

SPECIAL MEETING

**Lebanon Township Planning Board
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.**

February 27, 2012

The 850th Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Gary MacQueen. Present were: Mr. Milkowski, 1st Alternate Laul, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse.
Excused: Mr. Gerlich & Mr. Wunder.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Planning Board has scheduled a special meeting for Monday February 27, 2012 at 7:00 p.m. prevailing time at the Woodglen School on Bunnvale Road to hear the application of GenPsych. Items on the agenda were carried from the February 7, 2012 meeting. Notice of this meeting was published in the Hunterdon Review on February 15, 2012 and faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on February 15, 2012.

PRESENTATION OF MINUTES: January 10, 2012 Reorganization/Business Meeting

Motion by Ms. Bleck and seconded by Mr. Piasecki to approve the minutes as presented. Unanimously approved.

February 7, 2012 Regular Meeting

Motion by Mr. Milkowski and seconded by Mr. Laul to approve the minutes as presented. Unanimously approved.

RESOLUTION:

- a. New Cingular Wireless Block #12 Lot #45.05
Conditional Use/Site Plan/Variance Route 513 B1

Motion by Mr. Rich and seconded by Mr. Piasecki to approve the Resolution for New Cingular Wireless for extension of time as presented.

ROLL CALL	Yes: Mr. Milkowski Mr. Laul Mr. Schmidt Mr. Piasecki Mr. Rich	Mr. MacQueen Ms. Bleck Mr. Weiler Mr. Skidmore	Absent: Mr. Wunder Mr. Gerlich
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PRESENTATION OF BILLS & REPORT:

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| a. John Gallina, Esq. | \$ 1,450.00 |
| b. Michael Bolan, PP | \$ 515.60 |
| | \$1,638.64 - Highlands |
| c. Bayer/Risse Engrs. | \$2,096.75 |
| d. National Business Furniture (2 chairs) | \$ 395.04 – includes shipping |
| (1 chair) | \$ 283.28 - includes shipping |
| e. NJPO | \$ 360.00 – Mandatory Training Class (5) |
| Total: | \$6,739.31 |

Ms. Glashoff referred to the Agenda Addendum to the Bill Report Addendum regarding bills from Planner Bolan in the amount of **\$3,386.78**. This brings the total of bills to **\$10,126.09**. Motion by Ms. Bleck and seconded by Mr. Schmidt to approve the bills as amended. Unanimously approved.

At this time, Chairman MacQueen announced that the Planning Board will go into Executive Session at 7:10 p.m. Mr. Piasecki informed the board that he has a conflict since his firm has done legal work for some of the objectors. Mr. Piasecki excused himself at this time. Motion by Ms. Bleck and seconded by Mr. Weiler to adjourn the meeting in order to go into Closed Executive Session. The board convened in Room #35.

WHEREAS, Section 7(b) of the Open Public Meetings Act L. 1975 C.231 NJSA 10:4-12(b)(8) permits the exclusion of the public from Planning Board meetings where certain matters are to be discussed; and

WHEREAS, the Lebanon Township Planning Board is desirous to meet to discuss litigation issues;

NOW, THEREFORE BE IT RESOLVED, by the Lebanon Township Planning Board of the Township of Lebanon, Hunterdon County, New Jersey that this Board met in Executive Session at 7:10 p.m.

When the board returned to the meeting room at 7:16 p.m. a motion by Mr. Rich and seconded by Ms. Bleck to reconvene the Regular Meeting of the board. Unanimously approved.

Mr. Weiler informed the board that due to a conflict of interest with one of the objectors he will not be able to sit for this public hearing.

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NEW BUSINESS:

GenPysch, P.C.
1065 Highway 22 W.
Suite 3D
Bridgewater, N.J. 08807

Block #43 Lot #1.01
Trimmer Road & Route 513 I5

PUBLIC HEARING

Conditional Use with Site Plan & Variance

Attorney Lloyd Tubman of Archer & Greiner was present to represent the applicant. Attorney Tubman said they are looking for approval for a Conditional Use with Minor Site Plan and a Variance for an additional free standing sign.

Attorney Gallina announced that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Affadavit of Proof of Service, **A2**-Certified List of Property Owners and Utilities, **A3**-Notice to Property Owners, **A4**-POD Slips, **A5**-Notice in Newspaper, **A6**-Taxes Paid, **A7**-Concept Plan Proposal. Attorney Gallina announced that all the notices are in order and the board can proceed with the public hearing. Attorney Gallina announce that Mr. Piasecki and Mr. Weiler due to a conflict of interest have excused themselves from the proceedings. Attorney Tubman asked to have the following people sworn in: Dr. Henry Odunlami, Georgette Jungles, Esq., Planner Brian Slauch, Architect Michael Hanrahan and Engr. Kevin Smith.

Attorney Tubman said there have been questions as to whether this use is a private hospital or a residential treatment center. Attorney Tubman read from the New Jersey Code regarding hospitals. One of the items in the code refers to over-night stays at a facility which it would then be considered a hospital. Attorney Tubman also referred to the ordinance and the definitions of institutional and said the Planning Board has the jurisdiction to hear this application. At this time, Attorney Tubman had Dr. Odunlami give testimony. Dr. Odunlami said he is the founder of GenPsych which he started in 2005 as a Mental Health Outpatient Facility. GenPsych is licensed by the State of NJ and with the State Department of Health and Division of Addiction Services. Dr. Odunlami said that GenPsych has grown and become one of the largest mental health programs in NJ with the only full Dialectical Behavioral Therapy Intensive Outpatient Program and Partial Hospitalization Program in New Jersey. Dr. Odunlami said he has 3 outpatient facilities in New Jersey and one in Sumter, South Carolina. He is also affiliated with Carrier Clinic in Belle Mead, N.J. Dr. Odunlami said they have on staff 8 Psychiatrists, 3 Advanced Practical Nurses; Psychologists, Nurses and 10 Physicians, Nurse Practitioners and numerous highly trained therapists which provide a wide spectrum of treatment to clients. 5 of the Physicians are located at the Bridgewater Facility.

Dr. Odunlami went through the process from when a person is admitted until discharge. Dr. Odunlami said his facilities are voluntary. Since they are a private facility they do not take court ordered patients. Dr. Odunlami said they would like to have at least 13 patients. There would be 4 full time staff 24/7 which would consists of 2 nurses, 1 mental health worker, one security guard for each shift. Sometimes family members accompany the patient at the time of admission. Dr. Odunlami said patients are medically cleared before entering the treatment program. Patients would be at the facility for 2-4 weeks. During that time they are not allowed to leave the premises. During the day the average number of staff would be 6-8 staff members. At the end of their inpatient stay, they would return home and continue on an outpatient basis. During their hospital stay, the patient is not allowed to have a vehicle on site.

At the conclusion of Dr. Odunlami testimony, Chairman MacQueen asked if the board had questions of the witness. Mr. Schmidt asked what the maximum number of patients would be since the application states 16 and 13 was mentioned. Dr. Odunlami said either 11 or 13 because of the Highlands and the septic system. Mr. Laul asked what burden would there be on a rescue squad. Dr. Odunlami said there would not be a burden. They will be able to deal with most issues that would come up. Ms. Bleck asked how old would be the youngest patient. Dr. Odunlami said 18. Visitation would only be on Sundays for family members only. Mr. Skidmore asked about traffic flow on the weekends with family members coming to visit. Dr. Odunlami said cars would be entering and exiting from Trimmer Road. There would be no more then 13 extra cars on Sunday since that is the only day for family visitations. Mr. Skidmore asked about being licensed by the State. Dr. Odunlami said once they are approved for the use, then they will apply to the state for a license. Mr. Skidmore asked about state inspections and how often. Dr. Odunlami said they would be inspected once a year. Mr. Skidmore asked what happens if you fail an inspection. Dr. Odunlami said they grant a temporary approval until what failed is fixed and then you would be re-inspected. Mr. Skidmore asked if the board could get a copy of the state standards for this type of facility. Dr. Odunlami said yes. Mr. Skidmore asked what the possibility was for a patient to just walk out the door and go wandering in the neighborhood. Dr. Odunlami said all the doors will have alarm systems which will go off if someone goes outside unattended. Chairman MacQueen asked if the Bridgewater facility was their main facility which is there home base. Chairman MacQueen asked about transportation. Dr. Odunlami said their transportation is in-house only. Mr. Milkowski asked if they accept court ordered patients. Dr. Odunlami said no, they are a private facility and take insurance. Mr. Milkowski asked if it were at all possible for them to get court ordered patients. Dr. Odunlami said court ordered patients don't have insurance and since they are a privately run facility, they would not accept patients without insurance.

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Mr. Schmidt referred to the doors with alarms and wanted to know how it worked for the employees going in and out of the doors. Dr. Odunlami explained how it operates. Engineer Risse asked if the Brick location was an outpatient facility. Dr. Odunlami said yes. Chairman MacQueen asked about the 24 hr security cameras and wanted to know how many people are on duty. Dr. Odunlami said they always have no less than 3 people on duty at all times. Mr. Schmidt referred to the classes that are offered and asked if therapists do these classes or are specialists brought in. Dr. Odunlami said specialists are brought in to teach these classes. Mr. Laul asked if any of these programs are taken outside. Dr. Odunlami said no.

Mr. Skidmore referred to earlier testimony regarding patients coming from outpatient facilities to this inpatient facility and asked if that was correct, that patients wouldn't be shipped in from the outside that haven't been seen by the doctor. Dr. Odunlami said that is correct. Mr. Skidmore asked if it is 100% of the time. Dr. Odunlami said yes. Mr. Skidmore asked about the security that was discussed earlier and what the possibility was of a patient deciding that they didn't want to stay at the facility any longer. Dr. Odunlami said they can't stop someone from leaving, but they feel since they have security with the staffing it should not be a problem. Mr. Rich asked if they have looked at any other sites. Dr. Odunlami said it is difficult to find good sites. They picked this site since it was in an Industrial Zone and was a permitted use in the I5 zone.

At the conclusion of the board's questions, Chairman MacQueen opened the hearing to the public for questions of the witness. The following people asked many questions of the witness: Neil Grossman, Marie Sycor, Warren Evanko, Jeff Worster, Lisa Falkinstern, Arthur Markloff & John Lloyd. At this time Chairman MacQueen announced that the board will take a recess at 8:25 p.m. When the board reconvened at 8:40 p.m. Chairman MacQueen reopened the hearing to the public for additional questions of the witness. The following people asked questions: Shane Youngman, Karen Verso, Marie Sycor, Ruth Fleming, Darlene Tong, Lisa Falkinstein, Brandon Wieboldt, Kevin Fine, Lauren Cuzzio, Michael & Alice Roth. At the conclusion of the public questions, Attorney William Caldwell informed the board that he represents the following people: Adam & Lisa Ambielli, Adam & Judy Ambielli, Eric & Cindy Zobian, Kim & Deidre Parker, Frances Stasick and Harvey Siegel.

Attorney Caldwell asked many questions of the witness. At the end of Attorney Caldwell's questions, Chairman MacQueen asked Ms. Glashoff for a date for the continuation of this public hearing. Ms. Glashoff said the next meeting date for this application will be March 20, 2012 at 7:00 p.m. The board and the applicant agreed to the date. Attorney Gallina announced to the public that this application will be continued on Tuesday March 20, 2012 at 7:00 p.m. with no further notice given.

CORRESPONDENCE:

- a. NJPO Newsletter - December 2011
- b. Law of the Land Articles (2)

Being no further business to come before the board, nor comments from the public, motion by Mr. Rich and seconded by Ms. Bleck to adjourn the meeting at 9:50 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK