

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 11, 2015**

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Treger	Present (late arrival 8:17 PM)
Ms. Scully	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

Substitutions: Mr. Treger will sit in for Mrs. Chiumento and Ms. Scully will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday January 14, 2015.

A motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#142049C
Normita Ramos
Bulk C Variance
Block: 10006 Lot: 20

#142042C
David Wolfe
Bulk C Variance
Block: 4002 Lot: 11

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

The following applications have been postponed until March 11, 2015 and NO re-advertising is necessary.

#142001DSPW
Timbercreek Liquors
Zoned: CR
Use "D" Variance/Site Plan Waiver
Block: 101 Lot: 12
Location: 1100 Station Ave., Glendora
Storage of trucks & equipment.

#152002BD
Puff & Pipes, LLC
Zoned: HC
Interpretation/Use "D" Variance
Block: 14402 Lot: 8.01
Location: 2001 College Dr., Unit 8A,
Laurel Springs.
Seeking permits to construct & operate a cigar lounge within its existing tobacco retail establishment.

#142038C
Michael Mignone
Zoned: R3
Bulk C Variance
Block: 18609 Lot: 20
Location: 99 Larkspur Cir., Sicklerville
Free standing patio roof (canopy) with setbacks.

Mr. Costa swears in Mr. Michael Mignone.
 Mr. Mignone states the project has been started and was built prior to knowing all the stipulations. The structure has 5 poles with an overhanging roof.
 Mr. Lechner states the memo from the construction code requires the structure to be 5ft. from the property line. The applicant will need a building permit and a fire rating for the roof.
 Mr. Rosati asks Mr. Mignone what materials were used to build the roof.
 Mr. Mignone states they used vinyl and wood to build the roof.

A motion to approve the above mentioned application, with the stipulation of a building permit, was made by Mr. Rosati and seconded by Mr. Bucceroni.

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#152006C
Danielle Kraszewski
Zoned: R4
Bulk C Variance
Block: 401 Lot: 17 & 18

**Location: 804 Station Ave., Glendora
6' vinyl fence w/setbacks.**

Mr. Costa swears in Ms. Danielle Kraszewski.

Ms. Kraszewski states she would like the fence 8" from the property line. If they followed the ordinance they would cut off half their yard.

Vice Chairman Simiriglia asks if there is an existing fence.

Ms. Kraszewski states they have a chain link fence now.

Vice Chairman Simiriglia asks if the fence is on the creek side or the other side.

Ms. Kraszewski states the creek is behind her.

Mr. Mellett states there is no site issue on the creek side but the 8" will conflict with the adjacent driveway because it will be close to his sidewalk and block his view when the neighbor pulls out; 5 ft. would be more appropriate.

Ms. Kraszewski states she will do that (5ft.).

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Rosati.

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#132008CDPF

Sierra International

Zoned: R3

Prelim/Final Major Subdiv.

Block: 6801 Lot: 21/22/23/24

Location: 415-421 Almonesson Rd., Blenheim

4 twins

Mr. Costa swears in: Mr. Guido Babore (Esq.), Mr. Joseph Raday (engineer), Mr. Addison Bradley (planner).

Mr. Babore explains the application as 4 lots being divided into 8 lots, with a use variance granted about 1 year ago with no other variances.

Mr. Bradley discusses Mr. Lechner's planning letter. The boundary survey, metes and bounds, and the plan was revised for permanent bench marks, shrubbery, and landscaping plan.

- 4 trees per lot

- metes and bounds filed as a plan not a deed.

Mr. Lechner asks if the sidewalks will be across the entire frontage.

Mr. Bradley states "yes".

Mr. Raday (engineer) discusses Mr. Mellett's engineer letter.

- They anticipate 3 bedrooms

- re ordering property lines because they would like to keep them the same.

Mr. Mellett states he would prefer the 1 lot become a flag lot. He wants the property line to be extended in the rear so someone doesn't own property behind someone's else's house.

Mr. Raday would like to keep it as it was previously approved. The storm water system is in a low point in the subdivisions that flows through the lot to the County system. The grading will go towards the back of the lot to drain into the system and towards the front to the added inlets to collect any additional water.

Mr. Mellett asks why separate the water pipe line since there is an easement. There are improvements being advised which would be less cost because of less pipe.

Mr. Raday states they will combine the system.

Mr. Mellett states the original dual pipe system is a good design but the single pipe system is easier to maintain. Mr.

Mellett asks questions Gloucester Township being responsible for the rear piping in the easement (20') and the individual will be responsible for the basins. He continues with discussing the 20' utility easement and 2 driveways in the easement and the conflict that presents. Mr. Mellett states staggering the houses will give you more room to work on the pipe if it's necessary to dig it up. Push the 2 most western houses back to the north along with more space between the driveways, another 10'. Pipes are replaced all the time and better to plan to make it as easy as possible.

Mr. Raday agrees to the extra 10 feet.

Mr. Lechner states that the easements must be maintained by the property owners not the Township.

Mr. Raday states they would like to allow the town access in case they need access to fix the drainage system or access to the utilities.

Mr. Lechner states if the easement is owned by the township vs. access easement the town will own a drainage pipe in the middle of private property and it has already been an problem issue in town; usually this is a HOA responsibility. Vice Chairman Simiriglia states the town would also be responsible for replacing shrubbery and anything else that gets dug up while doing a repair.

Mr. Raday states the homeowners will be responsible for the drainage easements.

Mr. Lechner states it must be noted in the deed. The town already has the ability to fix any problems in case there is a default.

Mr. Babore states the 2 property owners will be responsible for the easement.

Vice Chairman Simiriglia states restrict the deeds so the person knows they are being held responsible.

Mr. Lechner states that an underground infiltration system is different than a basin.

Mr. Costa states the owners will be responsible.

Mr. Lechner states the town has to be able to fix the system.

Mr. Raday asks how the town decides there is a problem to come fix.

Mr. Costa states if there is a flooding problem the town would have to step in.

Mr. Mellett states the maintenance of a storm water system to 1 owner is not allowed, it has to be to the whole development. It makes no sense to give the responsibility to 1 portion of a pipe, it must be applicable to the entire development OR to the town. It must be clear and concise for whoever is responsible, it can't be a "if this guy doesn't do it I'll do it" kind of situation. There could be a broken pipe that causes flooding downstream.

Mr. Costa states a blanket easement for the homeowners that states they are all responsible is necessary.

Mr. Lechner states it is one total system.

Mr. Raday states the additional soil boring is unnecessary as the soil is consistent with the lower fill.

Mr. Mellett recommends doing more borings lower in the site.

Mr. Raday asks how many more would Mr. Mellett recommend.

Mr. Mellett recommends 3 additional soil borings.

Vice Chairman Simiriglia states this site was contaminated at one point, as an additional reason to do more soil borings.

Mr. Mellett discusses the Phase I assessment.

Mr. Raday states there is no additional action required by the DEP, they will re-submit.

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

5 MINUTE BREAK:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiuimento	Absent
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Treger	Present (late arrival 8:17 PM)
Ms. Scully	Present
Chairman McMullin	Present
Mr. Anthony Costa	Present
Mr. James Melleff	Present
Mr. Ken Lechner	Present

**#142050BD
1840 P. Cheeseman Rd. LLC
Zoned: R2/IN
B & Use "D" Variance**

Block: 14003 Lot: 13,13X,14,15 & 23

Location: 1840 Peter Cheeseman Rd., Blackwood

Interpretation/Residential substance abuse treatment facility.

Mr. Costa swears in: Mr. Mintz (solicitor for applicant), Mr. Brian O'Neil (applicant/owner), Darcy Brazzle (drug and alcohol behavioral field 15yrs), Dr. Denie Carese (has worked in substance abuse for 30 yrs.), Mr. Larry DiVitro (planner).

Mr. Mintz reviews the testimony, from the previous meeting on the interpretation of Use for the applicant.

A1- subdivision plan

A2- conditions plan existing

A3- interpretation of letter

A4- response letter

Mr. Brian O'Neil (applicant/owner) was added to the list of testimonial participants.

Mr. Mintz continues with discussion of Article 419 and the statutes and ordinances similarities: campus setting, uniqueness of site , IZ educational healthcare, residential component.

Mr. O'Neil discusses his background as a businessman who will be investing 20 million dollars in this project; along with helpful facts and information to help the Zoning Board make a positive decision.

- Mr. O'Neil is business friendly
- He is asking for positive interpretation of the statute/ordinance.
- Every 15 minutes there are 20,000 people attending AA meetings.
- Kids getting addicted to synthetic heroin which is akin to taking concentrated heroin, then they graduate to heroin
- These kids suffer from a disease recognized by the government.
- These patients are protected under the Fair Housing and Disability Act.
- Investing 200 million dollars to fix the problem in the USA, issue is too few facilities and people have to ship their kids off to Arizona and Florida.
- This will be a neighborhood facility
- The key to curing these patients is the "continuum of care".
- Fragile care will be all on one campus.
- This will be the first facility of its kind in the world.
- These facilities decrease crime in the area.
- These people want to get better, they aren't out buying and selling drugs.
- The facility will employ local people.
- The campus will be the Harvard of Drug and Alcohol treatment centers. The ability to keep patients from 90 days to 5 years. (being 60 to 90 days.)
- Interpretation: it is a fairly written code , yet the board has to act on fairness.
- Denie and Brian are the major share holders.

Mr. Costa and Mr. O'Neil discuss the in patient facility w/the 60 to 90 day on site treatment.

Mr. O'Neil discusses the residential structured site , with less structure as you move on in treatment.

Mr. Bucceroni ask Mr. O'Neil how long the patients will be able to stay.

Mr. O'Neil states as long as they can.

Mr. O'Neil states if they had 100 people a month they'd have to build a city.

Mr. Rosati asked the success rate.

Mr. O'Neil states at 30 days: Low 90 days: triple the success rate 1 year: very high success rate and at 5 years the success rate is almost 100%. He also states running out of money is the biggest hurdle.

Mr. Rosati inquires if there are any sex offenders or criminals.

Mr. O'Neil states they try to make sure there aren't any sex offenders but there are a lot of DUI's.

Mr. Rosati asks if a judge could make it mandatory to be sent to this facility.

Mr. O'Neil states they aren't in that business, this is a private facility.

Mr. Bucceroni asks how they intend to keep sex offenders out.

Mr. O'Neil states most times the screening process keeps them out.

Mr. McMullin asks about security.

Mr. O'Neil states there is 24 hour security, their patients have no cars, bed checks hourly, contained recreational facility and it is a self contained facility.

Mr. McMullin asks if there will be fence or what will stop them from walking off the facility's property.

Mr. O'Neil states people walk into his facility not out. There will be impeccable and extensive landscaping. It is not a prison environment because these people are not criminals they have a disease and must be treated with respect.

Mr. Bucceroni asks about the screening process.

Dr. Carese states they use the index history of mental health, referrals (live info), regular sex offenders list, DUI people that go to court.

Mr. Bucceroni asks Ms. Carese if they screen visitors for drugs.

Dr. Carese states they ask who the visitors are (ID necessary along with a preapproved list of visitors), purses are searched and the visitors are never left alone with the patient.

Mr. Bucceroni discusses "lobby guard" that the school district uses. Mr. Bucceroni states it can scan for anything in 6 seconds (instant) and the screen just turns red or green.

Dr. Carese explains the local hiring that will be necessary: RCA training, IT people, new and experienced people to train in the clinical setting.

- The possibilities of over 300 types of treatments,
- working folks 6:30 am to 9:30pm,
- there will be all kinds of workshops all day,
- 90 days of engaged treatment will be recommended,
- recovered people do wonderful things.

Mr. Mellett questions the police, fire demand.

Dr. Carese states it is a very low demand to non existent.

- no fights or vandalism
- ambulance maybe 3 times a year
- anxiety attacks and depression more common maladies
- a lot of psychiatry

Mr. Mintz and Ms.Carese discuss:

- no financial burden on town
- NJ has 350,000 people w/substance abuse problems w/ no treatment available.
- nationally: 10% penetration rate
- impairments: they are struggling w/work and socially.

Mr. McMullin asks how the patients are discharged.

Dr. Carese states they will be driven out in a car and there are no private computers or phones available to the patients.

Mr. Bucceroni questions the outpatient services.

Dr. Carese states there will be a separate entrance and if there is suspicious behavior they will be checked.

Mr. Bucceroni questions any availability to refreshments for the patients and visitors, so nothing inappropriate gets snuck in the facility.

Dr. Carese states they will have control of all the products in the facility, there will be a coffee shop for refreshments, no need to bring anything in from the outside.

Mr. Costa asks if Ms. Carese ever worked for a sober living facility.

Dr. Carese states she has worked with therapeutic communities and step downs.

Mr. Costa asks if there are any sober living facilities nearby.

Dr. Carese states she is aware of Philly Fresh Start in Kensington, PA.

Mr. Lechner asks if the coffee shop in the facility will be retail.

Dr. Carese states it is more of a reward for the patients.

Mr. Lechner asks if there will be a barber shop or nail shop.

Dr. Carese states the first 30 days are clinical and more about treatment, clinical programming, yoga and gym privileges.

Mr. Mintz states part of sober living is for the family , to have the family available while the patient goes through treatment.

Mr. DiVito discusses the intent of 419's definition:

-Institutional district

-Intent: government, healthcare, religious, educational campus, campus form.

- A permitted uses: hospital, sanitarium, academic institution, assisted living, aged facility.

- Residential healthcare facility, long term acute care category, continuum of healthcare.

- Substantial buffer/ secluded site/ well suited to this use.

Mr. Mintz states the town would be turning a tax exempt property into a ratable.

Mr. Lechner asks Mr. Mintz if everything substance abuse oriented along with the residential segment.

Mr. Mintz states "yes" they don't separate the two, they are both part of the continuum plan.

Mr. McMullin asks if anyone who wants to live in a sober community could rent these apartments.

Mr. Mintz states "yes, if they want to live in a sober community only".

Mr. O'Neil states under Fair Housing rules they can be forced to take them (anyone who would want to rent an apartment) but the likelihood is slim.

Mr. McMullin asks if there would be any guarantees to the township.

Mr. O'Neil states they would have to subdivide, they would build the apartments in phases and expand to meet demand. He will have 20 million dollars to invested that will make sure he'll be careful and successful. This will be a very focused enterprise.

Mr. Treger asks if 100 beds will suffice for the initial 30 to 90 day patients.

Mr. O'Neil states ultimately they will have 150 beds with the step down to apartments.

Mr. Rosati asks Mr. O'Neil if he is offered 40 million down the road he could sell with a 20 million dollar profit.

Mr. O'Neil states this is a mission and they couldn't take it if the board wouldn't allow it anyway.

Mr. Rosati states he is just looking out for the township and residents interests.

Mr. O'Neill states he respects that.

Mr. Lechner states the project has a high value to society. The land use interpretation not specifically this program.

- part of the ordinance deals with the campus density and we don't have any specific plans of the physical geography yet. There isn't enough information to meet the campus part setting/residential component.

Mr. O'Neil states the only reason they are building apartments is to continue treatment. They will be sober living housing for continuum of care, not apartments.

Mr. Lechner states if the Zoning Board approved the application there are still no guidelines for density.

Mr. Costa states if the use is permitted the application goes to planning. If the treatment center is approved and the apartments aren't approved the applicant can come back for a use variance.

Mr. O'Neil states this is a special care hospital with acute care buildings on a campus setting, residential, healthcare: the state statute is almost the same.

Mr. Lechner states there are no parameters.

Mr. O'Neil states it is reasonable.

PUBLIC PORTION:

Mr. Dennis Palmer is sworn in: Mr. Palmer questions Ms. Brazzle and Mr. O'Brian bout the 3000.00 to 5000.00 rent for the condos and townhouses.

Mr. O'Neil states the rent would be paid for by either health insurance or self pay. She explains that the center would be drawing patients from a 100 mile radius, 75% of the patients would be within 60 miles. A car service would be dropping them off.

- it would be a mid-Atlantic center,

- a licensed facility,
- licensed and regulated by the state,
- apartments won't be regulated or licensed, they will be considered the 3rd stage of the program,
- the apartments will also house families and children,
- average of 6 months to 1 year,

Mr. Palmer states the children of addicts bring their own problems.

Mr. O'Neil states the children will be in the school system and school buses will be picking them up. Mr. Palmer states a "D" variance does not suit the character of the area. The families will impact the schools and services. Mr. Palmer points out that Mr. DiVitto is not a professional engineer and has been answering questions that need more expertise.

Mr. O'Neil resents being called a liar by Mr. Palmer, and reiterates that the patients are protected under the Fair Housing Act and the ADA.

Mr. Palmer is concerned about the traffic questions going to someone who is not an engineer.

Mr. Costa points out that we are only here for the interpretation of the ordinance tonight not the "D" variance.

Mr. Bucceroni states if Mr. Palmer is a planner and sat on the planning board for 5 years, he would know that the zoning board isn't allowed to make a decision on the "D" variance, as they are only voting on the interpretation tonight.

Mr. Palmer states the residential point worries him, the IZ zone doesn't have families.

Mr. Costa states its not a "D" variance (use) it is an interpretation hearing.

Mr. Palmer sees the interpretation as a slippery slope.

Mr. Costa discusses IZ zones in town.

Mr. Palmer states the ordinance did a good job and this is the wrong project on the wrong site.

The old CYO that used to sit on this property was turned down for a cemetery because it doesn't fit the interpretation.

Ms. McConklin is sworn in: She states the nearest sober living being is in PA and she is happy about the sober living being across from the college. Having apartments right there where people can have access to therapy.

Dr. Carese states you can not evict unless you become not sober. The community will keep the sober living going. There will be a staff manager in the house and peers to call.

Ms. McConklin asks if you're single how can you afford this housing.

Dr. Carese states there is a Block Grant and the Affordable Care Act to help with finances.

Ms. McConklin is worried about the traffic because the college traffic is so bad now.

Ms. Susan Romano is sworn in: She would like clarification, she thought that the center didn't need licensing, maybe she misunderstood.

-how many beds available in the area of treatment or is it on a need basis.

-Recidivism: if the first treatment doesn't succeed is there a lot of turn over.

-not serving the Gloucester Township Community the people will be from Camden.

-what population are they really serving.

-patients will end up in Gloucester Township if they fail.

Dr. Carese discusses Sea Brook House in Atlantic City and 350,000 people didn't get treatment.

Mr. Bill Lemon is sworn in: (Pro addiction center)

-its a regional facility not a local one,

-just in our community,

-addiction/ alcohol treatment,

-ratables are great,

-he wants people who need help to get it, no matter how far away they come from,

-He has no problem with the center,

-if its 18 over he feels it will be mostly professionals,

-He has no problem with the use.

Ms. Patricia Kline is sworn in:

Ms. Kline states rehab works if the individual wants it to work,

-asks someone who lives by one of these facilities what they think of them,

-has a friend who lives by Day Top in Upper Pittsgrove and her friend states its been hell. They here gun shots, people run up and down the street, people in her friends backyard looking for runaways.

-This facility will be by a middle school, a daycare, and a high school which is worrisome to her.

-She is a marketing professor and the money invested doesn't justify this facility in this particular area.

Dr. Carese states that Day Top is a criminal mandated facility, this facility is very different.

Dr. Carese continues because of the affordable care act health care has to cover the treatment.

These patients will have insurance, licensing will hold this facility to a different standard and accountability. This facility is more like "Fresh Start" in Kensington where they shovel walks and clean parks.

Mr. Costa asks Dr. Carese if there is a limit to the days the patient is covered.

Dr. Carese states they cant' limit the stay according to the Affordable Care Act. The Sober Living will not be covered by healthcare, but the Block Grant can be used for that.

Ms. Kenneth Halhan is sworn in:

-residences are similar to Ronald McDonald House,

-the patients are on the grounds of the facilities,

-what is the definition of Institution,

-Ronald McDonald is allowed in NJ.

Jeffrey Wooten is sworn in:

-sympathy for he people try to get clean,

-lives by the Oxford House and it's a good thing,

-not a good fit for the EMS and police,

-drug court laws and are the court mandated allowed,

-drugs and burglaries are non violent crimes,

-screening process doesn't leave him confident,

-police will be overwhelmed w/missing persons reports which will tie up personnel,

-ambulance service liability,

-Seabrook House has several State Police calls

-Security ratio,

-security guards can not touch people in a lot of cases,

-still too many unanswered questions.

Mr. Costa states these concerns all go towards the Use Variance which the board isn't deciding on this evening.

Mr. Wooten is 100% against this project.

Mr. Sam Garrow is sworn in:

-Sober living - apartments targeting a certain clientele with high rents won't be sustainable and they will end up renting to anyone.

Mr. O'Brian states the apartments and treatment center are tied together.

Mr. Bill Cornwall is sworn in:

-police, EMS interpretation

-Blackwood Clementon Rd is empty, use one of those buildings,

-people need help,

-town needs ratables to lower taxes.

Ms. Linda Musser is sworn in:

- patients won't have access to cars, phones or computers,

-integrate into the community,

-patients don't work during treatment.

Dr. Carese states the residential treatment is just like being in a hospital. People can work during the day and return for treatment by 6 to 9 pm. (30,60,90 residential).

Ms. Musser states the family comes to sober living so they can live by the family and leave within 3 to 6 months. Pilots and Doctors stay 1 year on average. Ms. Musser states sometimes the spouse doesn't allow them to return until they are clean.

Dr. Carese states there will be trained drivers and the facility is obligated to find a place for them to go, there are also halfway homes.

Ms. Musser states that 80% to 90% is unrealistic.

Dr. Carese states there is scholarship care, 48 people promoting the program, patients are referred to places who can serve them, fleet of cars and services.

Ms. Musser states the interpretation is broad.

Mr. Bucceroni asks Mr. Costa about the definition.

Mr. Costa states the board can make a motion to:
interpret the entire use permitted.

or

treatment center permitted or not

or

sober living and it will go to the planning board and Zoning will be finished.

Vice Chairman Simiriglia asks why the 2 boards are making a decision on 1 item. Can't it be split between the 2 boards.

Mr. Mintz states even if the sober living and treatment center is approved it will still have to come back to zoning for density, no bifurcation - single use.

1.) one project all together, use permitted, except density, and site plan.

2.) not permitted and a use variance for everything.

3.)rehab permitted - sober living return for use variance.

Mr. Lechner discusses the use variance and standards on residential use in a IZ zone.

-uniform project w/sober living, doesn't see the product.

Mr. Mintz will return for variances for the sober living part.

Mr. O'Neil 1.) use variance with conditions 2.)bifurcate the 2 patient inclusive.

Vice Chairman Simiriglia discusses the use does not go for the structure. Would Mr. O'Neil build a housing project if there is no treatment facility.

Mr. O'Neil states "no".

A motion to deny the above mentioned application as a whole (interpretation with sober living and treatment center) was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application "as a whole" interpretation Denied.

A motion to approve the treatment center solely (only) was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Mr. Treger	Yes

11 3/16/2015 ZB

**Ms. Scully
Chairman McMullin**

**Yes
Yes**

Application for Treatment Center Only Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Respectfully Submitted, Jean Gomez, Recording Secretary.