

**Millville  
Zoning Board Meeting  
Held August 6th, 2020  
Minutes**

**PUBLIC MEETING**

Members of the Millville Zoning Board met for their Regular Zoning Board Meeting on August 6th, 2020 the Officers club at New Jersey Motorsports Park at 6:30 p.m. as well as via teleconference which the public is invited 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. Business will be limited to items listed on the agenda only. Chairman Worthington called the meeting to order at 6:30pm and announced that this meeting was being conducted in accordance with the Open Public Meeting Act of 1975, was advertised, posted, and made available to the public as required by Statute. The Secretary called roll and found those in attendance were Vice-Chairman Connor, Chairman Worthington, Mr. Carty, Mr. McGahhey, Ms. Roselle, Mrs. Velez, Mrs. Johnson, and Mr. Latore were all present. Also present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer, and Samantha Silvers, City of Millville's Supervising Planner, and via Telephone City Engineer, Brian Prohovich. The following were absent Ms. Chainey.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Carty made a motion to approve the revised June 4<sup>th</sup>, 2020 minutes on August 6<sup>th</sup> meeting and was seconded by Vice-Chairman Connor. All present voted yes.

Mr. Carty made a motion to approve the July 2<sup>nd</sup>, 2020 minutes on August 6<sup>th</sup> meeting and was seconded by Vice-Chairman Connor. All present voted yes.

**RESOLUTIONS-**

Memorialized Resolution #10-2020 for Steve Levick granted Approval for a "D" Variance. Mr. Carty made a motion to approve the D variance and formal site plan waiver for dwelling conversion to convert the second floor into an apartment in a I-1 General Industrial Zone and was seconded Mr. Latore. Mr. Latore, Ms. Roselle, Mr. Carty, Vice-Chairman Connor, and Chairman Worthington voted yes. Mr. McGahhey, Ms. Johnson abstain.

**CORRESPONDENCE – N/A**

**APPLICATIONS –**

Hendrick's House Inc. of 2 Hillcrest Ave, Millville in Block 47 Lot 2 in a R-15 Residential District. Applicant is requesting a "D" variance with a site plan wavier to permit use of an outpatient residential treatment center for women with substance use disorder and administrative offices. Mr. Steve Fabietti, Esq., is representing the applicant in tonight's Zoning Board meeting. The applicant here tonight is requesting to have a residential treatment center for 24 women with substance use disorder, intensive outpatient program facility for substance use disorder, and recreational facilities for Hendricks House clients, and Administrative offices at the formally known as St. John Bosco Church and Rectory within the Parish of All Saints.

Mr. Van Embden swore in Ms. Damaris Piliro the Administrator for Hendricks House. The program is licensed by the State of New Jersey Division of Mental Health and addiction Services within the Department of Health and they are subject to strict regulatory controls and undergo regular inspections

and audits for compliance with the State. The New Jersey Association of Mental Health and addiction Agencies, Inc gives reports from 2018 stating 56,000 individual received treatment at least once a year, Hendricks house was 5<sup>th</sup> in admissions compared to 21 counties. Mrs. Piliro states they do not administer methadone or give out any drugs. The Hendricks house will have 24 women clients 12 Step program. The program ranges between 5 and 6 months. They write up a discharge plan at the initial admission. On grounds will be a program manager during the day, 2 counselors 5 days a week daily, monitor and Administrative assistant 1 per shift for 8 hours 5 days a week. They will have less than 20 employees for this facility. The property will be monitor 24/7. Client receive a background check before entering the program. The clients are referred by other providers after going through a completed detox and short-term residential recovery step. Most of the clients are from South Jersey but do get client from all over. 5 percent of our population is from parole. They are screened for any arson, crimes against a child, and make sure their disorder is subsistence use disorder. If clients do not comply with the program requirements, they will be discharge back to a rehabilitation center. The clients receive a client handbook, told about procures and rules. They are offered on a daily basis case management, counseling, group, and structure day. The Hendrick house teaches the client how to get back on their feet, require jobs, and different instructor come in to teach the client different life skills and educational. They cook dinner and eat together, must clean and maintain the house. The Hendrick house provides transportation to the client's jobs. They have 11 vans that run from Monday -Friday 8 am to 5 pm. We take the client everywhere. They do not walk anywhere. The vans will not be parked at this site. Maybe one at the women house. There is a curfew of 11 pm. Social gathering and activities are open 7 days a week. The clients have chores and jobs to maintain. No children will be living at the facility; however, family members can visit on Sundays from 1p.m.-5 p.m. The outpatient services are available 3x per week with anticipated office hours of 8 am-9 pm Monday- Friday. Outpatients are individual basis. This facility will be the only one that has outpatient treatment. All clients are drug tested regularly. The client that needs medicine they will need to see the administration and they will watch the client take the medicine and sign off that they took the medicine. Examples of medicine would be insulin, high blood pressure, and anxiety. In the three years I have been at Vineland's Hendricks house, we have not had any police reporting the client have caused trouble. All the buildings are alarmed, and the staff takes roll call. Client have a daily facility fee. Christopher, planning board consultant, the zoning ordinance states limited to 15 beds. Hendricks House wants to make sure they are home environmental that's why we limited it to 24 clients. They are only license for halfway house not any other care. This will be the only facility for women.

Mr. Van Embden swore in Planner Steve Hawk license planner since 1993 and practicing planning since 1988. Chairman Worthington and the board members recognize him as an expert witness. The need for this facility only needs to meet the 4-part Sica test, which are, public interest at stake. 29% of 1,888 about 548 that have an addiction problem, unmet need in Cumberland County. Second part- detrimental effects regarding zoning damage to the zoning results for a use that is not permitted. 24 beds- you can have 15 people with no need to zoning board approval. Third part- Churches and schools are allowed in this zone. Administrative offices are in schools and churches. Four part- Improves will be parking spaces, site improvements, larger setbacks then require for 15 bed facility. The balance test will wavier in the favor of helping people. Changes to the facility will be an addition to the bathroom, making it handicap accessible. Cut back some space in the parking lot and adding landscaping by Hillcrest. The existing sheds will be used as storage. Renovations on the interior to provide s suite for the administrative offices for executive staff and offices for the outpatient services. 3,780sq.ft. open space for the multipurpose room for active, group meetings, and social gathering. The positive criteria are that is a hardship in using the property in conformance with the zoning criteria, that the use is inherently beneficial or that the proposed use will enhance the purposes of zoning. The universally considered of value to the community because it fundamentally serves the public good. The negative criteria: identify any potential detrimental impact, can

the detrimental impacts be mitigated by reasonable conditions, no. Mr. Hawk agreed that the applicant satisfied its burden in order for the board to grant the application its variance. Substantial impairment of the zone plan is, does the use raise to the level that it makes the zone ineffective? Is it a problem that the zone itself can't function anymore? These are questions I ask myself as a planner.

Mr. Van Embden swore in Engineer Matt Baldino, license engineer in the state of N.J. since 2005. Chairman Worthington and the board members recognize him as an expert witness. Mr. Baldino when over the site plan that was submitted with the application, general restriping of the parking area, create curb island of landscaping, portion of the pavement area in front of the site will be remove and adding landscape 1 to 2 ft in height and width of berms and scrub to break up some of the parking area. Adding trees throughout the parking area to break up the parking lot. No sprinkler system added but will use a native plant instead of berms. They don't need water to survive. The board would like the applicant to keep the plants alive for 5 years of maintenance or replacement of dead plants. Keeping the existing lightening, keeping the existing freestanding sign and adding HH logo on the wall signs. No signage on the building itself. Parking will decrease the overall coverage. Parking space total 136. My professional opinion is, DOT encourages entrances and exit to be on side street or less traveled roads. They may leave the entrances as is. NO change in this case. Will the traffic be greater or lesser with the 11 new vans? Less traffic. With topsoil berms, how would the water follow work with heavy rains; will it wash the berms away? There is a curb, and everything goes to the one drain, and it will still work the same way as it does now and will have stabilizing grass. The lightening will be place on photocell so the lights will come on and off with the night and days. The pastor stated right now the lights are on all night. Christopher the professional planner asked will there be a buffer between the residential area and the healthcare facility, under the zoning ordinance there should be a buffer of 50ft? Request a fence to help divide the healthcare facility and the residential area. The applicant will not count down any wooded area or trees to keep a buffer. The applicant will agree to add a screen chain link 6ft fence along the property line in the back of the church. The applicant agrees to meet all code requirements for water and sewer. Are there any kitchen areas to service the clients living there? Yes, and we will require with all requirements needed for the kitchen.

Mr. Van Embden swore in architect Dave Manders, he is a license architect for 43 years in the State of N.J. Chairman Worthington and the board members recognize him as an expert witness. No, the state requirements would not allow more than 24 clients in the rectory facility sq ft. They could fit the 24 client they requested.

Samantha Silvers, Planner for City of Millville, do you have plans down in the future to add additional beds for Men? NO plans.

Mr. Van Embden swore in Ed Kay with Kay associates, a Property appraiser for tax assessment since 1983. Chairman Worthington and the board members recognize him as an expert witness. The assessor states he does not see property value lowering or having any effect because of Hendrick house setting up a facility in the neighborhood. He states people live down here and grow up here and a facility like these won't push people out.

Mr. Van Embden swore in President of the Hendricks House board Greg Cain. He is a former graduate of Hendricks program and is now the board president of the Hendrick House trustees. Mr. Cain states the program has helped so many clients and help him turn his life around. It gives clients the support needed to heal and learn how to adapt to society. He explains a drug rehabilitation is a person on drugs and need to detox. Halfway house teaches the client the aspect of the disease and help maintain the disease as well as life skills to survive without drug use.

Chairman Worthington opened public comment.

The following speakers were against the applications Nick Djakow, Tammy Morris, Tom Mcfinity, Paul Porreca, Christina Burler, Jessica Elliot, Ron Elliott, Jeff Mooneyham, Steve Morris, Suzanna Miller, Pam McAvoy, James Burlew, Louis Lore, Aaron Clark, and Dan Charles pointed out the negative impact it will have on the neighborhoods surrounding the property.

- Decreasing property value
- felt unsafe with Children playing outside
- Bar less than a mile from the facility
- Schools less than a mile from the facility
- The public felt they needed a more secluded area.
- The public handed in reports of police activities that occur in different city's dealing with Hendricks House clients. Calling each report from Galloway Morris 1 and Morris 2 and Reports from Vineland Burlow 1 and Burlow 2.

The following speakers were in favor of the application are Locena Love, Carrie Bruce, Larry Morris, Alicia Caron, Brittany Rice, George Alveraz, Father Idler, MaryAnne Serra, Michelle Debellis, Kim Green

Peter Galetto, Gary Forosisky, Joe Cassisi, Kaitlin Hafferon, Angeline Broomhall, and Deacon Russell Davis. The following 16 people pointed out the positive of having a facility like this in Cumberland County area.

- Former client stated this facility gave them back their lives and helped them stay clean
- The church is a place that has partner to help people in needed.
- Professional in the field states, what a good facility this is and their success rate.
- The community needs a women facility.

Mr. Carty made a motion to close the public comment portion and was seconded by Mr. McGahhey all present voted yes.

Chairman Worthington closes the public comment and bring it back to the closing remarks of the applicant.

2016 applications lost to a 4/3 yes to no vote, for property of the convent. 16-2016 resolution states by contrast Your putting people into a drug invest neighborhood, putting people in the middle of war zone, consumer of the people in a bad environment. The sexual asset report is from a client that was sexual assaulted at her job. They held a meet and greet at the church to help the public understand what we are able and education the public. They tried a wooded area in a different town and the town had the same issue as this town. The clients are knowledge as "those people" and "bad people."

The board has everything that is needed, and we met all the requirements asked.

Chairman Worthington

Finding and fact in conclusion statements by the board. The zoning board member do not get to vote on an application on our personal opinion. Evaluate the testimony and decided base on that and she if the detriments outweigh the benefits of the application and site. I value the testimony and the positive criteria of the detriment and impertinent to the public good. The fact that the applicant did not have to come before the board tonight but did because they request 24 beds instead of 15 beds on one property. I see there is a great need for this facility and church was helping people in need for over 20 years. If the applicant wanted to host 30 people, they could of host 15 people on two properties adjacent to each other. Drug addiction touches every neighborhood and family in some way in the City of Millville and we need

to help our community. We have 540 people with addiction, and we need to support and help them. We cannot go against the disability act. I today will state this application meets the positive criteria and doesn't show substantial detriment to intent of the ordinance or the zone and incline to support the application.

The following board members are in support of the Chairman's facts and findings, Mr. McGahhey, Ms. Roselle, Mr. Carty, Ms. Velez, Ms. Johnson, and Mr. Connor.

Resolution to approval of a D variance; Waivers for bicycle rack and sidewalks. They will populate the area with native plants and landscaping with a 5year bond, add 200ft of a 6ft chain link fence with a screen to the back of the church building on the western boundary, 24 bed facility, administrative buildings, intensive out care facility, CME site plan review, existing shed used for storage, no removal of existing trees, and

The applicant agreed to meet all code requirements for the water and sewer.

The board sees no negative impact to the masterplan or Zone. No detriment to the public good and Has a positive impact to the neighborhood.

Ms. Velez made a motion to approve use variance and ancillary design waiver Approval to permit use of an residential treatment and intensive outpatient facility and administrative offices and Mr. Carty seconds the motion. All present voted yes.

With no other further business, Mr. Carty made a motion to adjourn the meeting and was seconded by Mr. Connor. All voted Yes

Submitted by:  
Kristine Klawitter