Zoning Board of Adjustment

City of Millville

July 6, 2017

4th Floor Commission Chamber

6:30 PM

1. **Open Public Meetings Act Statement Of Conformance:**

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The secretary is directed to include this statement in the minutes of this meeting."

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	(08/01/21)
Sharleen Johnson, Alt. 2	(01/02/22)
Vacant, Alt. 3	(01/02/19)

3. **MINUTES OF THE PREVIOUS MEETING**

3.I. **MINUTES OF THE PREVIOUS MEETING**

Regular Zoning Board Meeting Minutes June 4th, 2020.

4. **CORRESPONDENCE**

5. **RESOLUTIONS**

5.I. **RESOLUTION**

1.1 Resolution # 08-2020 Denied Jose Nunez Approval for a "D" Variance for a retail firearms shop. Located at 408 N High Street in Block 364 Lot 8, B-3 Central Business District.

6. **APPLICATIONS**

6.I. **APPLICATIONS**

1.1 Steve Levick 923-925 Coombs Rd, Millville in Block 264 Lot 7

Steve Levick located at 923-925 Combs Rd in Block 264 Lot 7, I-1 General Industrial Zone. Requesting "D" Variance and formal site plan waiver for a dwelling conversion to convert

the second floor into an apartment.

Documents:

SCAN0006.PDF
SCAN0007.PDF
SCAN0008.PDF
LEVICK REAR ENTRANCE.JPG
20200513_143203.JPG
20200513_143311.JPG
20200513_143326.JPG
20200513_143250.JPG
JULY 2ND 2020 AGENDA (002).PDF

7. **OTHER BUSINESS**

7.I. **COMPLETENESS DETERMINATION**

1.1 Steven Fabietti, Esq. represents the Hendrick House Inc. requesting the application to be deemed complete for the request 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.

Documents:

APPLICATION AND ADDENDUM.6.1.20.PDF
FLOOR PLAN IOP ADMIN MULTI PURPOSE (CURRENT CHURCH BUILDING).PDF
FLOOR PLAN RESIDENTIAL TREATMENT FACILITY (CURRENT RECTORY).PDF
SITE PLAN 6.1.20.PDF

8. **ADJOURNMENT**

9. **Open Public Meeting Act Statement Of Conformance-COVID-19**

1. **Open Public Meetings Act Statement of Conformance:**

"This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC, was advertised, posted, and made available to the public to attend and 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 secretary is directed to include a statement in the minutes of this meeting."

Please join the meeting from your computer, tablet or smartphone using the following URL or access phone number:

https://www.gotomeet.me/SamanthaSilvers/Junezoning

United States: +1 (786) 535-3211

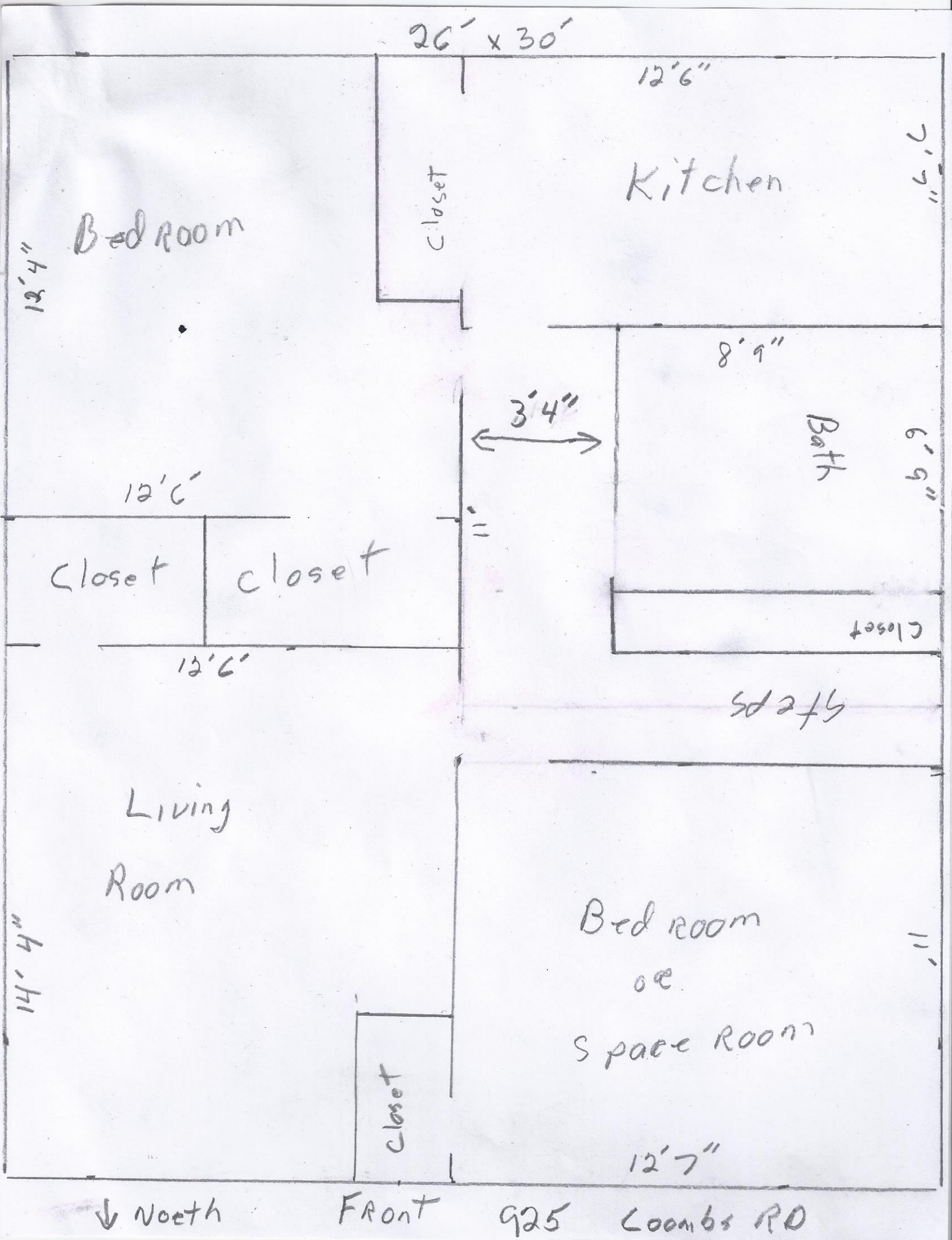
- One-touch: tel:+17865353211,,157902765#

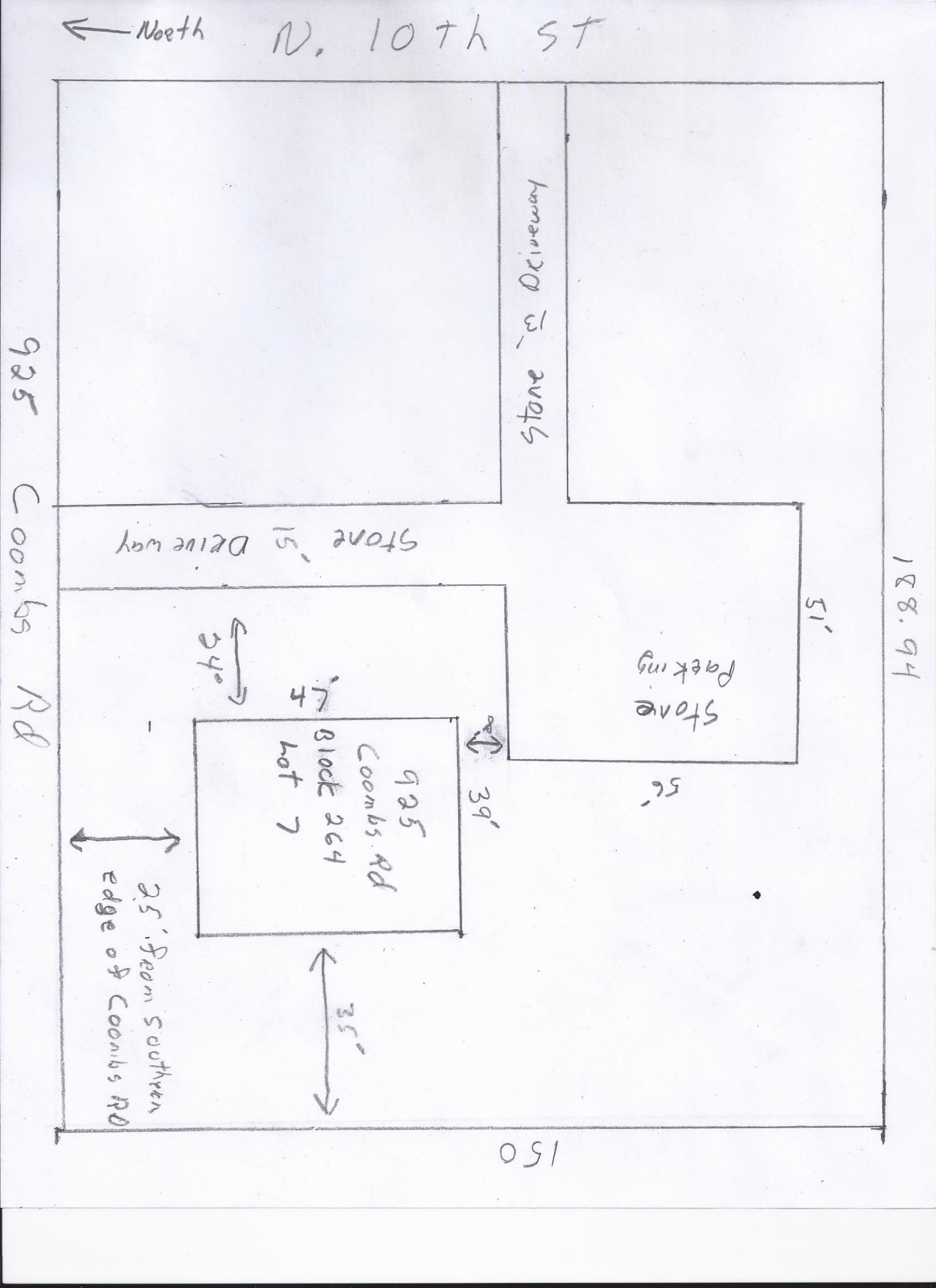
Access Code: 157-902-765

New to GoToMeeting? Get the app now and be ready when your first meeting starts: HTTPS://GLOBAL.GOTOMEETING.COM/INSTALL/157902765

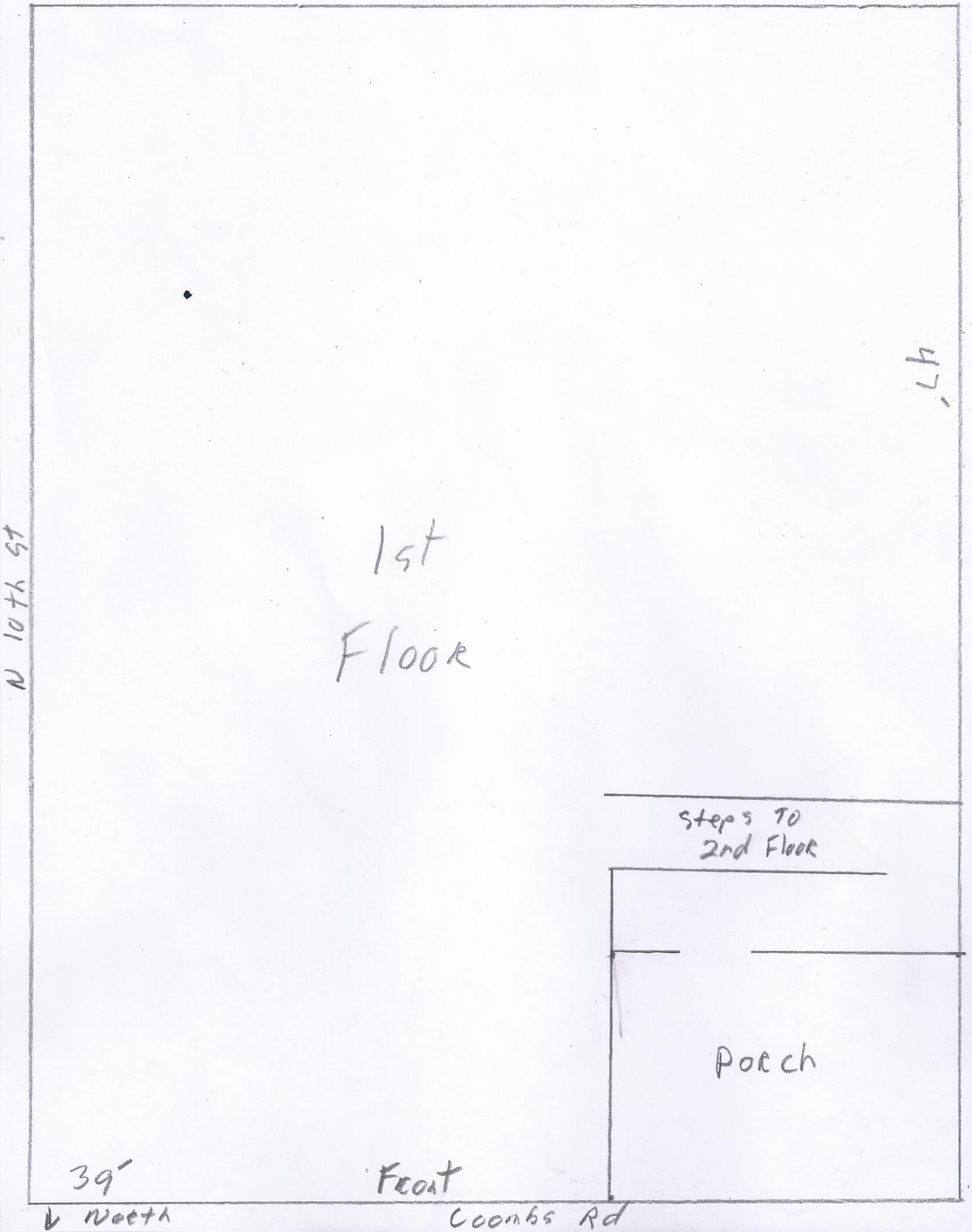
When the hearing is opened to the public you may comment or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition.

The following described maps and papers are on file on the municipal website at HTTP://WWW.MILLVILLENJ.GOV/313/ZONING for viewing. If a member of the public does not have access to a computer, please contact Kristine Klawitter, Board Secretary, to make arrangements to access plans noted below at (856) 825-7000 ext. 7288 or KRISTINE.KLAWITTER@MILLVILLENJ.GOV.


26' x 30'
12'6"
Kitchen
Closet
Bed Room
12'4"
8'9"
3'4"
Bath
6'9"
12'6'
Closet
closet
12'6'
Closet
Steps
Living
Room
14'4"
Bed Room
or
Space Room
Closet
12'7"
North
FRont
925 Coombs RD



← Noeth
N. 10th St
925 Coombs Rd
Stone 13' Driveway
Stone 15' Driveway
Stone Parking
51'
56'
24'
47'
39'
35'
925 Coombs Rd
Block 264
Lot 7
25' from Southern edge of Coombs Rd
188.94
150


47'
N 10th St
1st
Floor
Steps TO
2nd Floor
Porch
39'
Front
North
Coombs Rd

Zoning Board of Adjustment
City of Millville
July 2nd, 2020 Agenda
Teleconference due to Covid-19 Pandemic
6:30 PM

1. **Open Public Meetings Act Statement of Conformance:**
   "This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC, was advertised, posted, and made available to the public to attend and 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 secretary is directed to include a statement in the minutes of this meeting."

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2. **ROLL CALL**

John Worthington, Chairman	(12/31/22)
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Vacant, Alt. 3	(01/02/19)

3. **MINUTES OF THE PREVIOUS MEETING-**
   Regular Zoning Board Meeting Minutes June 4th, 2020.

4. **CORRESPONDENCE – N/A**

5. **RESOLUTIONS-**

5.1 Resolution # 08-2020 Denied Jose Nunez Approval for a "D" Variance for a retail firearms shop. Located at 408 N High Street in Block 364 Lot 8, B-3 Central Business District.

6. APPLICATIONS-

6.1 Steve Levick 923-925 Coombs Rd, Millville in Block 264 Lot 7
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7. Completeness Determination-

7.1 Steven Fabietti, Esq. represents the Hendrick House Inc. requesting the application to be deemed complete for the request 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.

8. **OTHER BUSINESS-N/A**

9. **ADJOURNMENT-N/A**

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 4th floor Richard C. McCarthy Commission Chambers in Millville City Hall, 12 S. High Street, Millville, New Jersey.

X Damaris Silva 5/30/2020

Signature of Applicant(s) 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)*

_____

_____

_____

_____

_____

_____

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*).

_____

_____

_____

_____

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.[5] *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

FY 2020 Board Members

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Robert J. Budsock, MS, LCADC

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President and CEO
Debra L. Wentz, PhD

EXHIBIT A
TO HENDRICKS HOUSE INC.
APPLICATION ADDENDUM

May 29, 2020

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

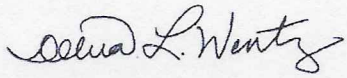
3635 Quakerbridge Road, Suite 35, Mercerville, NJ 08619 Phone: 609.838.5488 Fax: 609.838.5489 www.njamhaa.org

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.

Sincerely,



Debra L. Wentz, PhD
President and CEO

3635 Quakerbridge Road, Suite 35, Mercerville, NJ 08619 Phone: 609.838.5488 Fax: 609.838.5489 www.njamhaa.org

PROPOSED FLOOR PLAN

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

Revisions

No.	Date	Description

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mmpf architects

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Lawrence J. Merighi AIA AI-07473
Ronald P. Portadin AIA AI-13038
Peter W. Farrell AIA AI-13618

Project

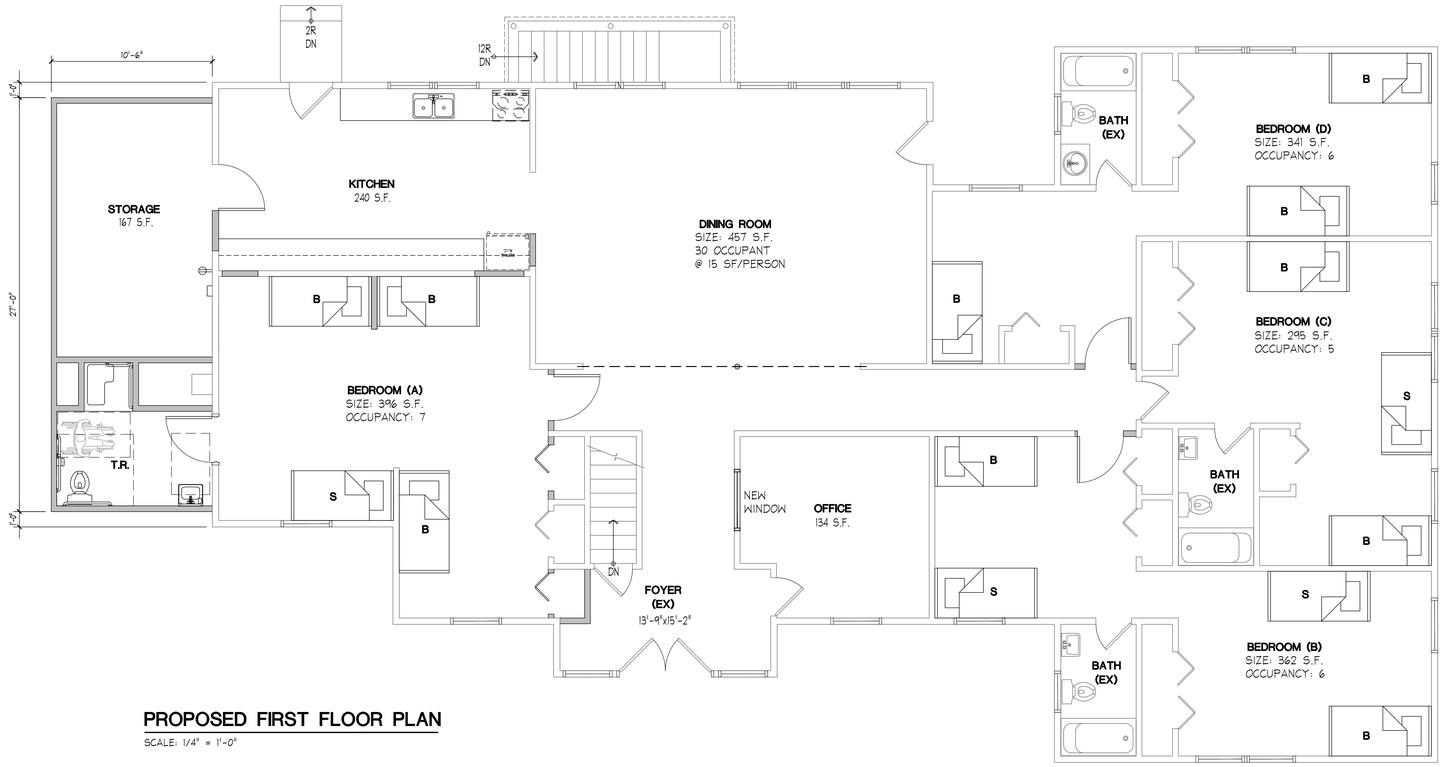
PROPOSED RENOVATIONS
FOR
HENDRICKS HOUSE

2 HILLCREST AVENUE
MILLVILLE, NJ 08332

Drawing

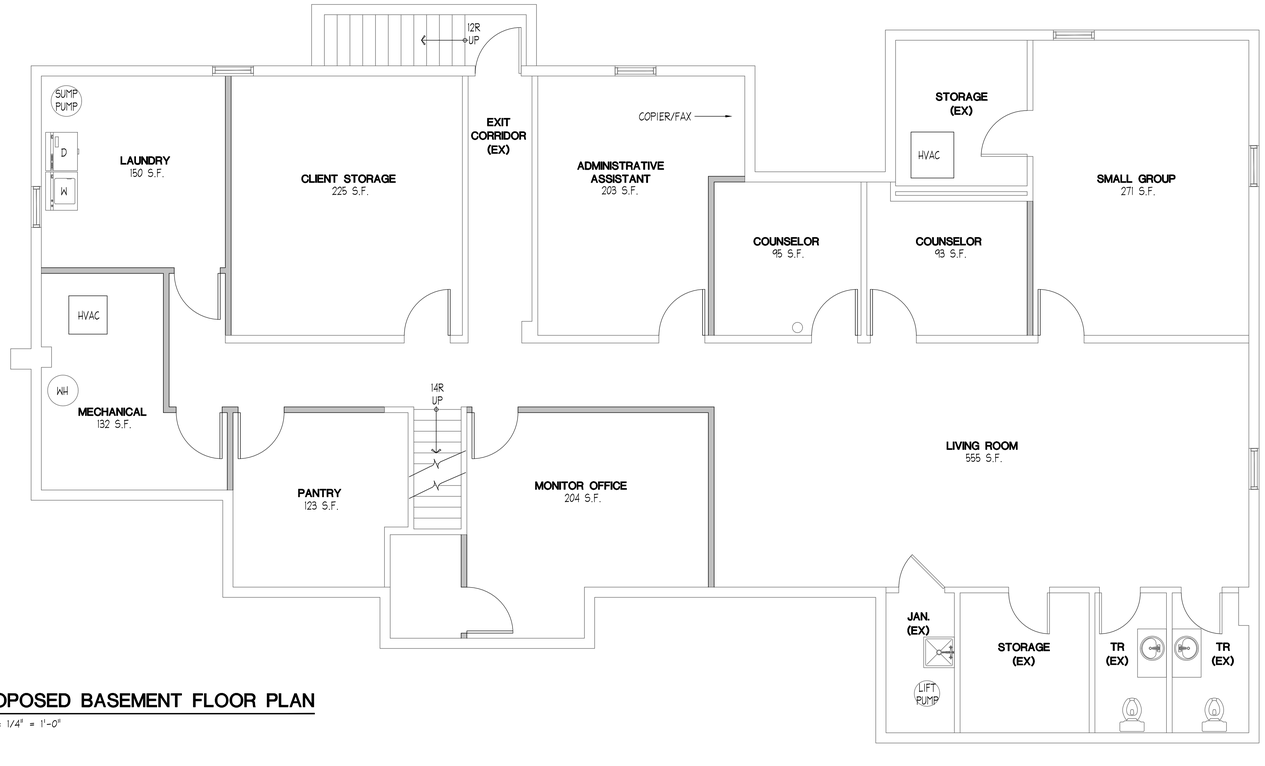
PROPOSED FLOOR PLAN

Scale	Job	Sheet
AS NOTED	20.045	A1.0
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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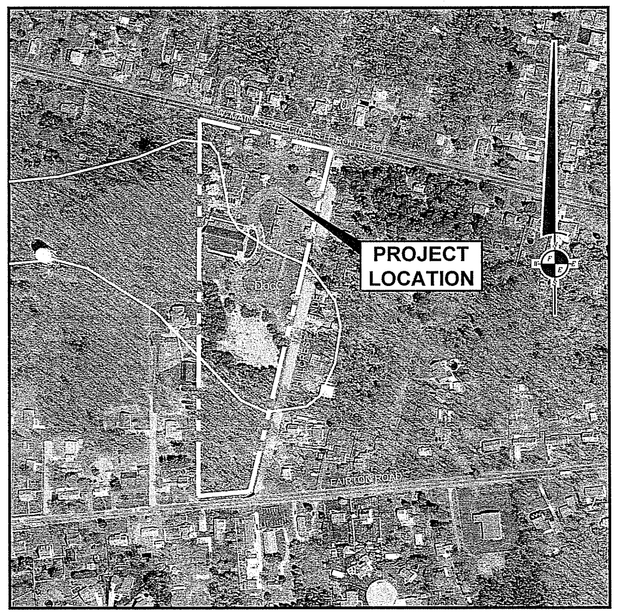
FOR
HENDRICKS HOUSE

2 HILLCREST AVENUE
MILLVILLE, NJ 08332

Drawing

PROPOSED HOUSE
FLOOR PLAN

Scale	Job	Sheet
AS NOTED	20.045	A1.1
Drawn	Date	2 of 2
Y.M.M.	05/08/20	



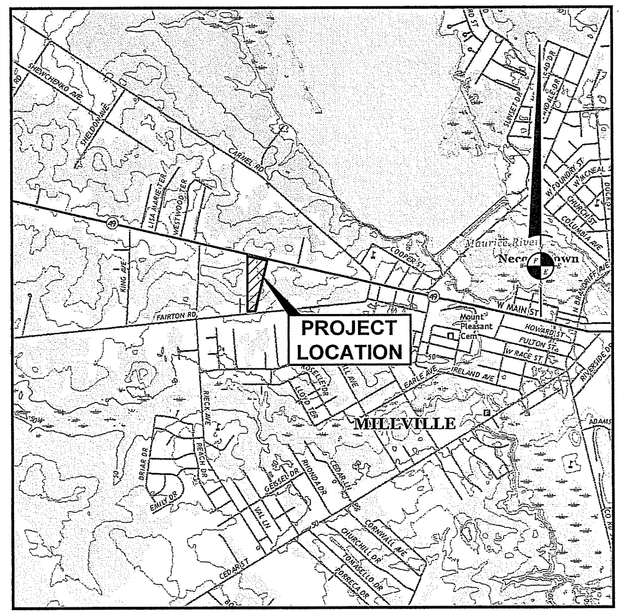
SOILS SURVEY MAP

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

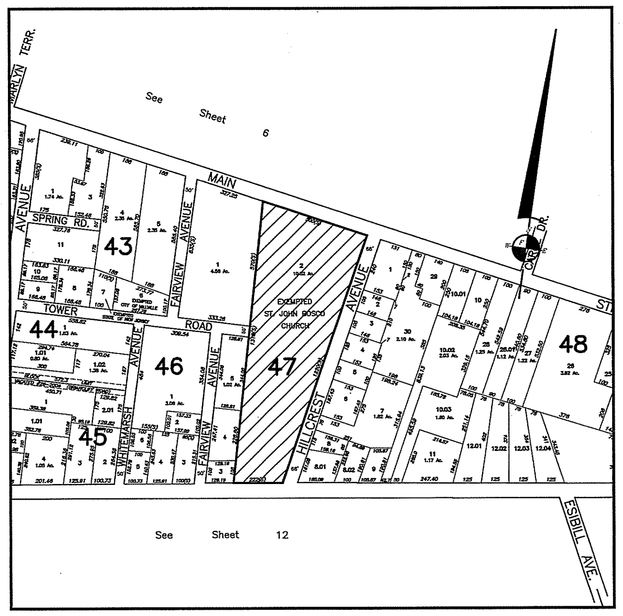
NATIONAL WETLANDS INVENTORY MAP

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

GENERAL NOTES

1. TAX MAP REFERENCE:
   SHEET 9
   BLOCK 47
   LOT 2
2. DEED REFERENCE:
   BOOK 4077
   PAGE 1005
   DATE 12-02-2010
3. TOTAL LOT AREA: 412,328 S.F. (9.466 ACRES)
4. OWNER:
   PARISH OF ALL SAINTS
   621 DOCK STREET
   MILLVILLE, NJ 08332
5. APPLICANT:
   HENDRICKS HOUSE, INC.
   542 N. WEST BOULEVARD
   VINELAND, NJ 08360
6. 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)
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY FRALINGER ENGINEERING, PA, BETWEEN MAY 6 AND MAY 7, 2020.

ZONE SCHEDULE

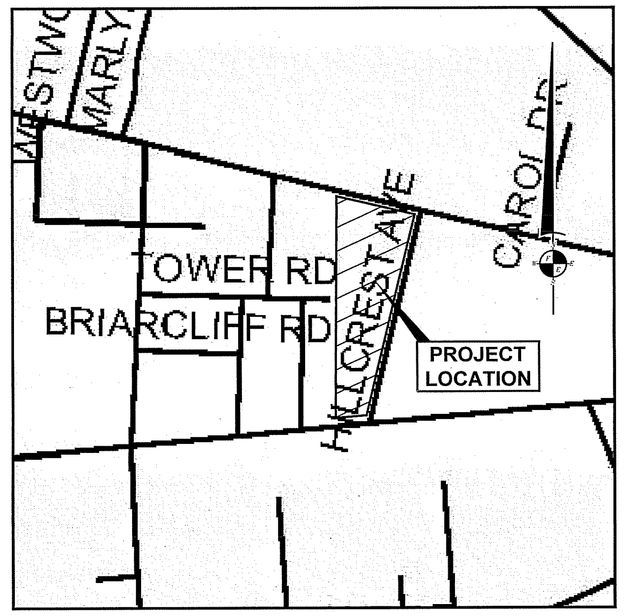
ZONE: R-15 (RESIDENTIAL)

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%	24.1%
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

PROPERTY OWNERS WITHIN 200' OF SITE

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
32 71	1322 MAIN ST W	2	STONE, MICHAEL & BEATRICE 1322 W MAIN STREET MILLVILLE, N J 08332
32 72	1328 MAIN ST W	2	DASTOLFO, ALBERT J & NENETH 1328 W MAIN ST MILLVILLE NJ 08332
32 73	1404 MAIN ST W	2	MORRIS, STEVEN & TAMMY 1404 W MAIN STREET MILLVILLE NJ 08332
32 74	1406 MAIN ST W	2	PORRECA, PAUL R JR 2439 W MAIN ST MILLVILLE, N J 08332
32 75	1412 MAIN ST W	2	MOONEYHAM, JEFFREY C & LINDA K LEE 1412 W MAIN ST MILLVILLE N J 08332
32 76	1414 MAIN ST W	2	KESSLER, JASON 1414 W MAIN ST MILLVILLE NJ 08332
32 77	1418 MAIN ST W	2	JONES, PEARL M 1418 W MAIN ST MILLVILLE NJ 08332
32 78	1422 MAIN ST W GERALD/V	2	HEICHEL, GERALD & REGINA 1422 W MAIN STREET MILLVILLE N J 08332
32 79	1426 MAIN ST W	2	BARNES, TERRY 1426 W MAIN ST MILLVILLE, NJ 08332
32 80	1430 MAIN ST W	2	FLOWNAN, CAROLE 118 E VINE ST MILLVILLE NJ 08332
46 1	FAIRTON RD	1	TUMBLE PARTNERSHIP LLP 11 TAYLOR RD EDISON NJ 08817
46 2	120 FAIRVIEW AVE	2	DJAKOW, NICOLAU & MARY D 120 FAIRVIEW AVENUE MILLVILLE, N J 08332
46 3	1418 FAIRTON RD	2	GALLAHER, ROBERT S JR & KATHLEEN 26 S BETHEL RD MILLVILLE NJ 08332
47 1	MAIN ST W	1	TUMBLE PARTNERSHIP, LLC 11 TAYLOR RD EDISON, NJ 08817
47 2	2 HILLCREST AVE	15D	THE PARISH OF ALL SAINTS 621 DOCK ST MILLVILLE, N J 08332
47 3	1410 FAIRTON RD V/HOWARD	2	TOMLIN, HOWARD C. & DORIS A. 1410 FAIRTON ROAD MILLVILLE, N J 08332
47 4	121 FAIRVIEW AVE SLS/CARNERINE	2	VASTARDIS, HELEN STALS & DOROSHUK,C 121 FAIRVIEW AVE MILLVILLE NJ 08332
47 5	125 FAIRVIEW AVE	2	DOROSHUK, DANIEL 125 FAIRVIEW AVE MILLVILLE NJ 08332

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
48 1	7 HILLCREST AVE	2	HICKMAN, CARL A. & ALLISON 7 HILLCREST AVENUE MILLVILLE N J 08332
48 2	15 HILLCREST AVE	2	BAEZ, KIMBERLY 15 HILLCREST AVE MILLVILLE NJ 08332
48 3	19 HILLCREST AVE	2	LAWN, MARC A. & CATHY J. 19 HILLCREST AVE MILLVILLE NJ 08332
48 4	23 HILLCREST AVE	2	COOPER, ALETA K 23 HILLCREST AVE MILLVILLE, N J 08332
48 5	101 HILLCREST AVE	2	NAGRO, SCOTT T & MICHAEL K 101 HILLCREST AVE MILLVILLE NJ 08332
48 6	105 HILLCREST AVE	2	BURLEW, JAMES & CHRISTINA KING- 105 HILLCREST AVE MILLVILLE NJ 08332
48 7	HILLCREST AVE	1	TUSO, FRANKLIN J & KIMBERLY D 14 WILDWOOD AVE MILLVILLE NJ 08332
48 8	117 HILLCREST AVE	2	ELLIOTT, RONALD I & JUDY 117 HILLCREST AVE MILLVILLE, NJ 08332
48 8.01	1346 FAIRTON RD	2	ELLIOTT, ANTHONY E SR & CHERYL M 1346 FAIRTON RD MILLVILLE NJ 08332
65 17	1409 FAIRTON RD	2	WALKER, BRIAN 1409 FAIRTON RD MILLVILLE NJ 08332
65 25	1415 FAIRTON RD	2	GANDY, JAMES SR & JOYCE 1415 FAIRTON RD MILLVILLE NJ 08332
65 26	1405 FAIRTON RD	2	WHITE, THOMAS & MARIA GANGEMI 1405 FAIRTON RD. MILLVILLE, NJ 08332
65 27	1401 FAIRTON RD	2	LUPPERGER, LAWRENCE & JANICE 1401 FAIRTON ROAD MILLVILLE, N J 08332
65 28	1347 FAIRTON RD	15D	SLAVIC PENTECOSTAL CHURCH 1347 FAIRTON RD MILLVILLE N J 08332
65 29	1345 FAIRTON RD	2	BARTON, STANLEY J JR 1345 FAIRTON ROAD MILLVILLE, NJ 08332



ZONE MAP

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

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

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.

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

UTILITIES

ELECTRIC
ATLANTIC CITY ELECTRIC
428 ELLIS STREET
CLASSBORO, NJ 08028

GAS
SOUTH JERSEY GAS COMPANY
1211 N. SECOND STREET
MILLVILLE, NJ 08332

SEWERAGE
CITY OF MILLVILLE SEWER DEPT.
FOWLER ROAD
MILLVILLE, NJ 08332

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

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

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

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

ZONING BOARD CHAIRPERSON — DATE

ZONING BOARD SECRETARY — DATE

CITY ENGINEER — DATE

STEPHEN J. NARDELLI, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER N.J. LIC. NO. 33LI00375300
snardelli@fralinger.com
DATE

NO.	DATE	REVISION	BY

Fralinger Engineering
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS • ENVIRONMENTAL SERVICES
629 Shiloh Pike
Bridgeton, NJ 08302
Phone: (856) 451-2990
Fax: (856) 455-9702
www.fralinger.com

COVER SHEET
PREPARED FOR
HENDRICKS HOUSE GROUP

MUNICIPALITY: CITY OF MILLVILLE
COUNTY: CUMBERLAND COUNTY
STATE: NEW JERSEY
SCALE: AS NOTED
PROJECT #: 2954.01
CADFILE: 2954.01 COVER.DWG
DATE: 6-1-20
DRAWN BY: JCS
CHECKED BY:

SP-1

P:\29000-29999\2954.01\CADD\DWG\2954.01 COVER.DWG 6/1/2020 10:48 AM Matt Baldree ----

LEGEND

	BOUNDARY
	RIGHT OF WAY
—79—	1' EXISTING CONTOUR INTERVAL
—80—	5' EXISTING CONTOUR INTERVAL
	CENTERLINE
	CHAIN LINK FENCE
G	GAS SERVICE
O/H	OVERHEAD ELECTRIC SERVICE
SS	SANITARY SEWER
	STORM SEWER
W	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
F.F.	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	TOP OF CURB
TCP	TERRA COTTA PIPE
TRANS.	TRANSFORMER
U/P	UTILITY POLE
78.6	EXISTING SPOT ELEVATION
	BUSH
GV	GAS VALVE
	GUY WIRE
	LIGHT POLE
	SIGN
	TREE
	UTILITY POLE
	UTILITY POLE WITH LIGHT
WV	WATER VALVE

GENERAL NOTES

1. TAX MAP REFERENCE:
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   LOT 2
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   PAGE 1005
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   ELEV. = 82.92 (NAVD '88 DATUM)
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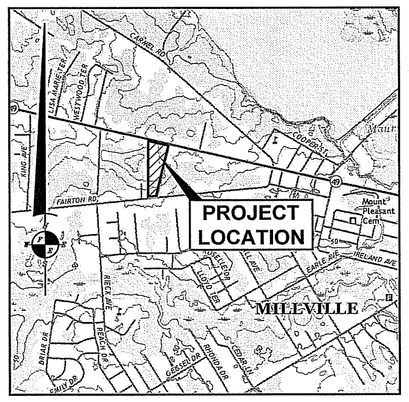
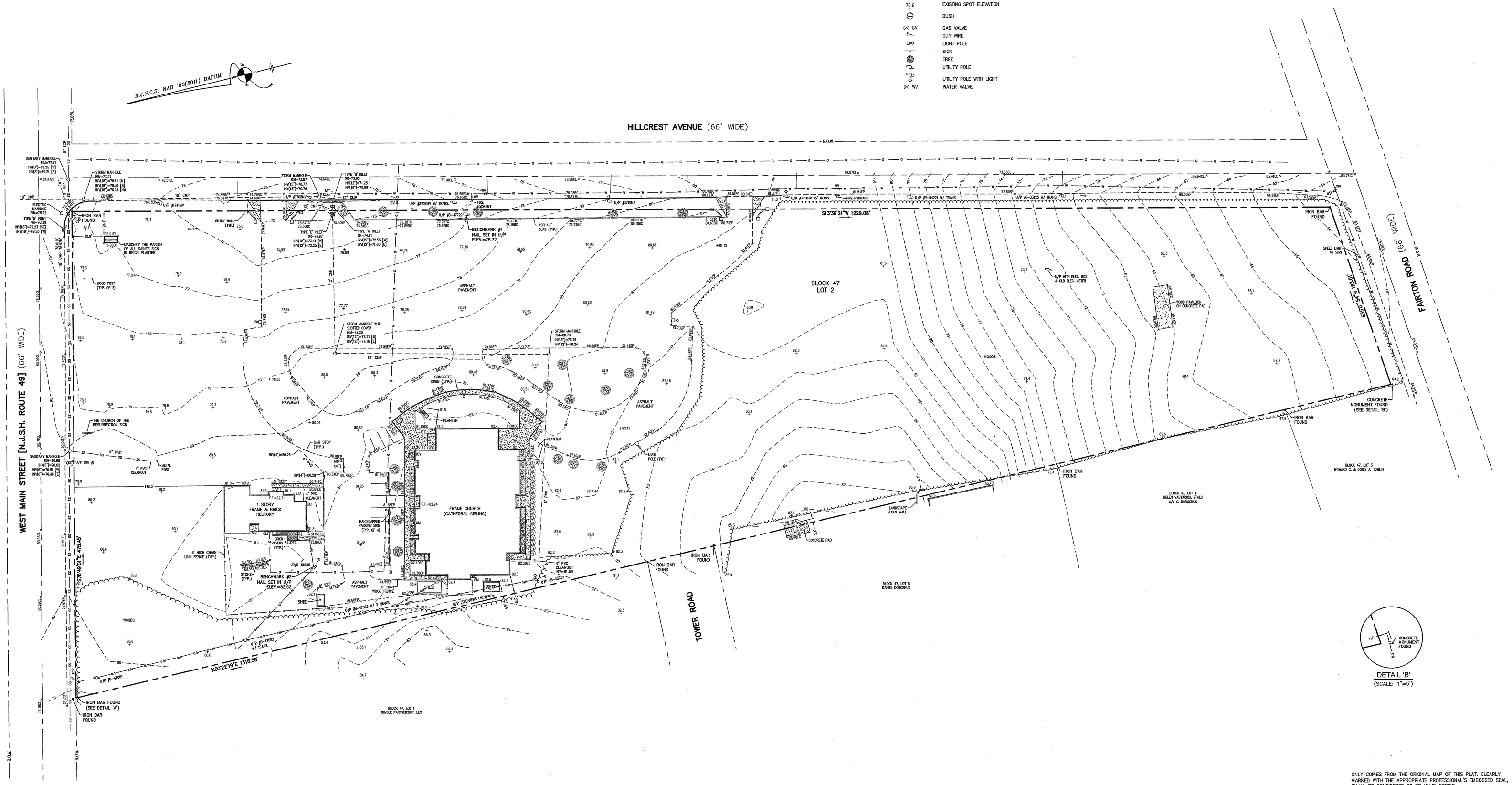


U.S. GEOLOGICAL SURVEY MAP

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



HORIZONTAL SCALE
40 20 0 40 80
(IN FEET)
1 inch = 40 ft.

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

GUY M. DE FABRITES, P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LIC NO. 24105414600
PROFESSIONAL PLANNER N.J. LIC. NO. 33LI00608600
gdefabrites@fralinger.com

DATE

NO.	DATE	REVISION	BY

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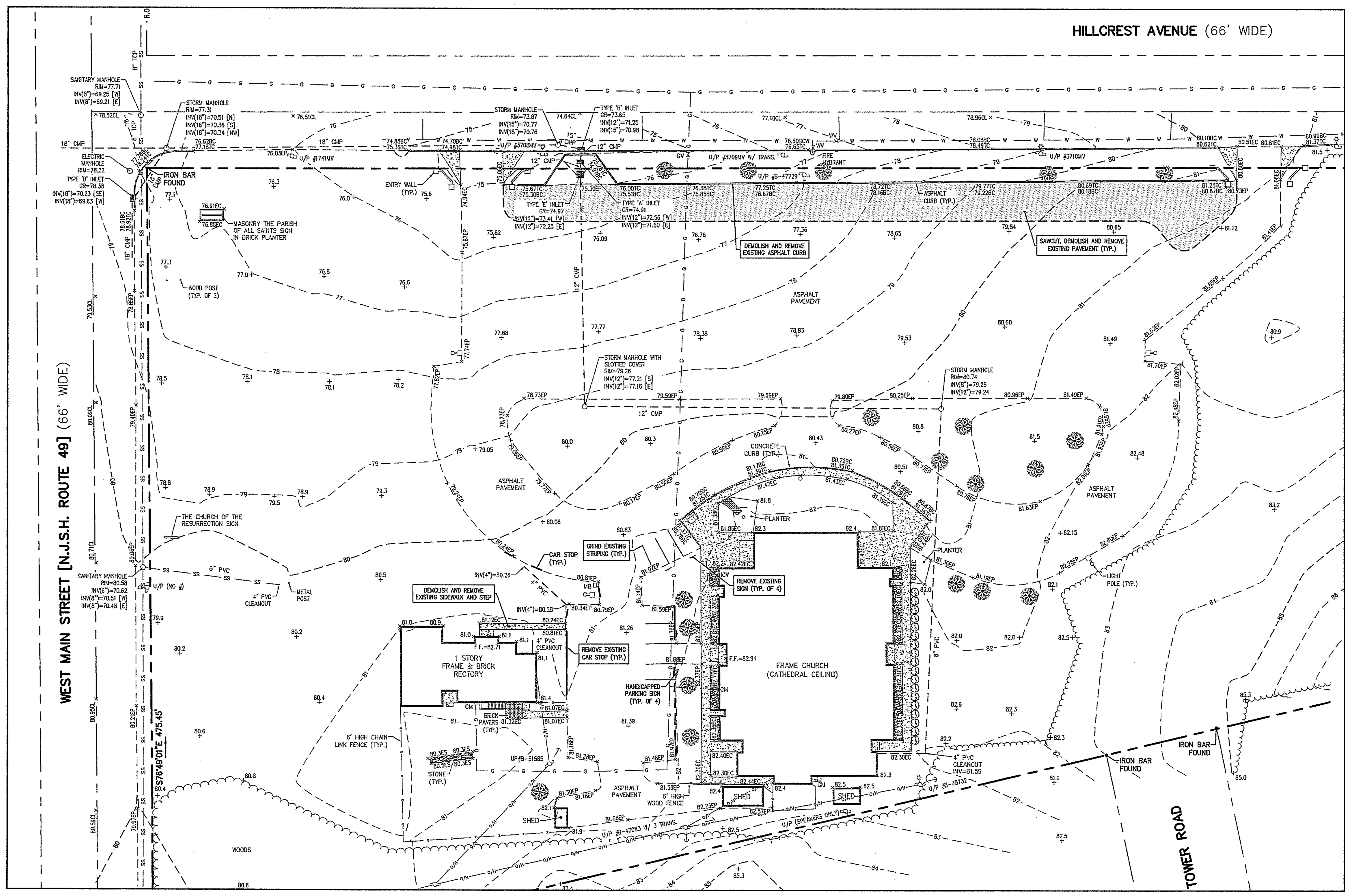
BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
HENDRICKS HOUSE GROUP

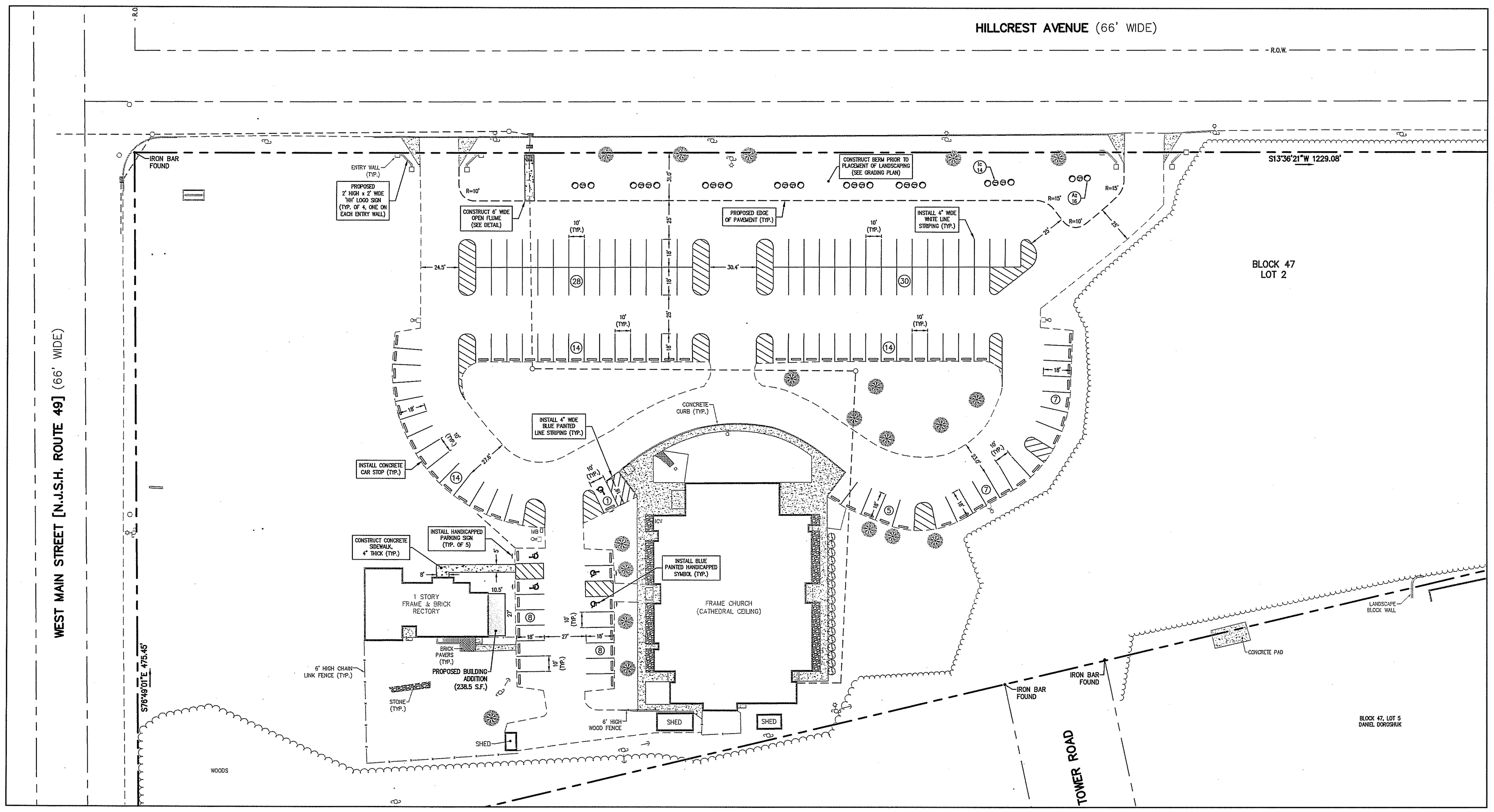
MUNICIPALITY:	CITY OF MILLVILLE
COUNTY:	CUMBERLAND COUNTY
STATE:	NEW JERSEY
SCALE:	1" = 40'
PROJECT #:	29548.01
DRAWING:	29548.01 SITE PLAN.DWG
DATE:	6-2-20
DRAWN BY:	CJD
CHECKED BY:	

SP-2

P:\29500-29999\29548.01\CADD\DWG\29548.01 SITE PLAN.DWG 6/01/2020 10:31 AM Matt Baldino KJP plotter.ctb



DEMOLITION PLAN
(SCALE: 1"=40')



SITE PLAN
(SCALE: 1"=40')

LEGEND

	BOUNDARY
	RIGHT OF WAY
—79—	1' EXISTING CONTOUR INTERVAL
—80—	5' EXISTING CONTOUR INTERVAL
	CENTERLINE
	CHAIN LINK FENCE
G	GAS SERVICE
O/H	OVERHEAD ELECTRIC SERVICE
SS	SANITARY SEWER
	STORM SEWER
W	WATER SERVICE
	WOOD FENCE
	WOODS LINE
BC	BOTTOM OF CURB
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CMP	CORRUGATED METAL PIPE
EC	EDGE OF CONCRETE
ELEC.	ELECTRIC
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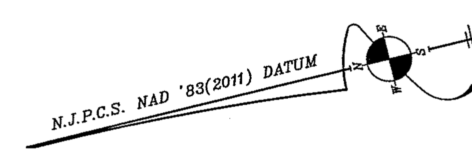
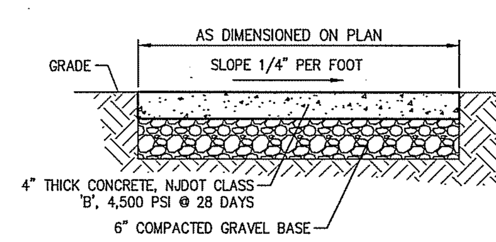
GM	GAS METER
GR	GRATE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAILBOX
PVC	POLYVINYL CHLORIDE
R.O.W.	RIGHT OF WAY
TC	TOP OF CURB
TCP	TERRA COTTA PIPE
TRANS.	TRANSFORMER
U/P	UTILITY POLE
76.6	EXISTING SPOT ELEVATION
	BUSH
GV	GAS VALVE
	GUY WIRE
	LIGHT POLE
	SIGN
	TREE
	UTILITY POLE
	UTILITY POLE WITH LIGHT
WV	WATER VALVE



NOTES:

1. CONCRETE SIDEWALKS TO BE 6" THICK AT ALL DRIVEWAY CROSSINGS, CONCRETE TO BE CLASS B, 4,500 PSI @ 28 DAYS.
2. INSTALL 1/2" WIDE TRAVERSE JOINTS IN SIDEWALK AT 20' C-C. FILL JOINTS WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER WHICH COMPLIES WITH REQUIREMENTS FOR TYPE 3 FILLER IN AASHTO SPECIFICATION M-153.



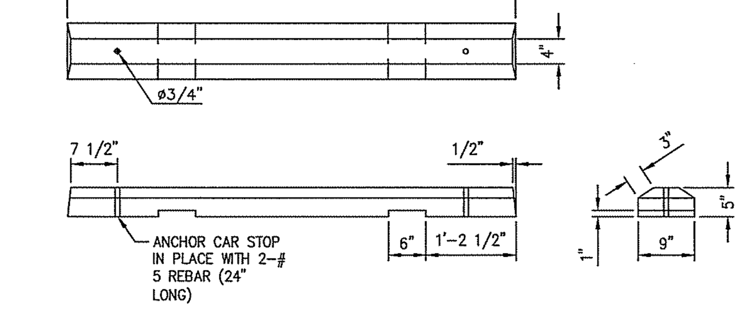
CONCRETE SIDEWALK DETAIL
(NO SCALE)

DEMOLITION NOTES

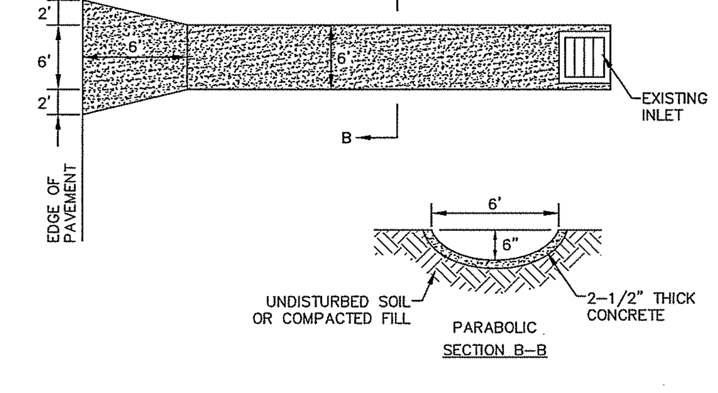
1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO DISCONNECT OR TO CONFIRM DISCONNECTION OF EXISTING UTILITIES AT THE SITE PRIOR TO START OF ANY DEMOLITION WORK.
2. CONTRACTOR SHALL REMOVE ALL BUILDINGS, CONCRETE, FOUNDATIONS, FOOTINGS, ASPHALT, UTILITIES, TREES, ETC. FROM THE SITE, AS INDICATED ON THE PLANS.
3. ALL DEMOLITION/EXCAVATION AREAS TO BE BACK FILLED WITH CLEAN COMPACTED FILL MATERIAL AND STABILIZED WITH 4" TOPSOIL, FERTILIZER AND SEED.
4. ALL BACK FILL SHALL BE PLACED AT 9" LIFTS MAXIMUM AND COMPACTED AT 98% MAXIMUM DENSITY.
5. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM THE DEMOLITION OPERATION IN A LEGAL MANNER.
6. BEFORE EXCAVATION IN PROJECT AREA, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES. SHOULD ANY UNDERGROUND UTILITIES INTERFERE WITH DEMOLITION, THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL CONTACT "ONE-CALL" 1-800-272-1000 A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR ACCURATE FIELD MARKOUT.
7. ALL EXISTING UTILITY POLES ARE TO BE REMAIN UNLESS INDICATED TO BE REMOVED OR RELOCATED.
8. PRIOR TO BEGINNING ANY WORK ON THIS SITE, THE CONTRACTOR SHALL CONDUCT A FIELD INSPECTION OF THE SITE AND CONFIRM THAT HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON IS ACCURATE. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT ANY NECESSARY ADJUSTMENTS TO THE PLAN CAN BE MADE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEARING AND SITE RESTORATION AS PER CONTRACT SPECIFICATIONS AND/OR REQUIREMENTS OF THE PROJECT ENGINEER.
10. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH N.J.D.O.T. 2007 STANDARD SPECIFICATIONS AND SUPPLEMENTARY SPECIFICATIONS FOR THIS PROJECT.
11. THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
12. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS
Az	16	Azalea blaauws 'high tide'	Azalea – salmon	#3 Container
Ic	14	Ilex crenata	Japanese Holly	12"–15" Ht., 1 gal. Cont.



CONCRETE CAR STOP
(NO SCALE)



OPEN FLUME DETAIL
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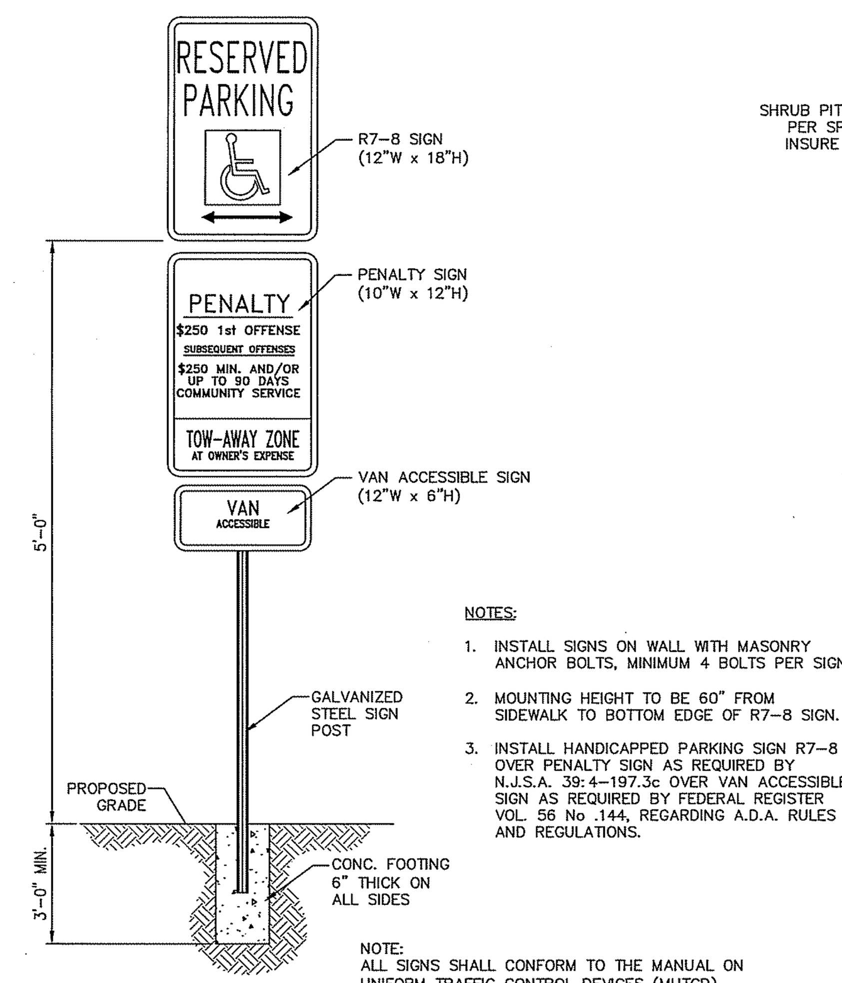
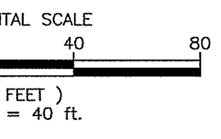


NOTES:

1. INSTALL SIGNS ON WALL WITH MASONRY ANCHOR BOLTS, MINIMUM 4 BOLTS PER SIGN.
2. MOUNTING HEIGHT TO BE 60" FROM SIDEWALK TO BOTTOM EDGE OF R7-8 SIGN.
3. INSTALL HANDICAPPED PARKING SIGN R7-8 OVER PENALTY SIGN AS REQUIRED BY N.J.S.A. 39:4-197.3c OVER VAN ACCESSIBLE SIGN AS REQUIRED BY FEDERAL REGISTER VOL. 56 No .144, REGARDING A.D.A. RULES AND REGULATIONS.

NOTE:
ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.

HANDICAPPED ACCESSIBLE PARKING SIGN
(NO SCALE)



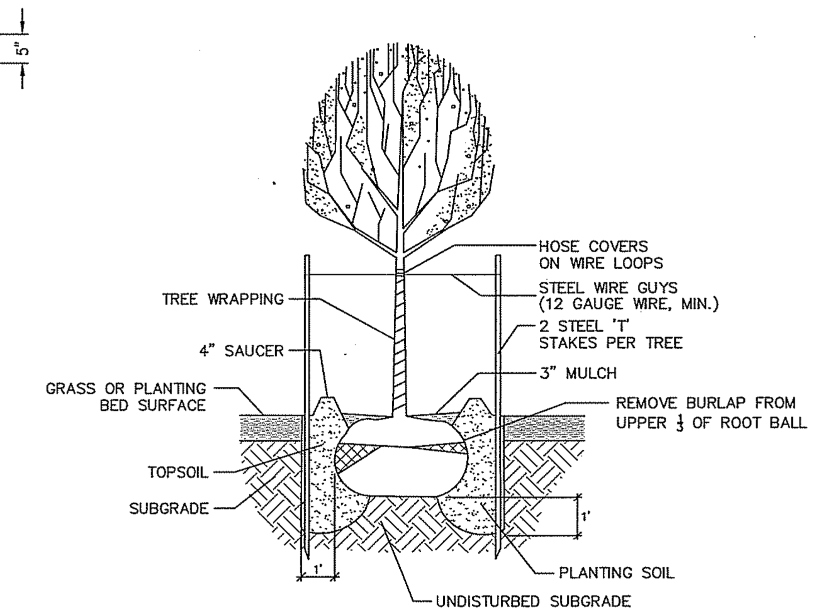
SITE PLAN NOTES

1. THE PURPOSE OF SITE PLAN:

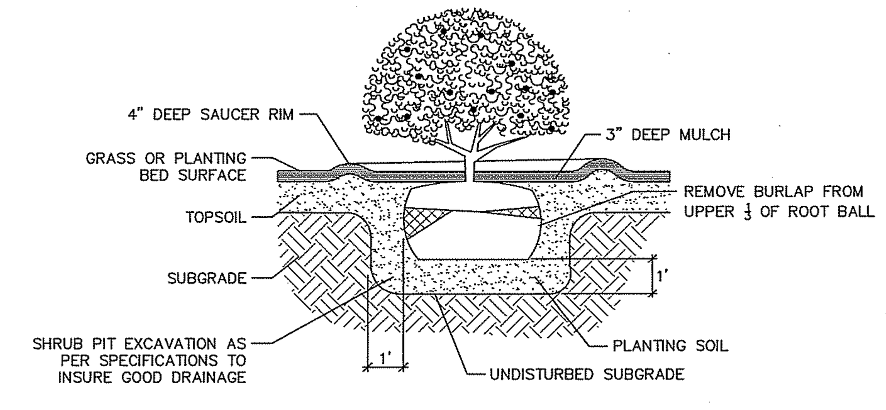
   CONVERSION OF AN EXISTING CHURCH FACILITY TO A TREATMENT FACILITY, CONSTRUCTION OF A NEW BUILDING ADDITION AND RECONFIGURATION OF AN EXISTING PARKING LOT.
2. PRIOR TO BEGINNING ANY WORK ON THIS SITE, THE CONTRACTOR SHALL CONDUCT A FIELD INSPECTION OF THE SITE AND CONFIRM THAT HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON IS ACCURATE. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT ANY NECESSARY ADJUSTMENTS TO THE PLAN CAN BE MADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEARING AND SITE RESTORATION AS PER CONTRACT SPECIFICATIONS AND/OR REQUIREMENTS OF THE PROJECT ENGINEER.
4. BEFORE EXCAVATION IN PROJECT AREA, THE CONTRACTOR IS TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES. SHOULD UNDERGROUND STRUCTURES OR FACILITIES INTERFERE WITH PROJECT CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL CONTACT "ONE CALL" A MINIMUM OF 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATION, FOR MARKOUT CALL 1-800-272-1000.
5. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH N.J.D.O.T. 2007 STANDARD SPECIFICATIONS AND SUPPLEMENTARY SPECIFICATIONS FOR THIS PROJECT.
6. THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
7. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
8. ALL CONCRETE SIDEWALK, CURB, OR PAVEMENT DISTURBED WITHIN ROAD RIGHT-OF-WAYS TO BE REPAIRED IN KIND.
9. ALL STOP SIGNS, OTHER SIGNS AND/OR SAFETY DEVICES WHICH ARE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AT THE PROPER LOCATION.
10. ALL PARKING STALL LINES, HANDICAPPED SYMBOLS, LOADING ZONES, AND/OR TRAFFIC FLOW ARROWS TO BE PAINTED ON PAVEMENT SURFACE WHERE REQUIRED.
11. PRIVATE WASTE REMOVAL COMPANY TO BE CONTRACTED FOR REMOVAL OF SOLID WASTE.
12. EXISTING UTILITIES TO BE EXTENDED OR RELOCATED TO SITE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED WITH 5" THICK TOPSOIL, FERTILIZED, AND SEEDED IN ACCORDANCE WITH DETAILS FOR SOIL EROSION.
14. 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 "STANDARD FOR TOPSOILING".

LANDSCAPE NOTES

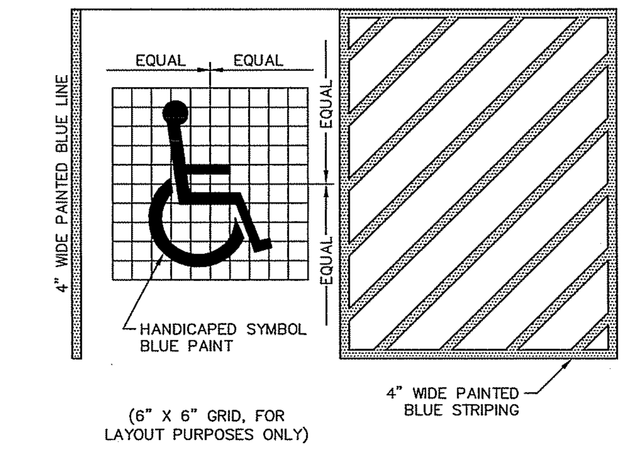
1. PLANTING BEDS TO BE MULCHED WITH DOUBLE SHREDDED BARK.
2. SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TOPSOILING, FERTILIZING, AND SEEDING METHODS FOR ALL LAWN AREAS.
3. ALL LANDSCAPE MATERIAL TO BE GUARANTEED BY DEVELOPER FOR A PERIOD OF ONE (1) YEAR. ALL PLANTING MATERIAL TO BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANTED SHRUB AND GROUNDCOVER AREAS SHALL ACHIEVE A HUNDRED (100) PERCENT COVERAGE OF THEIR PLANTING AREA WITHIN ONE (1) YEAR.



DECIDUOUS
TREE PLANTING DETAIL
(NO SCALE)



SHRUB PLANTING DETAIL
(NO SCALE)



HANDICAPPED PAINTED MARKING
(NO SCALE)

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THIS PLAT 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.

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DATE 6/1/20

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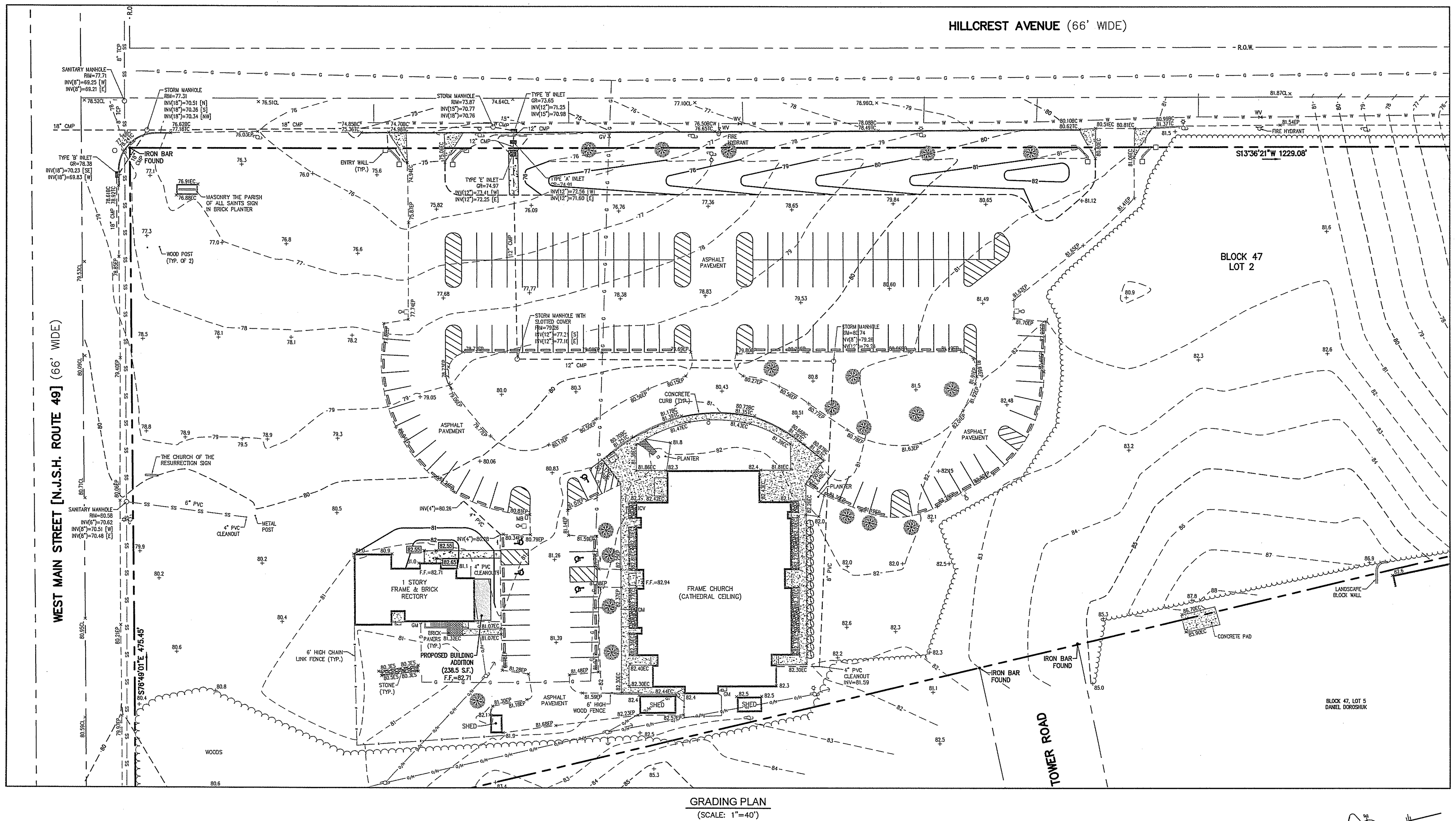
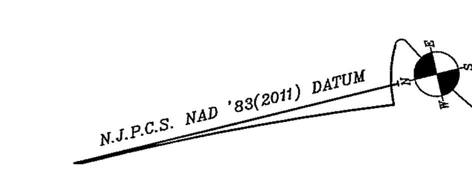
DEMOLITION AND SITE PLAN
PREPARED FOR
HENDRICKS HOUSE GROUP

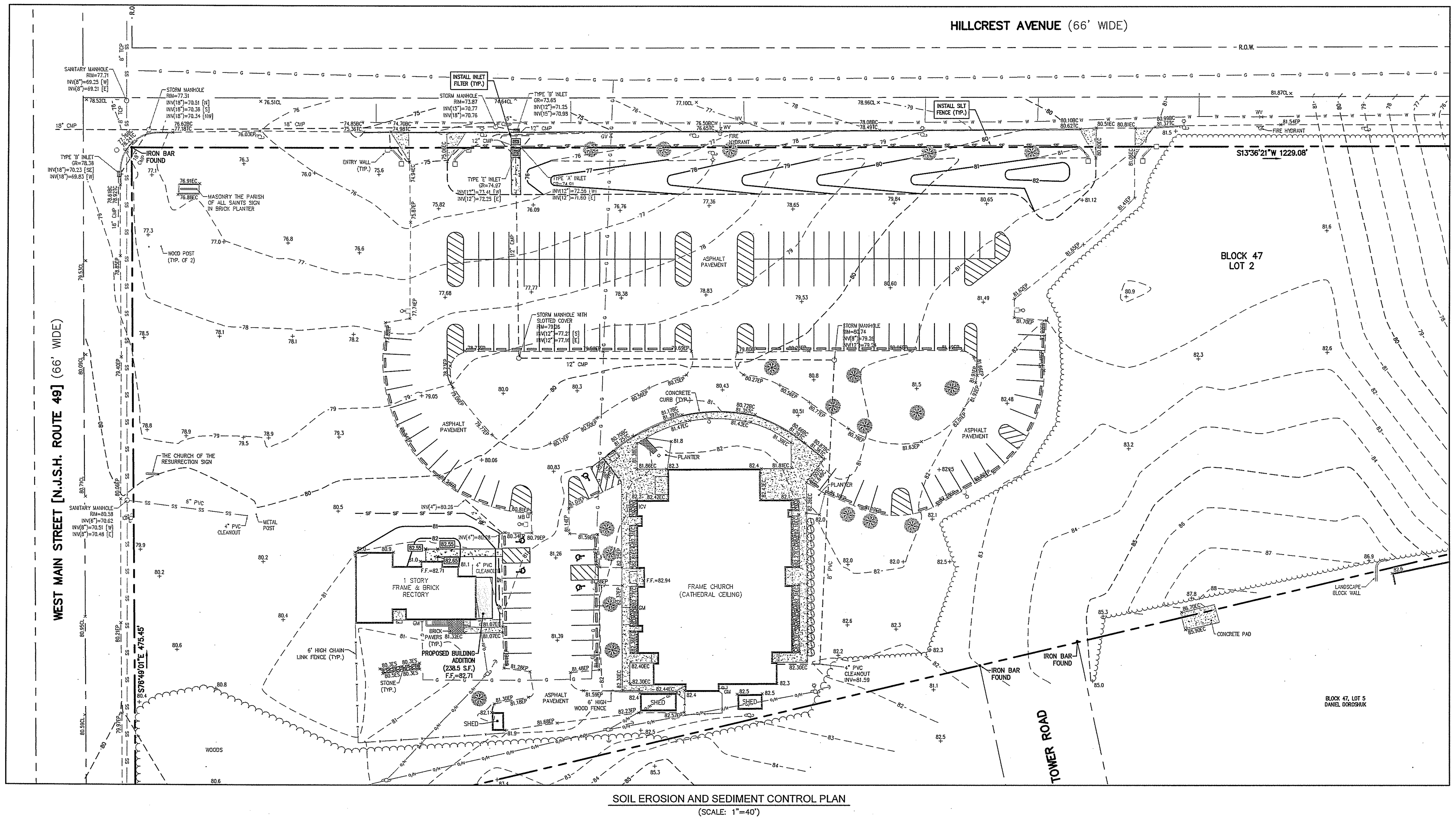
MUNICIPALITY:	CITY OF MILLVILLE	PROJECT #:	29548.01
COUNTY:	CUMBERLAND COUNTY	CADD FILE #:	29548.01 SITE PLAN.DWG
STATE:	NEW JERSEY	DATE:	6-1-20
SCALE:	1" = 40'	DRAWN BY:	MB
		CHECKED BY:	

SP-3



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, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. THE RIP-RAP 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 DETAIL INCLUDED ON THE PLANS.)
10. IF A STONE CONSTRUCTION ENTRANCE IS TO BE USED AS AN EXIT ON 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 DOWNSTREAM 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 SEEDBED 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. NJSA 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 COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE 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. NJSA 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 STOCKPILE 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 "STANDARD FOR TOPSOILING".

LEGEND

Symbol	Description
	BOUNDARY
	RIGHT OF WAY
—79—	1' EXISTING CONTOUR INTERVAL
—80—	5' EXISTING CONTOUR INTERVAL
	CENTERLINE
—x—	CHAIN LINK FENCE
—G—	GAS SERVICE
—O/H—	OVERHEAD ELECTRIC SERVICE
—SS—	SANITARY SEWER
	STORM SEWER
—W—	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
F.F.	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	TOP OF CURB
TCP	TERRA COTTA PIPE
TRANS.	TRANSFORMER
U/P	UTILITY POLE
76.6 +	EXISTING SPOT ELEVATION
	BUSH
GV	GAS VALVE
	GUY WIRE
	LIGHT POLE
	SIGN
	TREE
	UTILITY POLE
	UTILITY POLE WITH LIGHT
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, SEEDING, FERTILIZING 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± 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".

PERMANENT AND TEMPORARY SEEDING

E. 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 POUND 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:
HARD FESCUE – 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 BINDERS

F. STABILIZATION WITH MULCH ONLY:
WHEN 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 WILL 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.

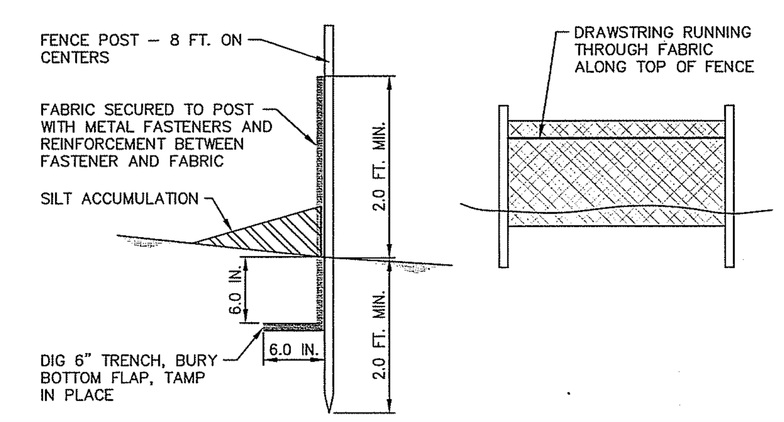
H. ENTIRE PROJECT AREA IS 9.466 ACRES.

I. SOIL TYPE PRESENT IN WORK AREA:

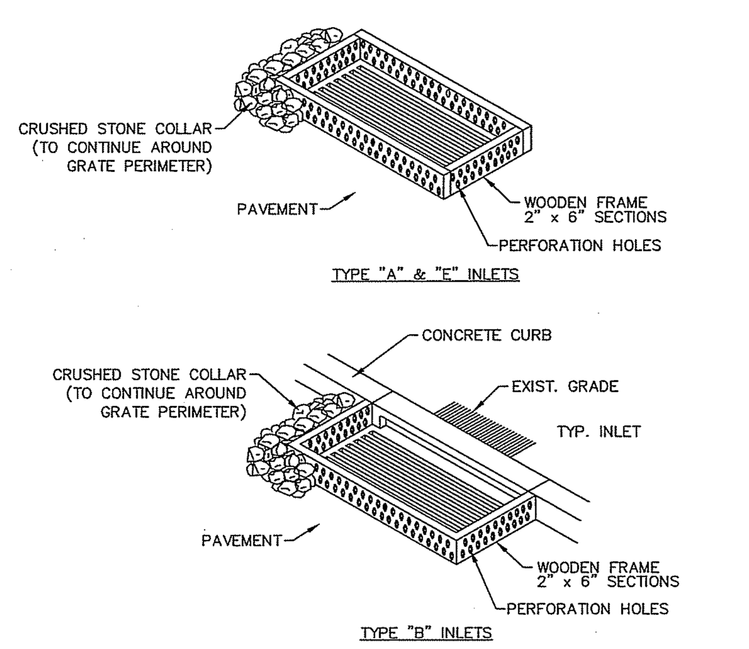
DocC: DOWNER LOAMY SAND, 5 TO 10 PERCENT SLOPES

J. DUST CONTROL:
WATER TRUCK TO BE PROVIDED TO SPRINKLE SURFACE UNTIL WET.

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)

HORIZONTAL SCALE
40 20 0 40 80
(IN FEET)
1 inch = 40 ft.

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.

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PROFESSIONAL PLANNER N.J. LIC. NO. 33LI00572400
snardelli@fralinger.com
DATE

NO.	DATE	REVISION	BY

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

MUNICIPALITY:	CITY OF MILLVILLE	PROJECT #:	29548.01
COUNTY:	CUMBERLAND COUNTY	CADD FILE #:	29548.01 SITE PLAN.DWG
STATE:	NEW JERSEY	DATE:	6-1-20
SCALE:	1" = 40'	DRAWN BY:	AWB
		CHECKED BY:	

SP-4

P:\29500-29999\29548.01\CADD\DWG\29548.01 SITE PLAN.DWG 6/1/2020 10:51 AM Matt Baldino KIP plotter.ctb