

CENTENNIAL PINES CLUB SPECIAL MEETING MINUTES - Lake Pine Colony Club House

April 4, 2023

Board Members in Attendance: Sandy Dalton, Dawn Fisher, Rich Krasner, Greg DeWitt, Sharon McKenny, Jerry Morgan, Clark Perks, Ryan Zambon

President in Attendance: Clark Perks

Secretary in Attendance: Dawn Fisher

Treasurer in Attendance: Jim Zambon

Committee Chairs in Attendance: Sandy Dalton, Greg DeWitt, Rich Krasner, Sharon McKenny, Shawn Omans

Homeowners in Attendance: 70 Homeowners where represented from the community.

This special meeting was coordinated in an effort to address neighborhood concerns regarding the operation of a Sober Living House at 150 West Centennial Drive. In addition, bring residents up to date with information that had been received by the Centennial Pines Club directly from the Bureau Chief of Rooming & Boarding Houses for the State of N.J. as well as the Twp. of Medford. On March 30, 2023 Mr. Jay Raywood, Bureau Chief of Rooming & Boarding Houses for the State, informed the Board Secretary that a class F license had not been issued to this property nor had they submitted an application for licensure as of that date. Upon listening to the facts presented, Mr. Raywood agreed and indicated circumstances warranted an inspection by the State of NJ. Mr. Raywood could not say exactly when that would occur as the property owner had to be notified and all residents of the property had to be present for the inspection.

Clark Perks opened the Meeting at 6:00pm

In attendance was Ann Bell of Medford Twp. Zoning and Officer Lt. James D'Averso with Medford Two. Police Dept.

Clark gave the following remarks: "I want to thank you all for coming. Most of you are probably aware from Facebook and emails that we have had a sober living home at 150 West Centennial. With us tonight we have Ann Bell, Medford Township Zoning Officer, and Lieutenant James D'Averso from the Medford Police Department. I want to thank them for being here tonight, and shortly I will be turning the floor over to them. After hearing from Ms. Bell and Lieutenant D'Averso, we will take questions and comments from as many peoples we can before 8pm. which is when our rental of this space ends. Before I turn the floor over, I would like to assure everyone that since the Board learned of the situation it has, and continues, to investigate and research what is going on, what can and should be done to address the situation to protect the best interests of our residents. As the situation is new to us we looked to local officials for some guidance. We have spoken to Medford officials, the property owner and realtor for the property for information. We have spoken to counsel for guidance on the legal ramifications. We continue to have open dialogue with these parties to really get a better understanding of what is going on and what can and should be done. The Board's primary concern is taking whatever actions are appropriate to ensure the safety of our residents while at the same time making sure anything we do is within legal boundaries so we don't open ourselves up to legal action. We, as board members, are property owners like everyone else. We want nothing less than protecting the health, safety, and welfare of everyone. We will be guided by the facts, the professionals, and the law in fulfilling our duty as

board members. With that I will turn this over to Ann Bell who can provide us with what information she has about 150 West Centennial.”

Ann Bell of the Zoning dept. for Medford Twp. explained that to operate a CSLR, Cooperative Sober Living Residence, a use variance would be needed. Ms. Bell stated that to date she has sent two certified letters to the owner/operator and has not heard back. She stated that most recently she has given the owner/operator written notice that they must reply back to the zoning board by 4/12/23. She explained that the Twp’s main objective is to invoke compliance which in this case would mean the owner/operator applying for a use variance for this property. At such a time residents in the immediate vicinity would be made aware and could attend the zoning board meeting.

Lt. James D’Averso of the Medford Police stated that they have been to this residence on several occasions as a prelude to EMT services being provided but have been unable to ascertain any information from the residents living at this address. Lt. D’Averso encouraged all residents of the community to be observant of their surroundings. Lt. D’Averso explained that if a resident has a concern, no matter how minuscule that might be, to report it to the police so that a time line of activities can be established. Lt. D’Averso stated that 911 should be used for an emergency situation only or in the case of a non-emergency situation residents can use the police contact number which is 609-267-8300.

The floor was then open to residents to voice concerns, ask questions, obtain clarification, etc. Many residents spoke and there was healthy dialog. Thoughts were presented on the installation of cameras at designated areas, and neighborhood watch signs.

The Meeting was adjourned by Clark Perks at 8:00pm