



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

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Cindy Baldino
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANNING BOARD MEETING
September 19, 2024

Board Chairman Sooy called the meeting to order at 7:00pm.

Present: Matt Ayers, Rich Clute, Tony Coppola, Tom Guercioni, Christine Jordan, Don Purdy, Ken Sooy

Absent: Bill Ade, Matt Geese, Russell Banks, Jim Cox

APPROVAL OF DECISION & RESOLUTION:

#9-24 Thumhart, 419 6th Ave.

(APPROVED)

COMPLETENESS: #10-24 BOCA RECOVERY CENTER (APPROVED)

30 w. Jimmie Leeds Road

B. 866.01, L. 3

Preliminary and Final Major Site Plan

BOCA Attorney, Keith Davis, summarized the application for #10-24 BOCA. It is a permitted use, no variances requested. We are seeking one waiver from landscaping to identify the size of certain trees on site. These trees will be cleared but, a 100 foot buffer will remain wooded, toward the rear of the site.

Board Professional Jen Heller recommended approving the waiver from item 20 and that the application be deemed complete by the Board.

A motion for completeness was made by Purdy, seconded by Clute

All in Favor: Ayers, Clute, Coppola, Guercioni, Jodan, Purdy, Sooy.

Against: None

Attorney, John Ridgway swore in witnesses: Tom Roesch, Dr. Alison Tarlow, Anthony Sirizzotti

NEW APPLICATION:

#10-24 BOCA RECOVERY CENTER

30 w. Jimmie Leeds Road

B. 866.01, L. 3

Preliminary and Final Major Site Plan

Dr. Tarlow, Chief Clinical Officer of BOCA. Dr. Tarlow summarized the plans, operation, including treatments, staffing requirements and security for the new BOCA facility.

Board member Coppola asked if the cameras and keypads going into the new facility will be an increase in security compared to the existing facility. *Dr. Tarlow said there will not be an increase in security, but, there will be an increase in the number of cameras and staff to view the cameras because it is a larger facility.*

Coppola: Are there cameras inside and outside. **Dr. Tarlow** Yes.

Coppola: Are the patients allowed to come and go at will? **Dr. Tarlow:** *No. But, we are not a locked facility, if someone does not want to remain in treatment, they would be free to leave. It is not a locked facility, like you might imagine a psychiatric hospital, where there are locked doors in that respect. They are free to leave. But, while they are in our care they do not leave our facility because, everything is provided for them unless there is medical emergency.*

Coppola: What if someone is in a manic state and walks out the front door into our neighborhoods? **Dr. Tarlow:** *We have staff specifically trained to handle those types of situations.* **Coppola:** My concern is if they don't want to be there. If they are free to walk out in a manic state or otherwise, then that could be problematic, especially if you are only employing the same type of security measures you currently have, they are only marginally effective. **Dr. Tarlow:** *We have a front desk. The front door is locked, strangers cannot walk in. The front door area is monitored when clients are not in the building. They will be with staff at all times. If they come to us in that kind of manic state we will have other treatment issues that would have to be addressed, treatment modalities that would be put in place. Our facility does not accept people who are court ordered. Our facility is 18 and up. A very very high percentage of people come to us voluntarily and they want to stay.*

Attorney Keith Davis asked a design question and addressed concerns about discharging a patient. **Dr. Tarlow:** *In the new facility all windows will be fixed. If somebody doesn't want to stay at our facility we will do a planned discharge to keep them in the safest possible situation.*

Board member Clute: If a potential client has a disciplinary track record, do you make the decision that your facility is not the right fit? **Dr. Tarlow:** *We have a big admission process prior to anyone coming into treatment with us. We are looking at them from several angles, including medically and clinically, that could rule them out from being appropriate for our facility.*

Davis: BOCA can be selective since their facility is private pay or private insurance, you are selective. It is a for-profit facility.

Mr. Tom Roesch described the site plan and property within this PO Zone that allows a rehabilitation therapy facility. Requirements include a new Sewer line, domestic and fire water service. We will also provide shade trees as requested.

Mr. Davis mentioned the lighting, it will be shielded. And no variances are required. **Mr. Roesch:** *That is correct.* One waiver for trees is required to meet the drainage requirements.

Mr. Davis mentioned Board Professional, Jen Hellers report, and asked Mr. Roesch if he had a chance to review that thoroughly. **Mr. Roesch:** Yes. Can we agree with all of the comments she has raised as a condition of approval, **Mr. Roesch:** Yes

Questions for Mr. Roesch regarding engineering? No

Mr. Sirizzotti, prepared the architectural plans submitted with the application. Mr Sirizzotti described the property, cutting edge design and elevations. This building will meet and exceed all energy codes in the US and NJ. All windows are sealed, fairly robust security system, swipe cards, throughout the facility.

Board member Purdy asked if the swipe cards will give notifications to the employees when someone is exiting any of the doors, they will make a sound? **Mr. Sirizzotti:** *Yes, when a card is used it will tell you what door and who uses it.* **Board member Purdy:** It should sound, if someone wants to leave at 3:00 a.m., on their own, they cannot sneak out with it going off? **Mr. Sirizzotti:** *That's the important of employees training to deal with those situations.*

Purdy: What is the material for the building, mainly construction for fire ratings, etc, is it wood, steel? **Mr. Sirizzotti:** *We are looking at a wood structure, it is fully fire sprinkled, the tall area will have steel frame. It will be hybrid. We are still working on the sharp details.* **Purdy:** The roof will have power fit, so it covers and hides. **Mr. Sirizzotti:** *Yes. We like to use multiple small units, so if there is a problem, we don't have multiple bedrooms without air, we want them in the center of the roof, keep the site lines very discrete.*

Purdy: So the bedrooms don't have units in them. **Mr. Sirizzotti:** *Right now we are looking at using the roof tops for the units.*

Mr. Sirizzotti showed the floor plan. 80 beds.

Board professional **Jen Heller** asked about the radio coverage issues brought up by EMS and Fire; are you prepared to address that? **Mr. Sirizzotti:** *Yes, we are going to work with EMS and Fire to give them what they need. We are going through the process to educate ourselves to fully understand the issue.* **Jen:** It usually happens once the building is constructed, the signal isn't strong enough inside the building, both officials brought that up and it is a requirement in our building code. **Mr. Sirizzotti:** *We are going to make sure you have that.*

Jen Heller: What about the sign. **Mr. Sirizzotti:** *It says BOCA Recovery, it's part of our welcome when you first pull into the parking lot. It kind of screens that area, where you can sit outside.*

Jen Heller: One thing I noticed is that your trash and recycling area is very well hidden, it's not your typical trash enclosure off of the parking lot, can you describe how that works into your plan for your building, and the loading area? **Mr. Sirizzotti:** *We have a long narrow site and we want to keep everything as neat as possible.*

Questions or Comments from the Board:

Board member Purdy referenced a concern about security fencing around the property. Purdy asked the applicant to make sure the doors are monitored and to have a fence.

Jen Heller: *Seashore Gardens requested an 8' fence along the common property line between this facility and theirs. 8' fence is permitted for this commercial and industrial use, as long as it is in the side and rear of the property lines. Are you guys agreeable with the fence that is recommended and requested by Seashore Gardens?* **Attorney, Keith Davis:** We agreed to put the fence connecting the already fenced in recreation area to the building, and to continue the fence after the building toward the front, to a setback that the board specifies. That is acceptable to the applicant.

Board member Purdy: The two exterior doors would not be fenced, that is a safety concern. I would like to add that the fencing should be chain link for security reasons and visibility. **Jen Heller:** *Yes an 8' chain link fence would be appropriate and I am comfortable recommending an 8' chain link fence.*

Mr. Davis: Can you let us know how far you want it to be from Jimmie Leeds Road? The required setback? **Jen Heller:** *After the old building is demoed is that just going to be grass?* **Mr. Davis:** Yes, It will be grass, open space and part of the existing parking area. The retention pond will have the customary chicken mesh.

Coppola: I appreciate that Seashore Gardens wants a fence. I completely agree. What about the East bound side, where the residences are? **Mr. Davis:** *We didn't propose that, there is that lot in between our building and the residences that is under the same ownership, it is not proposed for any development at this time. It will remain wooded.* **Coppola:** There has been at least one incident since BOCA opened, where, I believe, a resident from BOCA made his way into the residences. **Mr. Davis:** *That is when you could open the windows and that has since been remedied. In the new building the residents will not be able leave.*

Coppola: I want some assurances that the safety measures are going to be in place and this will not be an adverse impact to the community. I believe this is better option than Silver Living houses which provide very little security or cameras. I want security to be a priority, to minimize any adverse impact to the community.

Clute: With your testimony you said that the over flow with the night shift/day shift and it's roughly 50 some spaces, will people visit patients? Did you calculate that in your parking? **Dr. Tarlow:** *We typically don't have people coming to visit from the outside. Family sessions are usually done by telephone or video phone. We don't have people coming in and out, other than the patients coming in for treatment and when they leave. There will not be visitors on a regular basis at any of our facilities.*

Clute: You mentioned there will be about 35 staff members, but, those staff members are on different shifts. **Dr. Tarlow:** *Yes, our clinical therapists, there would be 1 for every 8 patients,*

will usually work 9 to 5 type of day. The nursing staff works 7am-7pm and then Dr's and Nurse Practitioners come at varying times during the day. **Clute:** I drive by there every day. You are designing a new building, a whole new campus. The smoking lounge that is usually in the middle of the parking lot, is that going to be relocated to a more private area, where the dumpsters are? **Dr. Tarlow:** Yes, in the rec area, one corner will be designated for smoking, shielded by the building and by fencing around that rec area. At no time when clients go out for a smoke break are they unattended. **Clute:** It raises concerns when you see a group of people and you don't know if there is a supervisor or a counselor or a security guard in the group. It would help put the residents minds at ease knowing that there is a procedure. The design of the new building is will pick up all of the problems or the concerns that you have had with this older building, that has been there since the 80's. **Dr. Tarlow:** There are also designated times that they can go out there, it's not like an all-day event for smoking.

Board Professional Jen Heller stated this application did receive approval from the Pinelands Commission, and a clean certificate of filing consistent with their regulations. The storm water is a challenge because they have to accommodate for the future. They have done a great job in handling that. The environmental impact report was submitted, we concur with the findings of that, there is a restriction from the Pinelands Commission on clearing, for the one year, that which would be endangered species were identified. They cannot clear the site until after October 1 and they cannot clear after April 1st. Everything else in my letter is a condition, I did request additional landscaping, on the western side, as some point, something could happen on that lot. Along with that other permitted uses in this zone include motels, hotels, other more intense uses. Traffic will be minimal compared to those other potential uses, BOCA will have mainly staff going in and out. The EMS (Ambulance Squad) did have a recommendation to contract with a private ambulance squad for some of the calls. We do support the recommendations of the Fire Chief, the EMS Squad, Office of Sustainability, and Environmental Commission. As a condition of approval please work that out with the ambulance squad.

Keith Davis: We have had dialogue with the ambulance squad, when the facility first opened there were growing pains in terms of ambulance calls to the site. We discussed ways to reduce the amount of visits to the facility. BOCA has their own transportation to take residents to and from the hospital or doctor appointments off site that will continue to be utilized. We will be happy to continue having conversations with the ambulance squad.

Board Member Clute: With the Fire Department, Police Department and Ambulance Department, would you be in agreement to do a mid-construction and end of construction walk through, so the first responders can be well versed in the facility if there is any need for a call.

Keith Davis: We have no issue with anything in the Fire Dept. Report of September 10th, they asked for a Knox box, where they can have access to the key pad, we will provide that to them. Happy to have them included in the pre-construction conference and as we proceed with construction we will deal with the radio adequacy issue as a condition of approval. There is some building code issues that we were asked to address, we will do that as part of the construction permitting process. At the end, before the CO is issued we are happy to have them walk the facility layout and make sure they are comfortable with all aspects of the department.

Clute: The volunteer fire department does not work every day, they like to be proactive and know the new facilities. I am asking on their behalf, Are you in agreement; can you contact your local fire department and invite them to a walk through prior to opening? Yes. Thank you.

Questions/Comments from the public:

Jessica Debiase was Sworn In. Jessica has safety concerns, she mentioned the strain that this building has brought on our local police, fire and EMS. There have been 132 response calls to this facility. The most calls are psychiatric emergency, even overdoses and even a Megans Law registration that the neighbors were not made aware of.

What is the curfew?

Also, you purchased the land by Ash Ave., do you plan to keep that vacant?

I would like to clarify who staffs the overnight shifts and I want reassurance that there will definitely be security.

Coppola: The overnight security and drop off should be mitigated because this facility has a little better locking doors mechanisms. This is a different type of building now. This application is not for Lot 2, correct? You (BOCA) cannot relinquish your rights to develop that but, there are no initial plans to develop lot 2?

Keith Davis: *That is correct, we reserve rights, if there is a development we would be required to do a site plan with notice. We have no eminent plans to develop Lot 2.*

Dr. Tarlow *Curfew, clients must be in their rooms by 11:00 p.m. Security overnight – One RN to every 8 patients, behavioral health tech staff that will be there through the night.*

Coppola: You indicated 35 day, 15 night staff. What is current day time staff. **Dr. Tarlow:** *12 maybe. 7-8 at night currently. I need clarification. The back doors will have fire alarms? What is the procedure if you hear the alarm going off and one of the patients left the building? Dr. Tarlow: If a client were to leave in the middle of the night the door alarms would go off, then the staff would go meet the client, if they are running, we will try to reach them, generally if the patient wants to leave it is during the day. If they are a harm to themselves or others we will contact local law enforcement.*

Keith Davis: What is your experience with people leaving this facility in the middle of the night? **Dr. Tarlow:** *I only know of one individual that attempted to leave in the evening hours, he tried to climb out the window on a snowy day, he was on camera. That was when the windows could be opened? Correct and now they cannot be opened. You do not hesitate to contact law enforcement if appropriate? Correct.*

Coppola: We encourage you to contact law enforcement and let them do their job instead of trying to avoid the number of police calls. **Dr. Tarlow** *I don't know that we have ever held back on calling emergency services. With medical staff in the facility we are monitoring clients, typically people escalate over some period of time, even if that is a few minutes, you see that unfold. We will not hesitate to call emergency services.*

Jessica Debiase: My concern with the 132 emergency services calls was that was with 22 beds, now you will have 80 beds, four times that number, the calls will definitely increase, that will bring an added strain on our emergency services. My other concern is will you be able to find the

appropriate staffing? **Dr. Tarlow:** *We have staffing requirements to meet in order to keep our license. Without the proper staff we will be closed down.*

Purdy: We are recommending that the exterior doors be alarmed, that is important for public safety and for the client. For public safety, the fencing should go around the retention pond and the down the wooded side as well. There should be a gate to get in the retention pond for clean out. Keith Davis clarified the fencing request. Jen Heller: chain link around the basin too.

Claire Hilbig was sworn in. Staffing. Are you fully staffed right now? Why are you advertising for more staff now? **Coppola:** *The state gives a mandate for minimum staffing requirements and the states do random audits.* **Dr. Tarlow:** *We are fully staffed. By continuously advertising we find a steady stream of applicants. Better to be proactive to have the needs filled. 1 therapist for every 8.*

Hilbig: 15 people during the night, 35 people during the day will be your staffing requirements? **Coppola:** *That was the testimony they gave for the new facility.*

Nick Mancinelli was sworn in. Staffing. Up to 15, does that mean it could be less people. **Coppola:** *State Requirements are 1 staff member per 8 residents, if there are 80 proposed the staff requirement would be 10, they are proposing 15.*

Mancinelli: Why is 15 enough for 80 beds? It seems a little low. **Keith Davis:** *It is regulated by the state of NJ Dept. of Health for this area, we have to adhere to their requirements.*

Mancinelli: The curfew is 11 p.m., does that mean the pickle ball court and other outdoor places will have lights on until 11 p.m.? **Dr. Tarlow:** *Yes, but, there are no recreational activities that people should be participating in.*

Purdy: Can you put motion sensors on the lights so that there is no light pollution at all, to save energy.

Coppola: Proper lighting and motion detector lights, if it's ok with the applicant, work with our planner to identify where the cameras will be located. The concerns you are hearing from the public is safety. Would you work with our planner?

Jen: Do you have a security company that specializes in this that you work with? **Dr Tarlow.:** *Yes, we have a security company.* **Jen Heller:** At the time of building permits we would make it condition that you submit security plans, along with alarms to be reviewed by the township.

Clute: The township pickle ball and basketball courts are closed at dusk. Would you be in agreement to close down your pickle ball and basketball courts down at 7:00 p.m.? **Dr. Tarlow:** *Yes*

Frank Debiase was sworn in. Council touched on the fence, I would like insist on 8' fence. OPRA stated that there is a problem with the Megan Law, as a resident, if it is on the report does the neighborhood get to be noticed? **Coppola:** *Keith do you know that?* **Keith:** *There are different levels of Megans Law requirements based on the violation. We will adhere to those state laws. Are you familiar with that incident?* **Dr. Tarlow:** *No*

Christine Jordan: Do you do background checks? **Keith Davis:** What is your vetting process for clients? **Dr. Tarlow:** *There is a pre-admission process for all different areas, legal, familial, medical, clinical, we are gathering all of that information to establish if they are someone that would be appropriate.* **Jordan:** Is that information that they give you or is that information that you get? *We are not running background checks on everybody/patient that comes into our facility.*

Davis: It is up to the Megan Law offender to report to the local police department. There is a website that you can go on and look around you.

Purdy: We are concerned for the residents and the neighborhoods. This company is spending \$10-15 million I am sure they will be a stand-up act. We are doing this to make your area as safe as we can.

Coppola: They did agree to the chain link fence along the western side.

Robin Bowles sworn in: Concerns about the retention pond maintenance. Put lighting on Jimmie Leeds road - The lighting at the entrance on Jimmie Leeds Road to the storage unit, there is none. 8' fence, chain link isn't aesthetically pleasing. I would like to see enough landscape buffers for the noise and light, etc. I agree with the time for the rec area. I also have concerns over the other property. Is deed restriction a possibility? Will there be security guards

Coppola: How many facilities does Boca have now? **Dr. Tarlow:** *We have 4. Do any have security guards No. You have trained staff to handle this type of thing? We have behavioral tech staff.*

Coppola: Asked Jen Heller about the Basin maintenance ordinance. **Jen Heller:** *Our ordinance and Pinelands regulations requires them to submit a maintenance plan, filed with the county clerks office. They have to name a person responsible for the basin, there is a lot more oversight now than there was before.*

Ayers: Annual basin inspection forms are mailed to owners. If there are issues the owners are notified to rectify the situation, if they do not we notify DMV ? and they help us clean it up.

Ayers: We will check on the lighting and add one if necessary.

Coppola: For future development it is not in the prevue of this board to require deed restrictions. This is a bi-rite application. We are focused on things we can, and they are being gracious and they are doing things to be good neighbors. The chain link fence is better for safety and stability reasons.

Jen: Our ordinance requires a buffer when the project is adjacent to residential. They are preserving 100' in this zone, as per our ordinance, in our code. We are requesting landscaping changes like adding evergreen trees to be green all year round. Black chain link fence you cannot see it from a distance because it is more aesthetically pleasing. I will work with the client to make sure we have an evergreen buffer. This is zoned professional office, other uses are permitted.

Clute: We are reaching and requesting things that they are agreeing to. If we went to a Land Use court it could take a year but, the court would tell them they didn't have to do any of these things. They would be allowed to go ahead and build their building without any of the requested concessions.

Jen: This is a bi-rite application. There are no variances with this application. It is a permitted use. It is protected by the ADA and the Fair Housing Act. Those are things to keep in mind.

Coppola: The applicant has agreed to make concessions. Public safety I am willing to go to court for. So far, the applicant wants to make concessions and do the right thing. I know the community has concerns and we want to make it right.

Jen: They have agreed to an 8' fence. What other public safety items are you looking for?

Coppola: Lighting, cameras, electronic doors, alarm system on the doors as they go out. Cameras to make sure we know who is coming and going.

Jen: The applicant has conceded to everything we have asked for.

Keith Davis: Note: the fence around the rec area is solid vinyl.

Robin Bowles: Our lot is currently being subdivided and on my report are endangered birds that are not on this report, we have the same woods? **Jen Heller:** *The applicant did prepare a thorough environmental report and it does have Pinelands commission approval* **Roesch:** We were required to do a Redheaded Woodpecker survey in order to get the certificate of filing done and there was no habitat found, and it was reviewed by Pinelands. **Jen Heller:** *Pinelands would never issue a certificate of filing if there were any endangered species that were not being mitigated.*

Jessica Debiase: Who was the environmental survey done by? *Dubios and Associates*

Kahlid Gul was sworn in. There is an emphasis on safety but, what is the guarantee when this is completed? What is the liability on the part of BOCA if the promises are not met?

Coppola: I cannot speak to what recourse you will have but, I can say that is why we have this dialogue and this process in a public setting. We put all of these things on the record, the fencing, cameras, doors, and particulars. We put them in the Decision & Resolution, D&R. That is the requirement of what the applicant must complete, it stays with that property.

Jen: If they do not follow what is in the D&R they will not get a certificate of occupancy. If they remove the fence they would get a zoning violation for violating their site plan. They are responsible for maintaining their property in good condition.

Coppola: Conditions of approval stay with the property.

Davis: For as long as the land use continues, they will be subject to the Decision and Resolution that your attorney will prepare that will set forth all of the concessions that we have agreed to

tonight. If conditions are violated they will go to court. They will not get a CO if they do not complete what is in the D&R.

Jen: They are required to continue to maintain everything on the property.

Khalid: We live on Ash Ave., there are no lights, it is very dark. **Coppola:** *In our town the only requirement is to have a light at each intersection. Where Cara Mia meets Ash there should be a street light. Our public works director will make sure there is a light there.*

It is a big project, could we put a light on Ash Ave. **Jen Heller:** *Not as part of this project*

Jared Ramirez was sworn in: I live at 304 S. Ash Ave, my house is the closest to the facility. They are up past 11:00 p.m. are up outside smoking and talking, their track record of keeping in the building is not good. We had our house broke into. BOCA does not have a good track record for safety in our area in my opinion.

Coppola: You see why we want assurances about safety. The building is beautiful, the site plan, Tom Roesch did a great job. We just want it done the right way. I know the old building wasn't built the right way. This building is built the right way. Going forward we need it to be a safe and secure structure that doesn't adversely affect our residents.

Tara Ramirez was sworn in: I have a signed petition by 37 residents that have genuine safety concerns. Our house was broken into while I was awake sitting at the dining table playing games with my children. The Galloway Police said that man came from the BOCA facility. There is nothing they can do to stop these people. As a nurse at Mainland, I know, that when people are manic, they leave, we do not chase them. Your priority is to protect yourself. I am going to be staring at this facility for the rest of my time on Ash Ave., they are out past 11:00 p.m. they are outside arguing, smoking. I wish there was another place this facility could be rather than behind residential homes.

Abby Douglass was sworn in: 306 S. Ash Ave. We are a tight knit group of neighbors, I believe there is probably a better location for this type of facility. Abby said she is not comfortable with the security measures. I would never have agreed to this facility. I don't think it belongs here. On the inside did you look for safety of the residents. They should have dignity. They deserve their best change at rehabilitation.

Coppola: I believe it is 2 per room and each room has a bathroom. We are trying to address all of the safety concerns and we are looking for recommendations. It is a permitted use, we are doing our best to make this work to ensure public safety.

Douglas: Timeline. *There is no immanent time line.* **Keith Davis:** *We need to go back to pinelands for approval and licensure from the NJ Dept of Health. We have 3 one year extensions at the boards discretion.*

Ridgway Summarized the BOCA Application. It is a Permitted Use. Substantial public comment as a related to public safety. The applicant has agreed to several conditions of the approval. I need more detail on the fence.

The applicant is going to add trees around the basin, they will address all of the comments in Jens report. It is 8 pages long. The applicant is going to comply with the various agency letters including the ambulance, fire department, environmental, and sustainability. Preconstruction walk through with emergency response from the township, for security features, including radio coverage. There will be a patient curfew of 11 p.m., they will no longer be outside after 11 p.m. 8' chain link fencing surrounding the site, on east and west side, the only way out of the facility is on Jimmie Leeds road. Jen and I will work on the details. The applicant will work with the Board Planner and the Police Department for location and to ensure sufficiency of coverage. There will be no pickle ball, basketball or recreational courts used after 7:00 p.m. The applicant will adhere to all notification requirements of Megans Law, sex offender requirements. Exterior doors will be alarmed.

Jen: They will submit a security plan at the time of submission of the building permits. We will set up the walk through during mid- construction. We will coordinate the walk through with the building department and fire department, we want to do this with all of our buildings.

Recreation is a solid vinyl fence.

Keith Davis: We want to clarify how far the board wants the fence from Jimmie Leeds Road.

Jen: The area in the front, I don't really want an 8' fence in front of the building. Jen will look at the fence and the landscaping.

Keith Davis: The agency letter did ask us to contract with a private ambulance agency, we are not agreeing to that, I just want to make sure that is clear.

Jen: They asked you to consider it. **Keith Davis:** We will consider it and we will work with them. We have our private transportation as we indicated earlier that we will use for medical trips.

All entrances and exits doors will be alarmed.

Questions/Comments from the Board: NONE

A motion to approve was made by Purdy seconded by Clute.

All in favor: Ayers, Clute, Coppola, Guercioni, Jordan, Purdy, Sooy

Meeting adjourned at 9:10 pm.