

**RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD OF THE
BOROUGH OF WOODBURY HEIGHTS
2020-12**

WHEREAS, Kelsch Associates, Inc. has applied to the Planning Board of the Borough of Woodbury Heights for a use variance to permit operation of a social and life skills day program for developmentally disabled adults and waiver of formal site plan review; and

WHEREAS, the property in question is located on Woodbury-Glassboro Road, Block 38, Lot 12 in an HC (Highway Commercial) Zone; and

WHEREAS, the Borough of Woodbury Heights Planning Board has the right to exercise to the same extent and subject to the same restrictions, all the powers of the Zoning Board of Adjustment; and

WHEREAS, the Borough of Woodbury Heights Planning Board has had an opportunity to review the application for Kelsch Associates, Inc. and a hearing having been held thereon and proper notices having been served on all surrounding property owners as required by Statute; and

WHEREAS, the Borough of Woodbury Heights Planning Board has made the following factual findings:

1. Joseph A. Alacqua, Esquire appeared on behalf of the applicant. The applicant is a contract purchaser for the property presently owned and occupied by New Beginnings Bible Fellowship Church. The property consists of two buildings and a vacant parcel established as a condominium with the condominium association responsible for common area maintenance.

2. The applicant is under contract to purchase the two story building closest to Glassboro Road along with the vacant part of the parcel to the rear of the Heritage Store. The additional one story building is not part of the application.

3. The applicant proposes to occupy the entire two story building and to keep the vacant lot undeveloped.

4. The applicant presented the testimony of Robert McKee, Director of Facilities & Technology for the applicant and Stacy Seigel, Executive Director of Day Services.

5. The applicant, Kelsch Associates is a private for profit social service agency presently operating a life skills center in Woodbury. It is their intent to transfer their operation to this Woodbury Heights location. The life skill's training center will be for developmental disability adults and would be a nonresidential facility with no overnight services. The ground floor will be utilized to serve clients and the second for administrative offices.

6. The operation is regulated by the Department of Community Affairs and the New Jersey Department of developmental disabilities.

7. The applicant expects to serve approximately 35 clients and have approximately 25 staff and administrators occupy the building. Hours of operation shall be from 7:00 a.m. to 5:00 p.m. Monday through Friday with only occasional evening or weekend usage. Clients will be supervised with one supervisor for every 3 to 6 clients. Clients will not be permitted to leave the premises without supervision. Clients are transported to and from the facility by Kelsch Associates with 6 to 8 standard SUV's and 2 or 3 vans for clients in wheelchairs. Agency vehicles will not be parked or stored on site overnight.

8. The Board carefully considered the review letter of June 23, 2020 prepared by Planning Board Engineer, Mark R. Brunermer, P.E., C.M.E. and review letter of July 2, 2020 prepared by Planning Board Planner, Tiffany A. Morrissey, P.P., AICP.

9. The applicant agreed to comply with all comments set forth in those review letters.

10. The applicant is requesting waiver of site plan review and approval as they are not proposing any changes to the site. Parking is adequate for the proposed and current use. The parking lot will be repaired, seal coated and restriped. Lighting will operate on a dawn to dusk timer. The current landscaping and enclosed dumpster will be maintained. The applicant is not proposing any change in signage.

11. No one from the public commented on the application. The proposed use is considered an inherently beneficial use under New Jersey Municipal Land Use Law thereby presumptively satisfying the positive criteria.

12. The application submitted by the applicants substantially complies with the requirements of the Borough of Woodbury Heights Ordinance. The request by the applicants can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Borough of

Woodbury Heights Ordinance. The applicants have shown the special reasons necessary to grant the variance.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Kelsch Associates, Inc. for a use variance to permit operation of a social and life skills day program for developmentally disabled adults and waiver of formal site plan review is hereby granted subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approvals which the applicant is required to obtain from any Federal, State, County or Local Governmental Agency or body.

2. All outstanding escrow and inspection fees shall be paid in full prior to the issuance of any permits or certificate of occupancy.

3. The applicant shall comply with all regulations which govern the licensing and operation of the facility.

4. Hours of operation shall be from 7:00 a.m. to 5:00 p.m., Monday through Friday with only occasional evening and weekend use.

5. Clients will be supervised at all times and will not leave the premises without supervision.

6. The vacant lot shall not be developed nor leased for any purpose without Planning Board approval.

7. This approval supersedes all prior approvals which are hereby vacated.

8. The applicant's vehicles, utilized for transport of clients, shall not be stored at the site overnight.

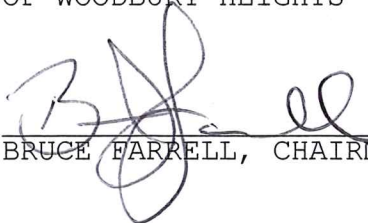
9. The applicant shall obtain whatever permits may be necessary for any change in signage.

10. The parking lot will be restriped and will be repaired and seal coated where necessary. Striping will be approved by the Planning Board Engineer prior to issuance of a CO.

11. The applicant shall insure that current handicap ramps and handicap parking spaces are ADA compliant.

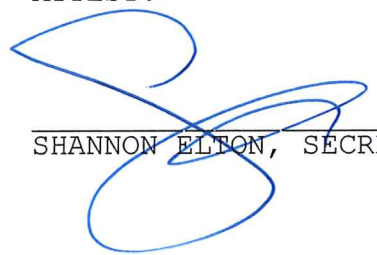
Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on September 14, 2020.

PLANNING BOARD OF THE BOROUGH
OF WOODBURY HEIGHTS



BRUCE FARRELL, CHAIRMAN

ATTEST:



SHANNON ELTON, SECRETARY

CERTIFICATION

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the regular meeting of said Board on September 14, 2020.

A handwritten signature in blue ink, consisting of several overlapping loops and curves, positioned above a horizontal line.

SHANNON ELTON, SECRETARY
PLANNING/ZONING BOARD