

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
June 25, 2014**

The meeting was called to order by Chairman Lawrence Barrar at 7:40 PM. The public statement was read by the Chairman, followed by the flag salute.

ROLL CALL - CH-Chairman, VC-Vice Chairwoman, C-Council, MD-Mayors Designee, A-Alternate

Lawrence Barrar	CH	Present	Mary Martz	C	Present
Joyce Albrecht	VC	Present	Michael Moore	MD	Present
Robert Brown		Absent	Robert Mastalski	A1	Present
Brian Carson		Present	William Kennedy	A2	Present
John DiBartolomeo		Present	William Couse	A3	Absent
Joseph Dymond		Present	VACANT	A4	
Richard Krause		Present			

ALSO

David Kreck	Engineer	Present	Michael Ward	Solicitor	Present
Dan Wassenar	Zoning Off.	Absent	Denise O'Kane	Secretary	Present

ALTERNATE REPLACEMENT

A1 Robert Mastalski replaced Robert Brown

APPROVAL OF MINUTES

Motions were made to approve the May 28, 2014 minutes. AIF-motion approved.

OLD BUSINESS

Resolution

Motions were made to approve Resolution #2014-07. AIF-motion approved.

Completeness Review / Minor Site Plan

SPL 14-2 / S.J. Behavioral Health Resources

Mr. Kreck referred to his letter dated 6/14/14, most items have been submitted. Mr. Kreck requested confirmation of no deed restrictions, easements, etc on the property and an elevation view of the proposed building. If those items are addressed, Mr. Kreck will recommend the application to be deemed complete.

Mr. Rinaldi presented Mr. Peterman to address the two issues. Mr. Peterman presented the board with an aerial rendering and photos of the proposed building and stated the survey did not show any restrictions. Mr. Kreck would like a title search or a statement from the person who did the title search stating such.

Motions were made to deem the application complete. Motion approved by roll call vote.

NEW BUSINESS

Minor Site Plan

SPL 14-2 / S.J. Behavioral Health Resources

Mr. Ward stated he would like the use variance addressed first and the site plan addressed second.

Mr. Glen Schmidt, CFO of SJ Behavioral Health Resources stated they need the addition to spread out for consultation rooms and office space, the current fence will be moved to cover the addition.

They service adults from Camden County who have behavioral health issues. There will be no additional employees, and no increase in consumers which is 60-65 daily. No increase in parking or deliveries. The consumers are picked up and dropped off by passenger vans. The hours of operations will remain 8:30-5 with no weekends. The board was concerned with the burden to municipal services; police, fire, ambulance, etc. and why they were not restricted to stay on site.

Mr. Ward swore in Theresa C. Wilson, President and CEO of SJ Behavioral Health Resources. The board had several questions. Ms. Wilson stated that the consumers are free to leave the building and frequent local

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establishments; employees are certified; emergency care is sometimes needed for consumers with mental health issues; medicine is in a locked unit and the consumers volunteer to come for treatment and are free to come and go. Ms. Wilson stated there will be no negative impact, nothing will change from the current status and they have no plans to expand.

Mr. Peterman discussed the site plan, setbacks and access to the addition. Mr. Kreck reviewed his letter dated 6/19/14 and further discussed the required variances. The board was concerned with fencing, dumpster enclosure, lighting and landscaping and police complaints and requested a Knox box to be installed for emergency access.

Motions were made to open the meeting to the public. AIF motion approved.

Alicia Donahue-313 E. Madison Ave.; She lives across the street since 2013 and can not go out front. The consumers stand outside and watch her and talk to her daughter, they ask for money, go through her trash and are cursing all the time. She has seen physical altercations, drug dealings, abuse of stray cats. She has contacted SJ Behavioral and the police with no results. She is afraid for her safety and retaliation.

Mr. Ward addressed Ms. Wilson; she has issues, why does she not have anyone to address her issues? Ms. Wilson will give Ms. Donahue her personal cell phone number, but the law says they cannot stop them from going outside.

Maria Oelenschlager-437 W. Evesham Ave.; She stated that she has a picture of a consumer putting his head in her car asking for a cigarette. She asked the following questions; are they here for any crimes, what kinds of medicine are they taking; are the treatments court mandated; etc.

Ms. Wilson stated; the treatment is voluntary, the consumers are deemed not a danger to self or others. The consumers are not a danger to the community

Ms. Oelenschlager hopes the application is not approved. She fears for the safety of the children in the neighborhood and her grandchildren.

Rabia Ather-501 W. Evesham Ave.; she is a stay at home mom, when she goes to Wawa or Walgreen's the consumers are always asking for money. She does not feel safe, does not want to deal with the consumers and does not want the facility to expand.

Ms. Wilson stated she will give her cell phone to all who have concerns and feels the expansion of the facility will help to keep the consumers on the property. Ms. Wilson also stated she is organizing a community advisory board and is looking for members if anyone would like to participate.

Motions were made to close the meeting to the public. AIF motion approved.

Motions were made to approve the use variance for a non-permitted use in a residential zone. Motion approved by roll call vote.

Motions were made to approve the application with the conditions. Motion approved by roll call vote.

OPEN PUBLIC

Motions were made to open the meeting to the public. AIF-motion approved.

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CORRESPONDENCE

None

ORDINANCE ISSUES

Mary Martz stated that Mr. Kreck will supply information for the board to review regarding adopting a grading ordinance.

COMMENTS/DISCUSSION

Mary Martz stated that Mr. Ward will address the minor site plan definition requested by Mr. Kreck. Richard Krause stated a committee is forming for the 100 anniversary celebration in 2015 and is looking for volunteers.

ADJOURNMENT

Being no further discussion, motions were made to adjourn the meeting at 10:40pm. AIF-motion approved.

*AIF – All in Favor



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