses in the R-15 District:

- Parks, playgrounds, playfields
- Public educational or cultural facilities, including museums and libraries
- Municipal buildings and other governmental uses
- Agricultural uses
- Farms
- Single family detached dwellings
- Cemeteries

Special needs housing facilities are not listed as a permitted use in the District. However, **§30-144** of the City Code expressly permits any community residence or similar facility, provided that



City of Millville, Zoning Board  
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 Planning Review #1

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they are licensed and that their occupancy does not exceed 15 persons. The proposed facility will have up to 24 residents.

Outpatient substance abuse treatment centers are also not listed as permitted principal uses in the district. A d-1 use variance will be required.

**3. Bulk Requirements**

The bulk requirements for the R-15 Residential District differ by the use that is permitted. As no standards exist for either of the proposed uses on the site, the bulk regulations for a public educational or cultural facility - which might be the closest permitted use in the R-15 District in nature to the proposed use, are listed below for comparison:

<b>R-15 District Bulk Requirements</b>			
	<b>Required (education)</b>	<b>Existing</b>	<b>Proposed</b>
Min Lot Area	2 acres	9.5 acres	No Change
Min Lot Frontage	200 feet	1,229' (Hillcrest) 475' (West Main) 183' (Fairton)	No Change
Min Lot Depth	300 feet	183 feet	No Change
Min Front Yard	75 feet	+/- 220' (Hillcrest) 146.5' (West Main) +/- 800' (Fairton)	No Change
Min Side Yard	40 feet	18.6 feet	No Change
Min Rear Yard	75 feet	N/A	N/A
Max Bldg. Height	35 feet	37 feet	No Change
Max Lot Cover	40%	26.4%	23.6%

**4. Variances and Waivers**

The applicant has requested the following variances:

- a) **§30-106** – Permitted uses: Intensive Outpatient treatment offices are also not a permitted use in the R-15 district.
- b) **§30-144** – Residences for the developmentally disabled: Community residences are permitted in any residential district so long as they are limited to 15 residents. 24 residents are proposed.



City of Millville, Zoning Board  
Re: Hendricks House  
Planning Review #1

July 31, 2020  
Our File No. HMVCZ 047.01  
Page 4

It appears that the following variances and design waivers may also be required of this application:

- c) **§30-137.E** – Bicycle parking is required for all non-residential development at a ratio of 1 bicycle parking space per 20 car parking spaces. It does not appear that any bicycle parking is proposed.
- d) **§30-155** – A landscaped buffer with a width of 50 feet is required between residential properties and residential health care facilities. No buffer is identified on the plans, and it appears that no buffer on site exists between the church building and the adjacent residential property to the west.
- e) **§30-181.D(1)** – Sidewalks shall be required along all streets. No sidewalks exist or are proposed along any of the three frontages along the property.
- f) **§30-264.N** – For uses not expressly discussed in the Township Code, a maximum of one attached or freestanding sign is permitted. Three signs are proposed.

## 5. Master Plan Considerations

The City's Master Plan Land Use Element, adopted in 2017, offers the following goals, objectives, and recommendations that may be relevant to this application:

- The Master Plan recommends that all of the City's residential zoning districts be reconfigured into high, medium, and low density districts, and that regulations be simplified to avoid the necessity for continuing variance requests.
- Parks, schools, and civic uses are recommended to be permitted in the medium density residential areas, such as the surroundings of this site.
- The Plan recommends that larger scale higher density development be directed towards the Downtown Business district, and other areas within existing or future sewer service areas.

## 6. Planning Comments

- a) The applicant is requesting several d-1 use variances, to permit two uses on the site that are not permitted principal uses in the R-15 district: a group home for women with substance abuse, and an intensive outpatient treatment facility for people with substance abuse issues.
- b) In order for the Board to grant a d variance, the applicant must satisfy both the positive and negative criteria:
  - a. Positive Criteria – There must be special reasons to grant the variance. Special reasons can be in one of three categories: that there is a hardship in using the



City of Millville, Zoning Board  
Re: Hendricks House  
Planning Review #1

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Page 5

property in conformance with the zoning criteria; that the use is inherently beneficial; or that the proposed use will enhance the purposes of zoning.

- b. In this case, the municipal land use law recognizes licensed group home facilities as an inherently beneficial use, that is one that is universally considered of value to the community because it fundamentally serves the public good. In this instance for an inherently beneficial use, the positive criteria are presumptively satisfied.
- c. However, even for inherently beneficial uses, it must be shown that there is a need for the use in the community. An otherwise inherently beneficial use does not maintain that status if the need is otherwise satisfied.
- d. Negative Criteria – In order to satisfy the negative criteria, it must be found that the variance can be granted without substantial detriment to the public good, and that the variance can be granted without substantial impairment to the intent and purpose of the zone plan.
- e. The applicant must address how the proposed uses might negatively impact the surrounding community. Impacts might be noise, excessive traffic, of an alteration of the character of the community.
- f. The applicant must address the lack of provisions for such a use within the R-15 district. The applicant should discuss if any other potential locations in the City were considered, and the proposed capacity of the facility. Group home facilities of up to 15 residents would otherwise be permitted in the R-15 district.
- g. For uses considered inherently beneficial, the courts through the *Sica v Wall Township* case have established a 4 step test to determine whether or not to grant a use variance:
  - i. Identify the public interest at stake
  - ii. Identify any potential detrimental impacts
  - iii. Can the detrimental impacts be mitigated by reasonable conditions?
  - iv. Weigh the benefits against the detriments, and determine if the benefits outweigh the detriments.
- c) Although it appears that there may potentially be existing conditions on the site that are not in conformance with the standards of the R-15 district, depending on which standards for permitted uses the Board considers appropriate, bulk variances are generally considered to be subsumed within the proofs required of a d variance. This means that for any potential bulk variance, the applicant does not necessarily need to offer a separate



City of Millville, Zoning Board  
Re: Hendricks House  
Planning Review #1

July 31, 2020  
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Page 6

set of proofs. However, the consistency with the current zoning ordinance, even though not designed for these particular uses, should be taken into consideration in the determination of whether or not the d variances can be granted.

- d) The applicant should provide testimony addressing the use of both of the buildings on the property, and the specifics of each operation.
  - a. What is a residential treatment center, and how long do residents stay in the facility? Do they have their own vehicles? Do they work on-site or are they employed elsewhere?
  - b. What is an intensive outpatient treatment program? How frequent are the intensive outpatient program visits?
  - c. In addition to the 24 potential residents, how many employees or staff will be present at any given time? The architectural drawing for the use of the church building shows substantial amount of space devoted to what appears to be administrative functions.
- e) There are three small accessory shed structures that are indicated to remain located on the west side of the property between the two principal structures. What will the use of these structures be?
- f) The applicant should address the amount of parking proposed. No specific parking calculations have been provided to determine the number of parking spaces required. For reference, the following parking requirements apply to similar developments:
  - a. Rooming houses require 1 space per 3 beds + 1 space for staff
    - i. 24 beds proposed = 9 spaces required.
  - b. Medical office requires 1 space per 300 s.f. GFA
  - c. Hospitals require 1 space per 6 seats, or 1 space per 100 s.f. GFA
  - d. It is not clear how much space within the church building will be used as office space or treatment facility space, and what parking requirement might best apply.
  - e. 136 parking spaces are proposed.
- g) A landscaped buffer may be required between the existing church building and the adjacent property to the west. The building, and the accessory sheds are situated very close to the property line. However, that portion of the adjacent property is currently undeveloped woodlands.



City of Millville, Zoning Board  
Re: Hendricks House  
Planning Review #1

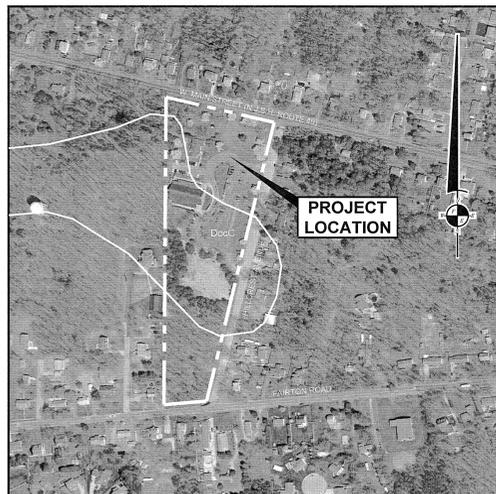
July 31, 2020  
Our File No. HMVCZ 047.01  
Page 7

- h) No lighting plans have been provided. The applicant should clarify if any new site lighting is proposed.
- i) Although no details have been provided, the applicant has indicated that the existing monument sign will be retained and repurposed, and that the existing brick walls at the driveway entrance to the parking lot will include new signage. The City's ordinance permits a maximum of one sign, where three are proposed. The applicant should provide details of the proposed signage.
- j) We defer any comment regarding grading, drainage, stormwater, utilities, and map filing requirements to the City Engineer.

Should you have any questions regarding this application, please feel free to call.

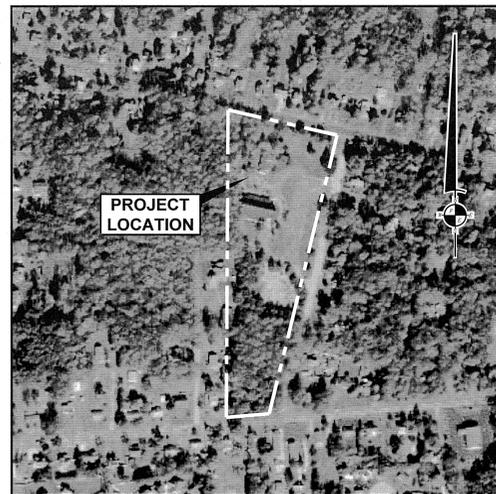
Sincerely,  
**CME ASSOCIATES**

Christopher Dochney, PP, AICP



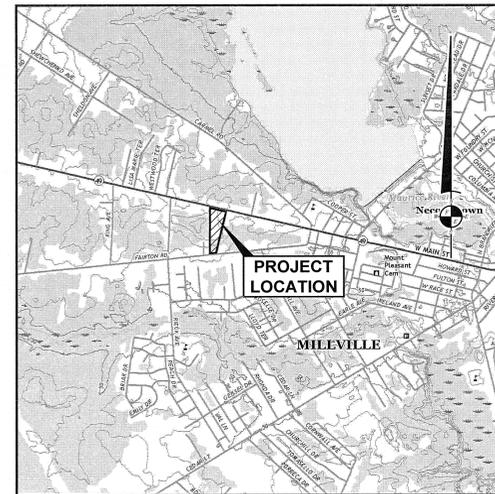
**SOILS SURVEY MAP**

SCALE : 1"=300'  
PART OF THE U.S.D.A. WEB SOIL SURVEY  
SOIL TYPE PRESENT IN WORK AREA:  
Docc: DOWNER LOAMY SAND, 5 TO 10 PERCENT SLOPES



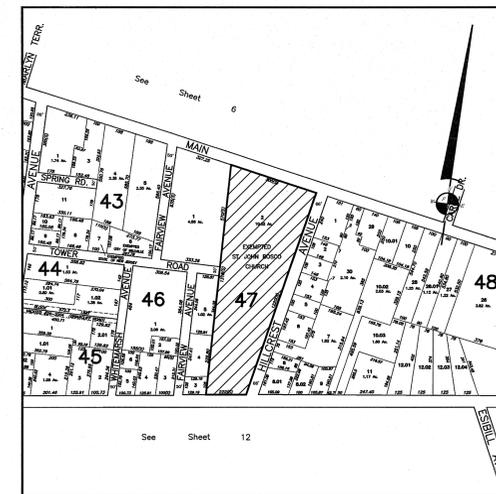
**NATIONAL WETLANDS INVENTORY MAP**

SCALE : 1"=300'  
PART OF THE U.S. FISH AND WILDLIFE SERVICE  
NATIONAL WETLANDS INVENTORY



**U.S. GEOLOGICAL SURVEY MAP**

SCALE : 1"=2,000'  
PART OF THE U.S.C.&G.S.  
MILLVILLE, N.J. QUADRANGLE



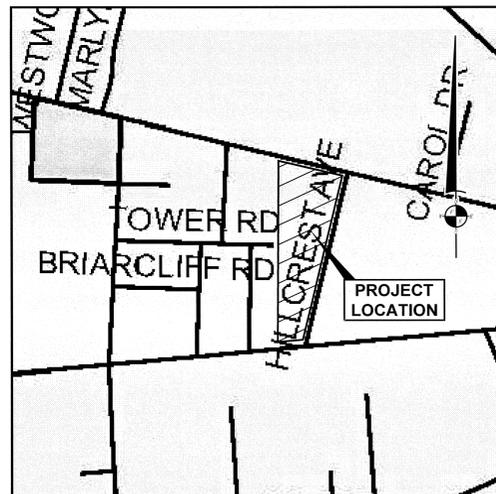
**TAX MAP**

SCALE : 1"=400'  
PART OF THE CITY OF MILLVILLE TAX MAP  
SHEET NUMBER 9

# SITE PLAN FOR HENDRICKS HOUSE GROUP City of Millville Cumberland County, New Jersey

**ZONE SCHEDULE**  
ZONE: R-15 (RESIDENTIAL)

STANDARD	EXISTING	PROPOSED
MIN. LOT AREA	412,328 S.F.	412,328 S.F.
MIN. LOT FRONTAGE	183.01' (FAIRTON ROAD) 475.45' (W. MAIN STREET) 1,229.08' (HILLCREST AVENUE)	183.01' (FAIRTON ROAD) 475.45' (W. MAIN STREET) 1,229.08' (HILLCREST AVENUE)
MIN. LOT DEPTH	183.01'	183.01'
MIN. SETBACKS: FRONT SIDE REAR	146.5' (W. MAIN STREET) 18.6' 18.6'	146.5' (W. MAIN STREET) 18.6' 18.6'
MAX. BUILDING HEIGHT	37'	37'
MAX. LOT COVERAGE	26.4%	23.6%
PARKING REQUIREMENT	NO VISIBLE STRIPING	136 TOTAL SPACES PROVIDED
ADA HANDICAPPED REGULATIONS	4 HANDICAPPED ACCESSIBLE SPACES	101-150 TOTAL SPACES PROVIDED 5 HANDICAPPED ACCESSIBLE SPACES REQUIRED (1 REQUIRED TO BE VAN ACCESSIBLE) 5 TOTAL SPACES OVERALL (5 VAN ACCESSIBLE)
SIGNAGE WALL  FREESTANDING	NONE PRESENT  10'-10" WIDE x 5' HIGH, 6"-8" FROM GRADE TO TOP OF SIGN	20 S.F. OR LESS (LOCATED ON FRONT WALL) EXISTING FREESTANDING SIGN TO REMAIN 4 - 2' HIGH x 2' WIDE (4 S.F. EACH) ENTRY WALL SIGNS



**ZONE MAP**

SCALE : 1"=500'  
PART OF THE CITY OF MILLVILLE ZONING MAP  
DATED: NOVEMBER, 2015

**PROPERTY OWNERS WITHIN 200' OF SITE**

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
32	1322 MAIN ST W	2	STONE, MICHAEL & BEATRICE 1322 W MAIN STREET MILLVILLE, N J	48	7 HILLCREST AVE	2	HUGHMAN, CARL A. & ALLISON 7 HILLCREST AVENUE MILLVILLE N J
71			08332	1			08332
32	1328 MAIN ST W	2	DAVITOLO, ALBERT J & MENDITH 1328 W MAIN ST MILLVILLE NJ	48	15 HILLCREST AVE	2	BAEE, KIMBERLY 15 HILLCREST AVE MILLVILLE, NJ
72			08332	2			08332
32	1404 MAIN ST W	2	MORRIS, STEVEN & TAMMY 1404 W MAIN STREET MILLVILLE NJ	48	19 HILLCREST AVE	2	LASH, MARC A. & CATHY J. 19 HILLCREST AVE MILLVILLE NJ
73			08332	3			08332
32	1406 MAIN ST W	2	FORRECA, ERIC R JR 2439 W MAIN ST MILLVILLE, N J	48	23 HILLCREST AVE	2	COOPER, ALTA K 23 HILLCREST AVE MILLVILLE, N J
74			08332	4			08332
32	1432 MAIN ST W	2	MONTEROM, JEFFREY C & LINDA K LEE 1432 W MAIN ST MILLVILLE N J	48	101 HILLCREST AVE	2	NAGAO, SCOTT T & MICHAEL K 101 HILLCREST AVE MILLVILLE NJ
75			08332	5			08332
32	1434 MAIN ST W	2	KESSELER, JASON 1434 W MAIN ST MILLVILLE NJ	48	105 HILLCREST AVE	2	BURLIN, JAMES & CHRISTINA KING 105 HILLCREST AVE MILLVILLE NJ
76			08332	6			08332
32	1438 MAIN ST W	2	JONES, PEARL M 1438 W MAIN ST MILLVILLE NJ	48	HILLCREST AVE	1	TUBO, FRANKLIN J & KIMBERLY D 14 HILLCREST AVE MILLVILLE NJ
77			08332	7			08332
32	1422 MAIN ST W	2	HEICHEL, GERALD & REINHA 1422 W MAIN STREET MILLVILLE NJ	48	117 HILLCREST AVE	2	HILLOTT, RONALD T & JUDY 117 HILLCREST AVE MILLVILLE, NJ
78			08332	8			08332
32	1426 MAIN ST W	2	BAUNES, TERRY 1426 W MAIN ST MILLVILLE, NJ	48	1346 FAIRTON RD	2	HILLOTT, ANTHONY R SR & CHEVEL M 1346 FAIRTON RD MILLVILLE NJ
79			08332	8.01			08332
32	1430 MAIN ST W	2	FLOWMAN, CAROLE 1430 W MAIN ST MILLVILLE NJ	65	1409 FAIRTON RD	2	WALKER, BRIAN 1409 FAIRTON RD MILLVILLE NJ
80			08332	17			08332
46	FAIRTON RD	1	TOMBLE PARTNERSHIP LLP 11 TAYLOR RD EDISON NJ	65	1415 FAIRTON RD	2	GANDY, JAMES SR & JOYCE 1415 FAIRTON RD MILLVILLE NJ
1			08817	25			08332
46	120 FAIRVIEW AVE	2	DUJAKOV, NICOLAJ & MARY D 120 FAIRVIEW AVENUE MILLVILLE, NJ	65	1405 FAIRTON RD	2	WHITE, THOMAS & MARIA GIANINI 1405 FAIRTON RD. MILLVILLE, NJ
2			08332	26			08332
46	1418 FAIRTON RD	2	GALLAHER, ROBERT S JR & KATHLEEN 26 S BETHEL RD MILLVILLE NJ	65	1401 FAIRTON RD	2	LUPPBERGER, LAWRENCE & JANICE 1401 FAIRTON ROAD MILLVILLE, NJ
3			08332	27			08332
47	MAIN ST W	1	TOMBLE PARTNERSHIP, LLC 11 TAYLOR RD EDISON, NJ	65	1347 FAIRTON RD	15D	SLAVIC PROTESTANT CHURCH 1347 FAIRTON RD MILLVILLE N J
1			08817	28			08332
47	2 HILLCREST AVE	15D	THE PARISH OF ALL SAINTS 621 DOCK ST MILLVILLE, N J	65	1345 FAIRTON RD	2	BARTON, STANLEY J JR 1345 FAIRTON ROAD MILLVILLE, NJ
2			08332	29			08332
47	1410 FAIRTON RD V/HONARD	2	TOWLIN, HOWARD C. & DORIS A. 1410 FAIRTON ROAD MILLVILLE, N J	3			
3			08332	4			
47	121 FAIRVIEW AVE SIL/CATHERINE	2	VASTARDIS, HELEN STALS & DOROSHUK, C 121 FAIRVIEW AVE MILLVILLE NJ	4			
4			08332	5			
47	129 FAIRVIEW AVE	2	DOROSHUK, DANIEL 129 FAIRVIEW AVE MILLVILLE NJ	5			08332

- GENERAL NOTES**
- TAX MAP REFERENCE:  
SHEET 9  
BLOCK 47  
LOT 2
  - DEED REFERENCE:  
BOOK 4077  
PAGE 1005  
DATE 12-02-2010
  - TOTAL LOT AREA: 412,328 S.F. (9.466 ACRES)
  - OWNER:  
PARISH OF ALL SAINTS  
621 DOCK STREET  
MILLVILLE, NJ 08332
  - APPLICANT:  
HENDRICKS HOUSE, INC.  
542 N. WEST BOULEVARD  
VINELAND, NJ 08360
  - ON-SITE BENCHMARKS:  
NAIL SET IN UTILITY POLE #B-47729  
ELEV. = 78.72 (NAVD '88 DATUM)  
NAIL SET IN UTILITY POLE #B-51585  
ELEV. = 82.92 (NAVD '88 DATUM)
  - BOUNDARY AND TOPOGRAPHIC SURVEY  
PERFORMED BY FRALINGER ENGINEERING, PA.  
BETWEEN MAY 6 AND MAY 7, 2020.

**UTILITIES**

**ELECTRIC**  
ATLANTIC CITY ELECTRIC  
428 ELLIS STREET  
GLASSBORO, NJ 08028

**CABLE TV**  
COMCAST CABLE  
1846 NORTH WEST BLVD.  
VINELAND, NJ 08360

**GAS**  
SOUTH JERSEY GAS COMPANY  
1271 N. SECOND STREET  
MILLVILLE, NJ 08332

**TELEPHONE**  
VERIZON  
10 TANSBORO ROAD, 2ND FLOOR  
BERLIN, NJ 08009

**WATER**  
CITY OF MILLVILLE WATER DEPT.  
CITY HALL, HIGH & SMITH ST.  
MILLVILLE, NJ 08332

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAN, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

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THIS PLAN DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.

NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY FRESHWATER WETLANDS PROTECTION ACT (N.J.S.A. 13:9B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING PA.

THIS PLAN HAS BEEN APPROVED BY THE CITY OF MILLVILLE ZONING BOARD.

ZONING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ZONING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SHEET INDEX**

SHEET	DESCRIPTION
SP-1	COVER SHEET
SP-2	BOUNDARY AND TOPOGRAPHIC SURVEY
SP-3	DEMOLITION AND SITE PLAN
SP-4	GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN

STEPHEN J. NARDIELLO, P.E., P.P., C.M.E.  
Professional Engineer No. 145-0762  
www.fralinger.com

**Fralinger Engineering**  
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS • ENVIRONMENTAL SERVICES

629 Shiloh Pike  
Bridgeport, NJ 08302  
Phone: (856) 455-9700  
www.fralinger.com

NO.	DATE	REVISION
1	7-26-20	

COVER SHEET  
PREPARED FOR  
**HENDRICKS HOUSE GROUP**  
PROJECT: 254401  
DATE: 6-11-20  
SCALE: AS NOTED

CITY OF MILLVILLE  
COUNTY: CUMBERLAND COUNTY  
STATE: NEW JERSEY

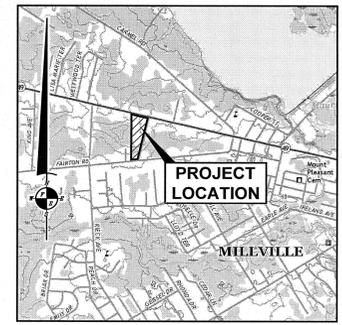
SP-1

**LEGEND**

---	BOUNDARY
---	RIGHT OF WAY
---	1' EXISTING CONTOUR INTERVAL
---	5' EXISTING CONTOUR INTERVAL
---	CENTERLINE
---	CHAIN LINK FENCE
---	GAS SERVICE
---	OVERHEAD ELECTRIC SERVICE
---	SANITARY SEWER
---	STORM SEWER
---	WATER SERVICE
---	WOOD FENCE
---	WOODS LINE
BC	BOTTOM OF CURB
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
EC	EDGE OF CONCRETE
ELEC.	ELECTRIC
EP	EDGE OF PAVEMENT
ES	EDGE OF STONE
FF	FINISHED FLOOR ELEVATION
GM	GAS METER
GR	GRATE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MALBOX
PVC	POLYVINYL CHLORIDE
R.O.W.	RIGHT OF WAY
TC	TOP OF CURB
TCP	TERRA COTTA PIPE
TRANS.	TRANSFORMER
U/P	UTILITY POLE
7&6	EXISTING SPOT ELEVATION
⊙	BUSH
⊙ CV	GAS VALVE
⊙ W	OUT WIRE
⊙ L	LIGHT POLE
⊙ S	SIGN
⊙ T	TREE
⊙ U	UTILITY POLE
⊙ UV	UTILITY POLE WITH LIGHT
⊙ V	WATER VALVE

**GENERAL NOTES**

- TAX MAP REFERENCE:  
SHEET 9  
BLOCK 47  
LOT 2
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NAIL SET IN UTILITY POLE #2-51585  
ELEV. = 82.92 (NAVD '88 DATUM)
- BOUNDARY AND TOPOGRAPHIC SURVEY,  
PERFORMED BY FRALINGER ENGINEERING, P.A.  
BETWEEN MAY 6 AND MAY 7, 2020.



**U.S. GEOLOGICAL SURVEY MAP**  
SCALE: 1"= 2,000'  
PART OF THE U.S.C.&G.S.  
MILLVILLE, N.J. QUADRANGLE

GUY M. DE FABRITES, P.L.S., P.P.  
PROFESSIONAL LAND SURVEYOR IN LIC. NO. 200800000  
PROFESSIONAL SURVEYOR IN LIC. NO. 200800000  
DATE: 6/1/20  
www.fralinger.com

NO.	DATE	REVISION

630 South Pike  
Bridgeton, NJ 08302  
Phone: (856) 455-0200  
Fax: (856) 455-0404  
www.fralinger.com

**Fralinger Engineering**  
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS • ENVIRONMENTAL SERVICES

BOUNDARY AND TOPOGRAPHIC SURVEY  
PREPARED FOR:  
**HENDRICKS HOUSE GROUP**  
PROJECT: 2548.01 SITE PLAN DWG  
DATE: 6-1-20  
SCALE: 1"=40'

MUNICIPALITY: CITY OF MILLVILLE  
COUNTY: CUMBERLAND COUNTY  
STATE: NEW JERSEY

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

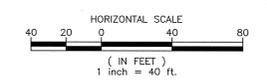
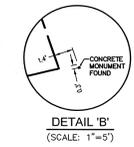
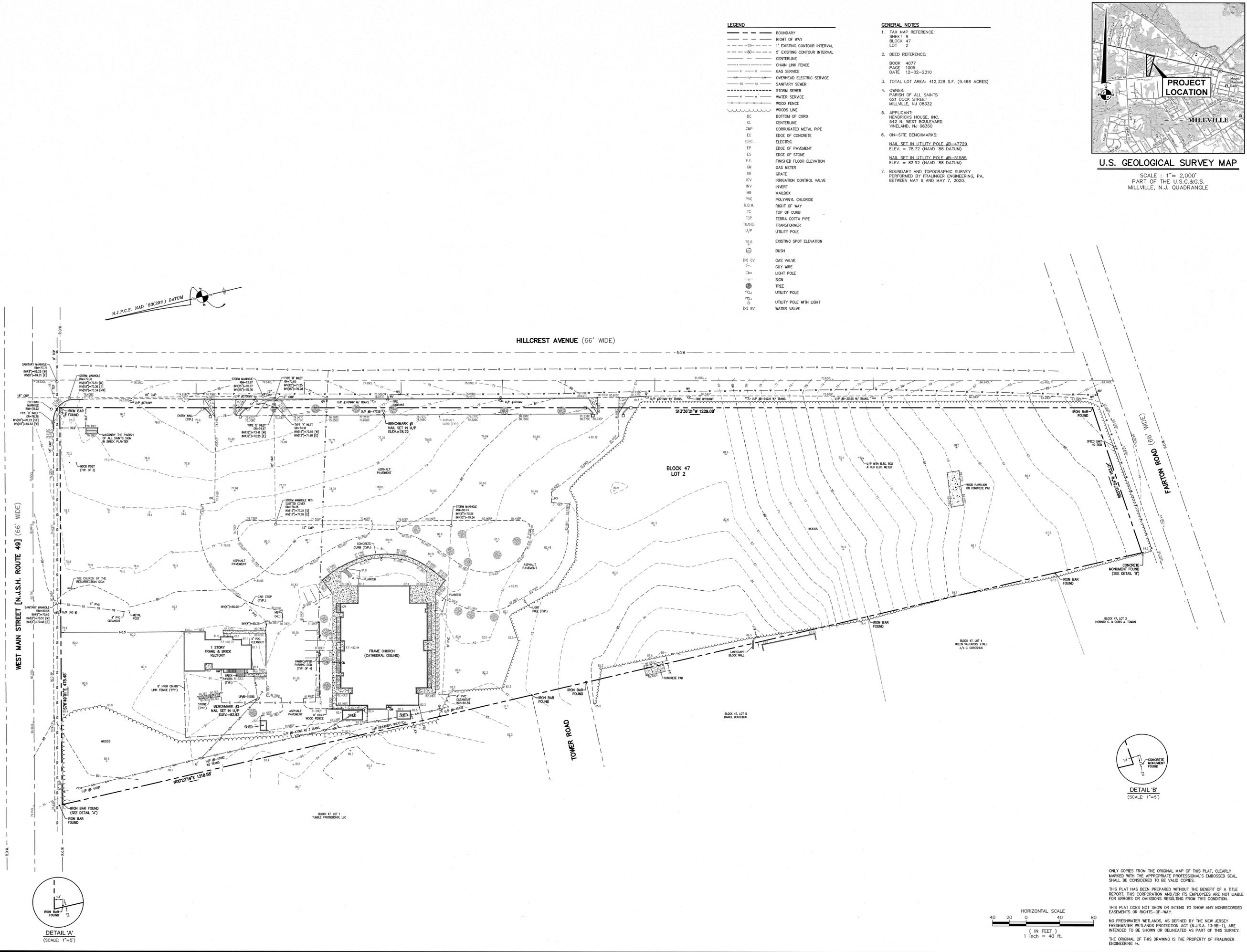
THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.

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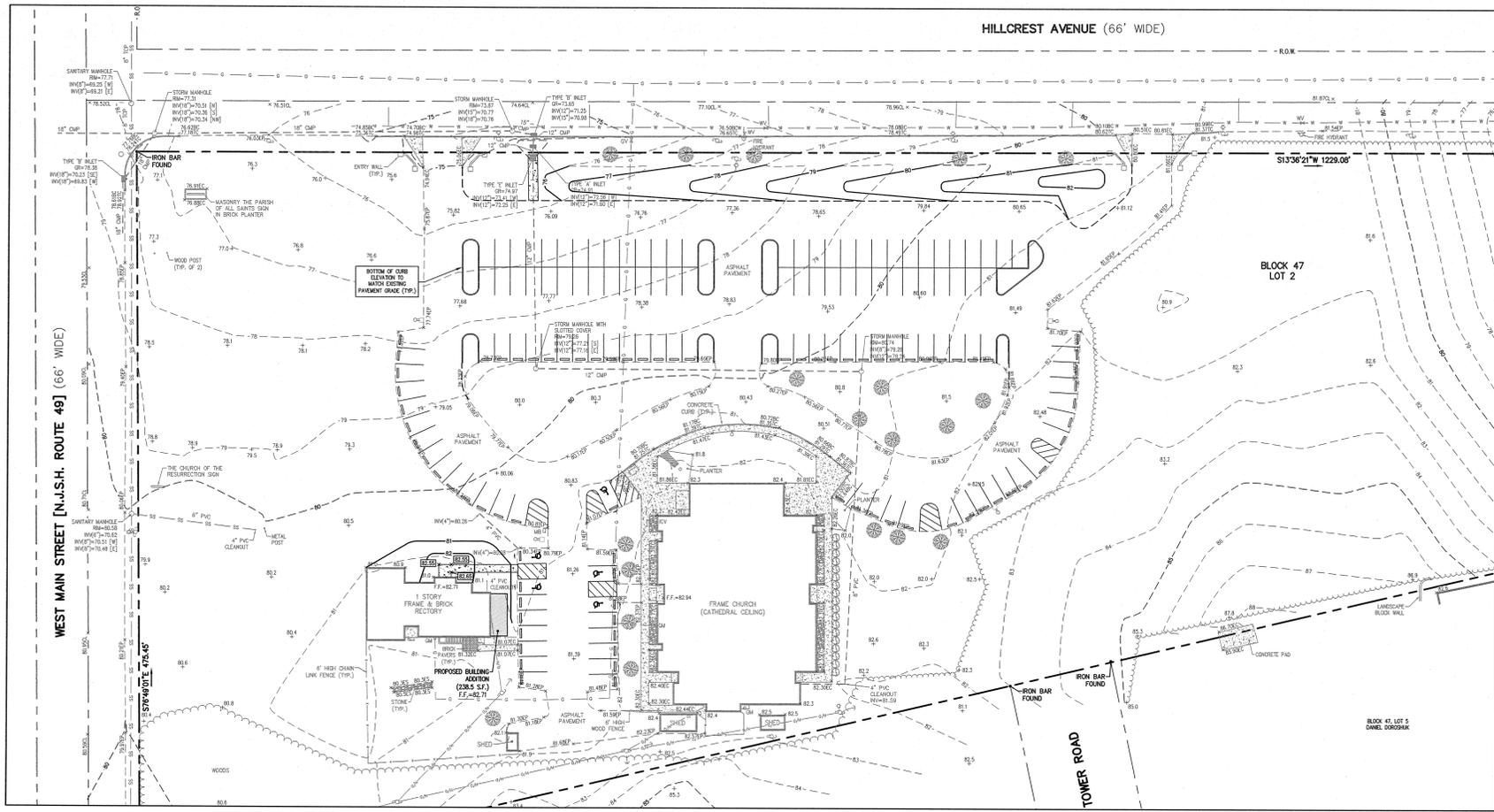
THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING, P.A.

SP-2

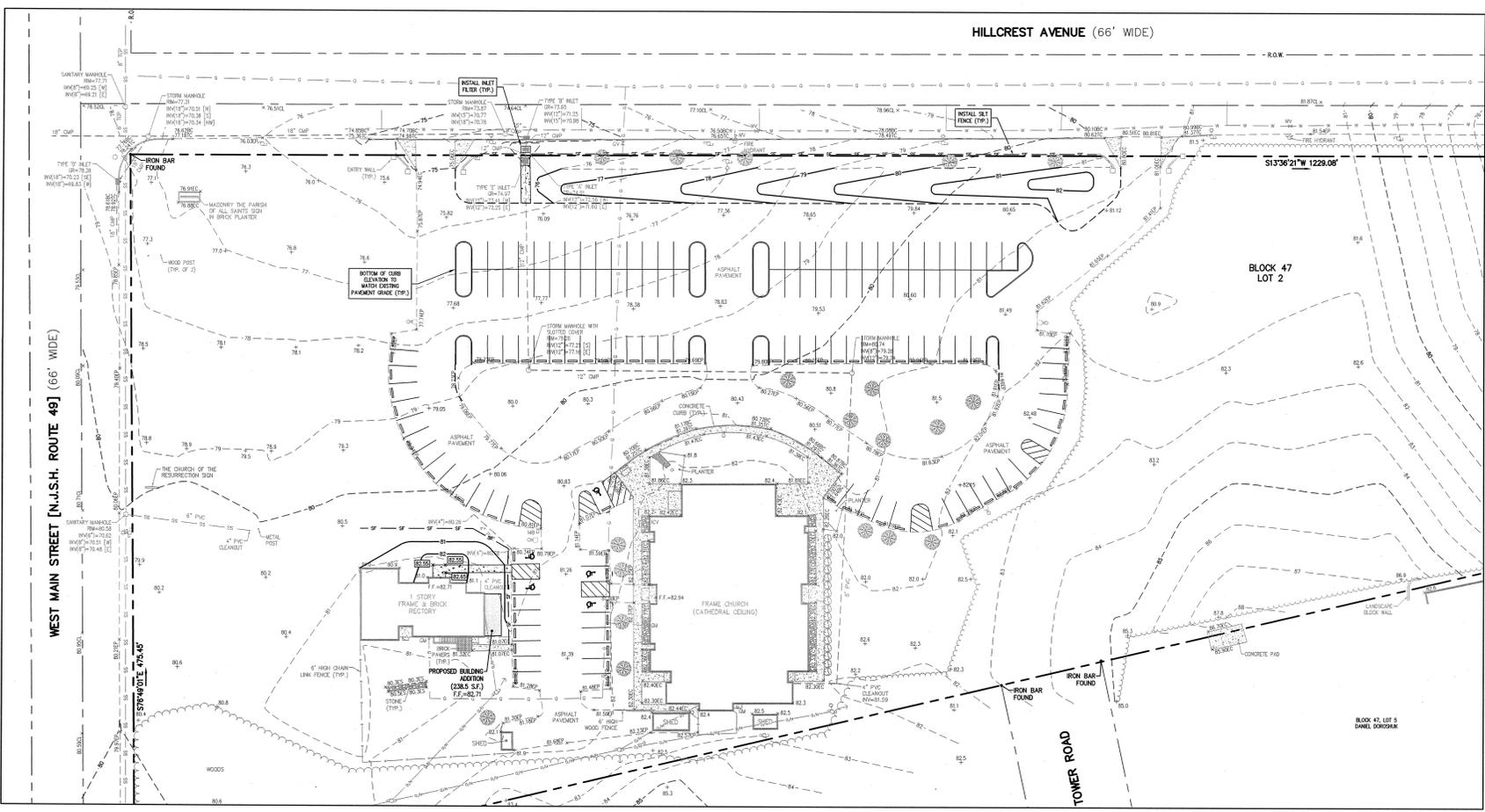


P:\2020-2009\2020.01 CAD\DWG\2020.01 SITE PLAN DWG 6/1/2020 10:31 AM Mr. Baldo: KJP (p) (c)





GRADING PLAN  
(SCALE: 1"=40')



SOIL EROSION AND SEDIMENT CONTROL PLAN  
(SCALE: 1"=40')

**SOIL EROSION SEDIMENT CONTROL DETAILS**

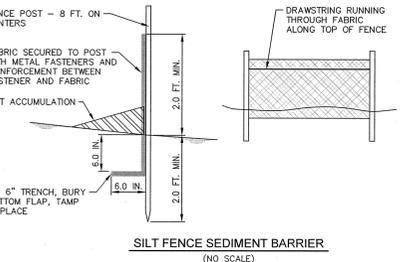
1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND APPLICATION RATES SHALL BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH MATTING OR LIQUID MULCH BINDER).
5. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL SOIL EROSION AND SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
8. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. PROPOSED LOCATIONS MUST BE DELINEATED ON THE PLAN.
9. A CRUSHED STONE, TREE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. THE TREE-CLEANING PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5 - 4" IN SIZE, PLACED 12" THICK AND THE FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. (THE STRUCTURE MUST BE DELINEATED AND BETA INCLUCED ON THE PLANS.)
10. IF A STONE CONSTRUCTION ENTRANCE IS TO BE USED AS AN EXIT TO A MAJOR HIGHWAY, A THIRTY (30) FOOT PAVED TRANSITION AREA SHALL BE INSTALLED.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION (FILTER DETAILS APPEAR ON PLAN).
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSIDE AREA. DETAILS AND MAINTENANCE OF THE DEVICE MUST BE INCLUDED ON THE PLANS. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
16. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
17. SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE SEEDING PREPARATION.
18. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION RATES AT THE REQUEST OF THE SOIL CONSERVATION DISTRICT.
19. N.J.S.A. 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
20. N.J.S.A. 4:24-39, ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
21. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
22. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
23. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ALL SUBSEQUENT OWNERS.
24. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILES WITH ANNUAL RYE GRASS, STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
25. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
28. IF A SUFFICIENT VOLUME OF TOPSOIL DOES NOT EXIST ON-SITE, IT WILL NEED TO BE BROUGHT IN FROM AN OFFSITE SOURCE, AND SHOULD MEET THE REQUIREMENTS OF THE "STANDARDS FOR TOPSOILING".

**LEGEND**

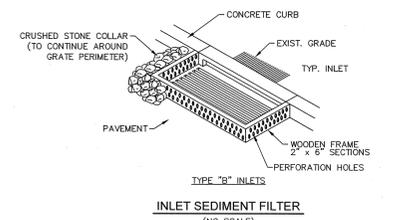
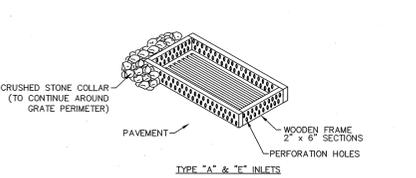
- BOUNDARY
- - - RIGHT OF WAY
- - - - - 1' EXISTING CONTOUR INTERVAL
- - - - - 5' EXISTING CONTOUR INTERVAL
- - - - - CENTERLINE
- - - - - CHAIN LINK FENCE
- - - - - GAS SERVICE
- - - - - OVERHEAD ELECTRIC SERVICE
- - - - - SANITARY SEWER
- - - - - STORM SEWER
- - - - - WATER SERVICE
- - - - - WOOD FENCE
- - - - - WOODS LINE
- BC BOTTOM OF CURB
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CC EDGE OF CONCRETE
- ELEC. ELECTRIC
- EP EDGE OF PAVEMENT
- ES EDGE OF STONE
- FF FINISHED FLOOR ELEVATION
- GM GAS METER
- GR GRATE
- ICV IRRIGATION CONTROL VALVE
- INV INVERT
- MB MAILBOX
- PVC POLYVINYL CHLORIDE
- R.O.W. RIGHT OF WAY
- TC TERRA COTTA PIPE
- TRNS. TRANSFORMER
- U/P UTILITY POLE
- 76.0 EXISTING SPOT ELEVATION
- BUSH
- D4 GV GAS VALVE
- D4 GW GUY WIRE
- D4 LP LIGHT POLE
- D4 SN SIGN
- D4 TP TREE
- D4 UP UTILITY POLE
- D4 UV UTILITY POLE WITH LIGHT
- D4 WV WATER VALVE

**SOIL EROSION AND SEDIMENT CONTROL STATEMENTS**

- A. SEQUENCE OF DEVELOPMENT
  1. SITE CLEARING, BACKFILL AND COMPACT FILL MATERIAL BROUGHT TO SITE, STRIP TOPSOIL WHERE REQUIRED FROM SITE AND INSTALLATION OF SOIL EROSION MEASURES, SILT FENCE, CONSTRUCTION DRIVE, INLET FILTERS, ETC.
  2. CONSTRUCTION OF BUILDING ADDITION.
  3. REMOVAL OF EXISTING ASPHALT AND CURB, RE-STRIPING OF PARKING LOT.
  4. INSTALLATION OF TOPSOIL, GRADING, FERTILIZATION AND LANDSCAPING WITHIN DESIGNATED AREAS.
- B. PROJECT SITE CLEARING COVERS AREA OF BUILDING ADDITION AND NEW LANDSCAPED AREA. THE TOTAL AREA DISTURBED IS APPROXIMATELY 13,415.6 SQUARE FEET (0.31 ACRES OF LAND).
- C. EXISTING AND PROPOSED ELEVATIONS ARE SHOWN ON THE PLANS.
- D. THE LOCATION OF THE SEDIMENT CONTROL STRUCTURES AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE PLANS. A WASHED STONE TRAFFIC CONTROL STRUCTURE IS SHOWN IN THE CONSTRUCTION DRIVEWAY AREA ADJACENT TO THE FACILITY DRIVEWAY. IF REQUIRED, TRAFFIC CONTROL STRUCTURE SHALL BE 12" LAYER OF CRUSHED STONE, ASTM C-33, SIZE 1-1/2" - 2".
- E. PERMANENT AND TEMPORARY SEEDING
  1. NONSTRUCTURAL METHODS OF EROSION CONTROL ARE AS FOLLOWS:
    - ANY SOIL STOCKPILED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH 1 LB. OF PERENNIAL RYEGRASS AT A RATE OF 1 TON PER 1,000 SQUARE FEET AND WORKED INTO A DEPTH OF 4 INCHES.
    - LIME SHALL BE APPLIED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR 2 TONS PER ACRE AND WORKED INTO A DEPTH OF 4 INCHES. FERTILIZER EQUIVALENT TO 10-20-10 SHALL BE APPLIED AT A RATE OF 11 POUNDS PER 1,000 SQUARE FEET, OR 500 LBS./ACRE.
    - SEED MIX SHALL BE APPLIED AT A RATE OF:
      - HAND SEED - 2.7 LBS./1,000 SQ. FT.
      - PERENNIAL RYEGRASS - 0.7 LBS./1,000 SQ. FT.
      - KENTUCKY BLUEGRASS - 0.9 LBS./1,000 SQ. FT.
    - TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 5 INCHES AND BE GRADED FROM THE BUILDINGS TO THE PARKING AREAS AND ALONG LANDSCAPED AREAS. STRAW MULCH SHALL BE APPLIED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET.
    - MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES AND COST:
      - PEG AND TWINE
      - MULCH NETTINGS
      - MULCH ANCHORING TOOL
      - LIQUID MULCH BENDERS
  - F. STABILIZATION WITH MULCH ONLY:
    - WET SEASONS AND OTHER CONDITIONS ARE NOT SUITABLE FOR GROWING AN EROSION-RESISTANT COVER (OCT. 15 - FEB. 15, AND MAY 1 - AUG. 15) ALL EXPOSED AREAS WILL BE STABILIZED WITH MULCH. SALT HAY OR STRAW WILL BE APPLIED AT A RATE OF 90 - 115 LBS./1,000 SQ. FT. AND BE ANCHORED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND AND WATER. STABILIZATION WITH MULCH WILL COMPLY WITH PAGE 5-1 OF SOIL EROSION/SEDIMENT CONTROL PRACTICES IN NEW JERSEY, INCLUDING DETAILS ON ANCHORING MULCH.
  - G. ALL STRUCTURES (BUILDINGS, PERMANENT VEGETATIVE COVER AND LANDSCAPING) WILL BE MAINTAINED BY THE OWNER AND MANAGEMENT OF THIS PARCEL OF GROUND.
  - H. ENTIRE PROJECT AREA IS 3.466 ACRES.
  - I. SOIL TYPE PRESENT IN WORK AREA:
    - Docc DOWNER LOAMY SAND, S TO 10 PERCENT SLOPES
  - J. DUST CONTROL:
    - WATER TRUCK TO BE PROVIDED TO SPRINKLE SURFACE UNTIL MET.
  - K. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



SILT FENCE SEDIMENT BARRIER  
(NO SCALE)



INLET SEDIMENT FILTER  
(NO SCALE)

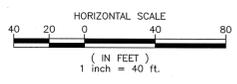
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FRALINGER ENGINEERING PA.

ADRIAN LANDSCAPE ISLANDS  
DATE: 7-20-20  
NO.: 1-2-40

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GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN  
PREPARED FOR  
HENDRICKS HOUSE GROUP

MUNICIPALITY: CITY OF MILLVILLE  
COUNTY: CUMBERLAND COUNTY  
DATE: 6-1-20  
PROJECT: 254840 SITE PLAN.DWG  
SCALE: 1"=40'

SP-4



**PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Description

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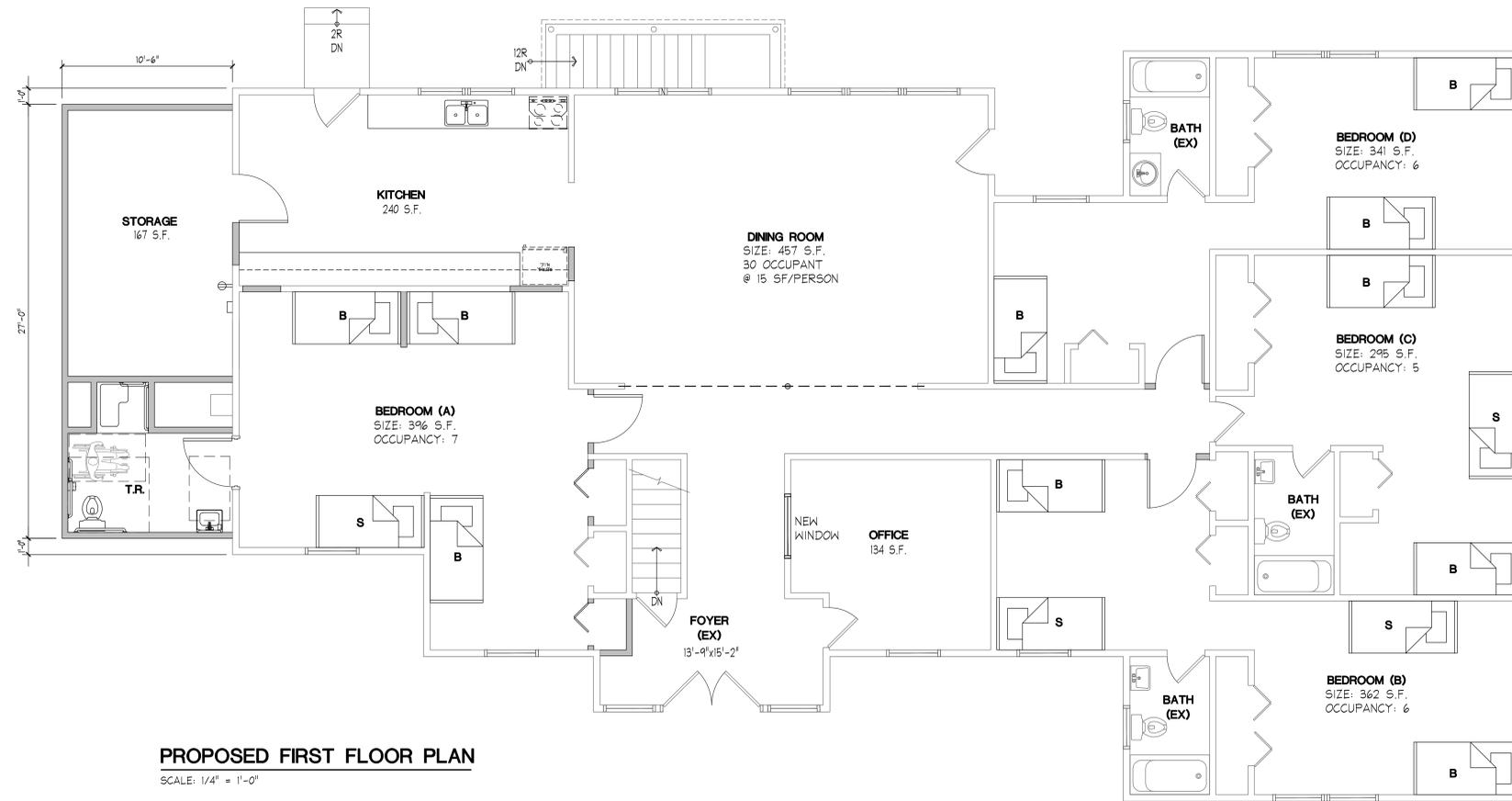
**Project**  
 PROPOSED RENOVATIONS  
 FOR  
**HENDRICKS HOUSE**

2 HILLCREST AVENUE  
 MILLVILLE, NJ 08332

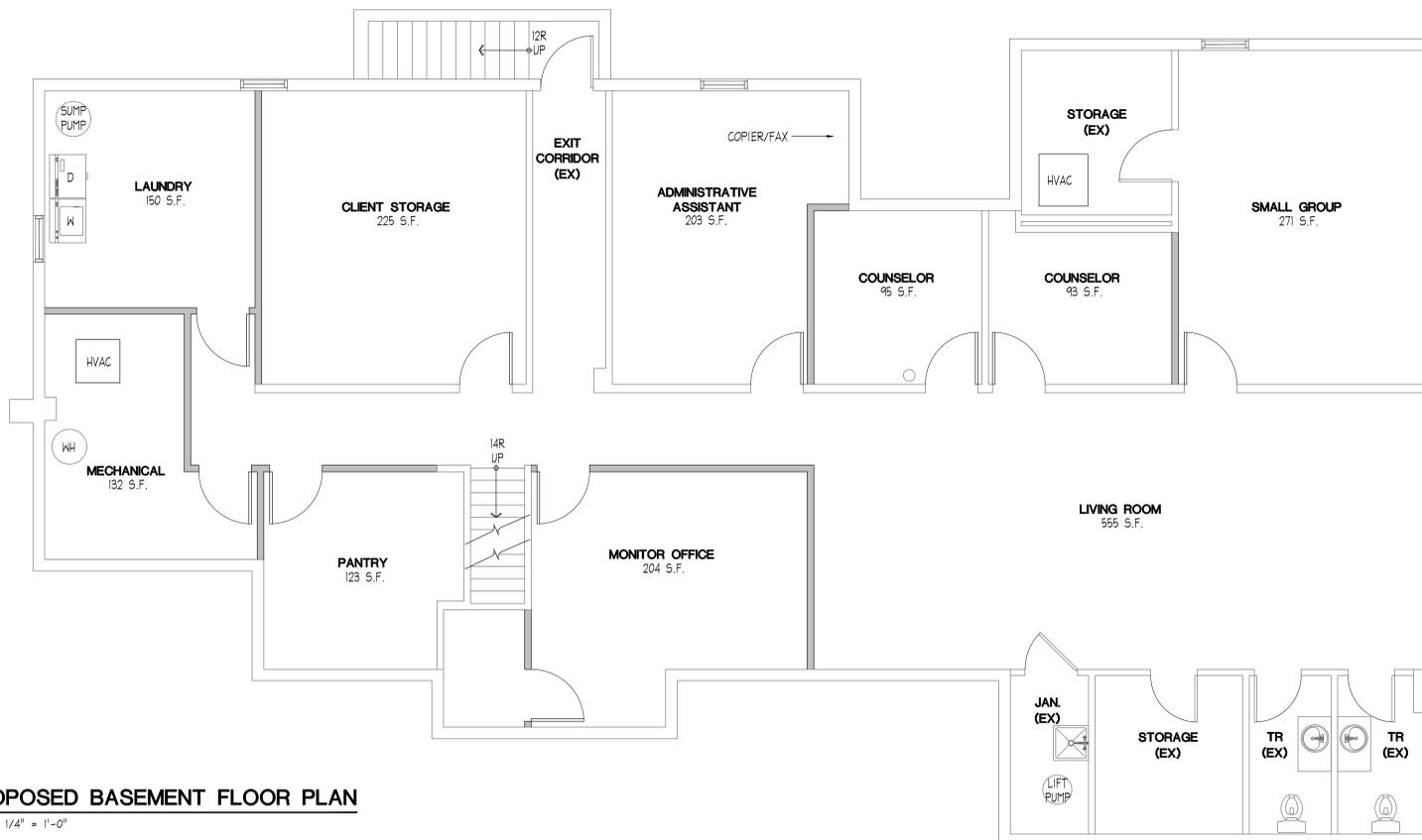
**Drawing**  
 PROPOSED  
 FLOOR PLAN



Scale	Job	Sheet
AS NOTED	20,045	<b>A10</b>
Drawn	Date	1 of 2
Y.M.M.	05/08/20	



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Description
1	5/29/20	REVISION

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**Project**  
PROPOSED RENOVATIONS  
FOR  
**HENDRICKS HOUSE**

2 HILLCREST AVENUE  
MILLVILLE, NJ 08332

**Drawing**  
PROPOSED HOUSE  
FLOOR PLAN

Scale	Job	Sheet
AS NOTED	20,045	<b>A11</b>
Drawn	Date	2 of 2
Y.M.M.	05/08/20	