

**RESOLUTION OF FINDINGS AND CONCLUSIONS  
PLANNING BOARD OF THE  
BOROUGH OF WOODBURY HEIGHTS  
2019-09**

WHEREAS Crossroads of Gloucester County Management Co., LLC has applied to the Planning Board of the Borough of Woodbury Heights for a modification of minor site plan approval for a medical outpatient facility for opioid treatment granted by Resolution 2018-08; and

WHEREAS, the property in question is located on Elm Avenue, Block 40, Lots 4 and 11 in an HC 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 Crossroads of Gloucester County Management Co., LLC 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. Nicholas F. Talvacchia, Esquire appeared on behalf of the applicant. By Resolution adopted on March 5, 2018, the applicant received minor site plan approval to establish a medical outpatient facility for opioid treatment.

2. The approval included numerous conditions requiring numerous site improvements. The approval was for occupancy of 5,000 sq. ft. of an existing building. Future occupancy of an additional 2,000 sq. ft. required a new application to the Planning Board.

3. The applicant now indicates that they are waiting for State approval to open the opioid treatment facility which they expect will take an additional 6 to 9 months. Therefore, in the interim, they are seeking approval to occupy the additional 2,000 sq. ft. immediately without making all of the site improvements required for the opening of the opioid treatment

facility. Their request constitutes an amendment of the original approval. Their request is characterized as a phasing of the project whereby Phase I would be opening of the 2,000 sq. ft. space as a medical office with minor site improvements with Phase II being the opening of the 5,000 sq. ft. opioid facility with completion of all improvements required in the original Resolution of Approval.

4. The applicant proposes leasing the 2,000 sq. ft. to Accessible Recovery Services ("ARS"), an entity associated with Crossroads. ARS will operate as a doctor's office treating patients with addiction but, will not operate as an opioid treatment facility. ARS will not dispense medication on site. They will test patients for compliance with their treatment program and issue prescriptions, primarily for Suboxone. There will be one doctor and one intake employee on site. Patients will appear by appointment only with the facility to be opened Monday through Friday from 8:00 a.m. to 5:00 p.m.

5. The applicant does not expect more than 4 or 5 vehicles on site at any given time.

6. The applicant presented the testimony of Jason T. Sciullo, P.E., P.P and Corey Lesko on behalf of the applicant.

7. The applicant offered various site improvements to accommodate this use on a temporary basis.

8. No one from the public appeared to comment on the application.

9. The Board determined that the applicant had established a reasonable basis for a modification to the conditions of the original approval and that the application could be granted without substantial detriment to the public good by placing conditions on the approval which would assure future compliance with the original conditions of approval.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Woodbury Heights that the application of Crossroads of Gloucester County Management Co., LLC for a modification of minor site plan approval for a medical outpatient facility for opioid treatment granted by Resolution 2018-08 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. All conditions of Resolution 2018-08 adopted on March 5, 2018 remain in full force and effect except as modified herein.

4. The remaining 2,000 sq. ft. of the building may be occupied only by the doctor's office described by the testimony of the applicant. There will be 1 doctor and 1 additional employee on site. Patients will be seen by appointment only with the facility to be opened from 8:00 a.m. to 5:00 p.m. Monday through Friday. The facility will not be a "clinic" nor will it accept walk-in patients. No medication will be dispensed from the site.

5. The applicant will make improvements to the entrance to the site as required in the original Resolution of Approval.

6. The applicant will provide 5 parallel parking spaces near the entrance to the building as well as 3 additional parking spaces near the southern end of the building.

7. The applicant will make improvements and repairs to the paved areas as necessary to accommodate the parking and circulation generated by this use.

8. The applicant will provide the required handicapped parking and handicapped access to the building.

9. Existing building mounted lights will be repaired and maintained.

10. The improvements required herein will be considered part of Phase I. ARS will not be permitted to open or operate until the improvements have been completed.

11. The applicant will return for an appearance before the Planning Board at their meeting of March 2020 to provide an update to the Board regarding their State Licensing and completion of all improvements which were part of the original approval.

12. In any event, on or before June 1, 2020, the applicant shall be required to either complete all improvements required by the original approval, or cease use of the 2,000 sq. ft. space.

13. The applicant shall provide revised plans to the Planning Board Engineer reflecting the improvements required herein.

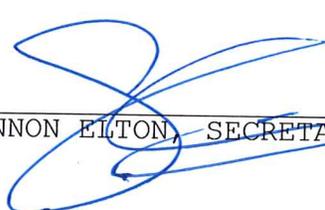
Adopted at a regular meeting of the Borough of Woodbury Heights Planning Board on June 3, 2019.

PLANNING BOARD OF THE BOROUGH  
OF WOODBURY HEIGHTS



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BRUCE FARRELL, CHAIRMAN

ATTEST:



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SHANNON ELTON, SECRETARY