

CALL TO ORDER

Mayor Jackson called the meeting to order at 7:30 PM and noticed that this meeting is being held in compliance with the Open Public Meeting Act with the publication of the Annual Meeting Notice on January 13, 2014, filing of the Agenda in the Office of the Township Clerk, posting the Agenda on the Bulletin Board and the Township Web site, forwarding copies to the Burlington County Times and to those who requested same. All of the above posting, filing and forwarding was completed on March 14, 2014.

FLAG SALUTE

The Mayor led everyone in the flag salute.

Present for this meeting were Mayor Lew Jackson, Deputy Mayor Earlen, Committeemen Conway and Dinneen. Committeeman Mansdoerfer was absent. Also present for the meeting were Municipal Clerk Stephanie Yurko and Chief Financial Officer Joanna Brewster. There were 8 members of the public present.

APPROVAL OF MINUTES

Regular and Executive Session March 4, 2014

On motion by Deputy Mayor Earlen, seconded by Committeeman Conway and carried by favorable voice roll call vote, the Township Committee adopted the March 4, 2014 Regular and Executive Session Minutes.

ORDINANCE ON FIRST READING- TITLE ONLY

Ordinance 2014-03-001 Calendar Year 2014 Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank

Committeeman Dinneen spoke briefly about the budget, stating that State Aid is flat, and this year we are not under State Review. There will be a 2.9% tax increase, compared to last years increase of 3.5%. The increase is necessary due to the amount of tax appeals resulting in a lower assessment. This will be approximately, a \$50-\$55 increase for those homes assessed at \$300,000.00.

On motion by by Committeeman Conway, seconded by Committeeman Dinneen and carried by favorable voice roll call vote, the Township Committee introduced Ordinance 2014-03-001. Public Hearing is scheduled for April 15th.

INTRODUCTION OF 2014 MUNICIPAL BUDGET

- **2014-03-065 Introducing the Municipal Budget for the Township of Lumberton, County of Burlington For the Fiscal Year 2014**

On motion by Committeeman Conway, seconded by Deputy Mayor Earlen, and carried by favorable voice roll call vote, the Township Committee adopted Resolution 2014-03-065 and Introduced the 2014 Municipal Budget. Public Hearing is scheduled for April 15, 2014

RESOLUTIONS

- **2014-03-066 Resolution To Use Alternate Tax Collection Rate Pursuant To NJSA 40A:4-41 For Use In The 2014 Municipal Budget**

On motion by Committeeman Dinneen, seconded by Deputy Mayor Earlen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-067 Emergency Temporary Budget Appropriations Due To Extension Of Budget Deadlines**

On motion by Committeeman Dinneen, seconded by Committeeman Conway and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-068 Authorizing 2013 Budget Transfers**

On motion by Committeeman Conway, seconded by Committeeman Dinneen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-069 Release Performance Guarantee For Moser Site Improvements**

On motion by Deputy Mayor Earlen, seconded by Committee Dinneen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-070 Awarding Banking and Investment Services To Fulton Bank of New Jersey**

On motion by Committeeman Dinneen, seconded by Deputy Mayor Earlen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-071 Resolution of The Township of Lumberton County of Burlington & State of New Jersey Approving the Transfer of The Agreement & Tax Abatement Agreement From Acacia Lumberton Manor, Inc. To Acacia Lumberton Partners, LLC., Pursuant To NJSA 52:27D-311 (6)**

On motion by Committeeman Conway, seconded by Deputy Mayor Earlen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

- **2014-03-072 Governor's Council on Alcoholism & Drug Abuse Fiscal Grant Extension January 1, 2014 To June 30, 2014**

On motion by Committeeman Earlen, seconded by Committeeman Conway and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

• **2014-03-073 Resolution Adjusting Payment For The Rabies Clinic**

On motion by Committeeman Dinneen, seconded by Deputy Mayor Earlen and carried by favorable voice roll call vote, the Township Committee adopted the above Resolution.

CORRESPONDENCE

The correspondence received in the Clerk's Office was reviewed, duly noted and ordered to be filed.

Committeeman Conway stated that he will coordinate the submission of the CDBG Grant for next year.

DEPARTMENT HEAD REPORTS

No comments on Department Head Reports

SOLICITORS REPORT

Nothing For Public

OLD BUSINESS

Committeeman Conway will give a copy of the County Overlay Program to the Chief of Police.

A meeting will be set up with Committeeman Conway, Deputy Mayor Earlen and the Township Engineer in regards to outdated projects.

NEW BUSINESS

Deputy Mayor Earlen has been receiving numerous emails from residents in regards to the rumored homeless shelter. Ms. Yurko will enter the emails into public record as a portion of the official minutes.

APPROVAL OF PURCHASES OVER \$5,000.00

On motion by Committeeman Conway, seconded by Committeeman Dinnen and carried by favorable voice roll call vote, the Township Committee approves the Over \$5,000.00 Bill List.

APPROVAL OF ENTIRE BILL LIST

On motion by Committee Dinneen, seconded by Deputy Mayor Earlen and carried by favorable voice roll call vote, with Committeeman Conway abstaining from the Environmental Resolutions payment, the Township Committee approved the Entire Bill.

COMMENTS FROM THE PUBLIC

Doris Priest, spoke about the Historical Grant for new windows in the Gaun Building. The Committee went over the bid/quote process with the threshold amounts.

Mrs. Priest will receive additional quotes for the project.

In regards to the paving of the parking lot, the Township is not responsible for that. The Committee will look into putting the paving of the parking lot into a Capital project. Deputy Mayor Jackson inquired if the windows would fall under a Capital project.

- **2014-04-074 Authorizing Up To \$8,000.00 In Matching Funds For The Historical Society Grant Application Based On Three Quotes For Windows Submitted With The Application**

On motion by Committeeman Conway, seconded by Committeeman Dinneen and carried by favorable voice roll call vote, the Committee adopted Resolution 2014-04-074.

COMMENTS FROM THE COMMITTEE

Mayor Jackson spoke about the resident out pour at the last Township Meeting in regards to the potential homeless shelter.

Mr. Pipes did meet with representatives of the Economic Development Committee to talk about a few things.

Committeeman Conway was present at these discussions; they were looking for feasible sites throughout Burlington County for a homeless shelter. He was advised that the Economic Development Committee did not think it was a feasible sight for such a facility. The Economic Development Committee understands the need for such a facility and provided Mr. Pipes with some other possible locations. This was a general conversation, and the Committee never heard back from Mr. Pipes.

Mayor Jackson clarified that Ms. Yurko, Municipal Clerk, did not sign an endorsement of the project. Ms. Yurko was required to sign an acknowledgment of receipt on the letter, and the grant that was applied for was for remediation of underground storage tanks.

Doris Priest, suggested that the shelter be put on a referendum, so the tax payers would be able to have their say on it.

It was explained that it could not be.

Once the application was made, the Land Development Board would hold the hearing. If it was granted, those who oppose it would come before the Township Committee, based on transcripts from the original hearing. If the application was denied, the applicant would not be able to come before the Township Committee; they would need to go directly to court for an appeal.

Beverly Marinelli, 28 Flemish Way, if the application was approved and if the people oppose it they would go to the Committee, could the people also go to the court?

Solicitor Michael Moubert informed her that the people can go to the court as well.

Mayor Jackson mentioned that the Awards banquet was held on March 15; it was well attended by Police, Fire, Public Works, Squad and Administration.

Mayor Jackson spoke about the polling place locations. There will be no major changes, just some minor tweaks.

Deputy Mayor Earlen requested an update on the acoustics of the Court Room in anticipation of larger meeting attendance.

CAUCUS AGENDA

Next Meeting – April 15, 2014

**BUDGET ADOPTION
ORDINANCE ON SECOND READING**

EXECUTIVE SESSION

Resolution 2014-03-075 A Resolution Authorizing Executive Session Pursuant to NJSA 10:4-12 to Discuss Matters Relating to **Litigation**, Personnel, **Negotiation** and **Attorney-Client Privilege**.

On motion by Deputy Mayor Earlen, seconded by Committeeman Dinneen and carried by favorable voice vote, the Township Committee adopted Resolution 2014-03-075 to convene in Executive Session at 8:30PM.

ADJOURNMENT

Being no further business to come before the Township Committee, the Meeting was adjourned at 10:25 PM on motion by Committeeman Conway, seconded by Committeeman Dinneen and carried by favorable voice vote.

Respectfully submitted,

Stephanie N. Yurko, RMC/CMR
Municipal Clerk

Stephanie Yurko

To: Earlen, Sean
Subject: RE: Homeless Shelter

From: "Walter, Barry" <bwalter@lrhsd.org>
Date: March 12, 2014 at 9:56:33 AM EDT
To: "ljackson@lumbertontwp.org" <ljackson@lumbertontwp.org>
Cc: "searlen@lumbertontwp.com" <searlen@lumbertontwp.com>
Subject: Homeless Shelter

As an 18-year resident of Lumberton, I am deeply disturbed by the recent developments concerning the homeless shelter being discussed for our town. I currently live at 13 Sherry Ann Drive, directly across from the proposed site for this facility. There are many reasons why I feel that this proposed facility is a bad idea, not only for me and my family personally, but the entire Lumberton community as a whole. First and foremost is safety. When discussing our town with friends and family, the one subject I constantly bring up is the activities available for our children. Within a ¼ mile of this site sits an elementary school, a park, a football complex for our youth football program, soccer fields for our youth soccer program, dirt hills for bike riding, a walking path for both children and adults, and a wonderful sledding hill used during the winter months. Do you believe it is a good idea to have all of these locations so close to a facility that will house homeless individuals, who historically have mental and emotional problems, as well as a walk-in drug clinic, where drug addicts seeking rehabilitation, will have to pass these locations in order to enter the facility?

Another concern I have with this facility is the impact it will have on the value of our homes and our community. How much value do you think a house within shouting distance of a homeless shelter has on the open market? One of the reasons we have chosen to stay so long in Lumberton is the fact that our house has maintained its value after all of these years. We have, on numerous occasions, discussed the need for a larger house for our family but the fact that our taxes have remained somewhat stable comparable to other communities and that our town has been able to maintain its "country feel" even with the development of portions of Route 38, has been the deciding factor in our choosing to stay at our current location. Residences not only within our development but all across the town will be impacted as people will choose not to live in a rural community that has a homeless shelter this close to communities, schools and recreation areas, and the stigma that goes along with that, no matter where in Lumberton you live.

Has anybody given thought to the fact of how these individuals who will reside and utilize this facility will get to and from it? I know you are aware that there are no sidewalks of any kind between the location and Eayrestown Road, as well as a good portion of Eayerstown Road. Obviously, the only transportation for a homeless individual to get to this facility, since most homeless individuals do not have a vehicle, would be via public transportation. Never once in my 18 years have I seen a New Jersey Transit bus on Municipal Drive, let alone on Eayrestown Road. So most likely these people will be dropped off at the Lumberton Plaza to get to the facility. There are all

kinds of residents who live along this path to the proposed site and this could only be a recipe for chaos and mayhem.

I am sure there are many other alternatives for this site that do not involve having an unwanted shelter operating on it. Has anybody entertained the thought of the township purchasing the site and converting it into say a dog walking park, or any other type of recreation facility? It would only make sense to finish off the eastern part of Municipal Drive similarly to the way the area around the Municipal Complex has been. Even razing the building and leaving it as "open space", an initiative that many surrounding communities have been undertaking, would be a better option than what is being proposed.

As an elected official of the people, your first duty as mayor is to serve those who elected you. One of the most, if not the most, critical ways to serve your people is to ensure their safety and well-being. Do you believe that allowing this type of NON-PROFIT operation in your community is adhering to these duties? The fact that you have not commented on this entire situation due to you not wanting to "show bias" one way or the other is both alarming and disturbing. You represent the voice our town, and the fact that EVERYBODY in your town is opposed to this project tells me this project cannot proceed forward.

Do what is right for Lumberton, both now and in the future!!!!

Thank you

Barry Walter Jr.
13 Sherry Ann Drive
Lumberton

.....
This electronic transmission and any documents transmitted as attachments contain information from the Lenape Regional High School District that may be proprietary, confidential, and/or privileged under state or federal law. The information is intended for the sole use of the individual(s) or entity named above. The individual(s) or entity named above as the recipient of this information is expressly prohibited from disclosing this information to any other party unless required to do so by state or federal law or regulation. If you are not the intended recipient, be aware that any disclosure, copying or distribution or use of the contents of this electronic transmission and any document attachments is expressly prohibited. If you have received this electronic transmission in error, please notify the sender immediately by replying to the address listed above and delete or destroy all copies of the original electronic transmission. The Lenape Regional High School District does not ensure that any electronic transmission of health or educational information will be secure or virus-free, and the sender does not accept liability for any errors or omissions, viruses or security breaches which may arise as a result of this electronic transmission. vstaff20051130

Haven for Hope causing headaches for neighbors

By Melissa Fletcher
Stoelje

Updated 4:27 pm, Sunday, August 5, 2012

Once residents of three near-downtown neighborhoods got over the immediate shock in 2007 that the city's huge \$100 million homeless center would be built close to their homes, their worries began.

Would an influx of homeless people trigger an increase in crime? What would happen to their quality of life when hundreds of strangers came to Haven for Hope?

Haven and city officials assured them steps would be taken to guard against any negative impact.

Robert Marbut Jr., then-head of Haven, promised that barriers and buffer zones would keep homeless people away from their blocks. They wouldn't go there anyway without food or public toilets to draw them, then-vice president George Block said.

Residents say those assurances now ring hollow.

"Our worst fears have come true," said Abel Ruiz, a resident of Gardendale, one of three near West Side neighborhoods that border Haven.

A San Antonio Express-News analysis of police records found that calls for service from the public to 911 jumped more than 3 percent in a half-mile radius around the center in the year after it opened in April 2010, mostly about prowlers, public intoxication, fighting, overdoses and burglary.

By this April, Haven's second anniversary of operation, overall police calls had gone up 42 percent.

"Nuisance" calls — drunkenness, prowlers, fighting — rose more than 12 percent. Calls related to vice — prostitution, gambling — jumped 580 percent, compared with the year before Haven opened.

Residents complain that, with Haven's arrival, the epicenter of the homeless population shifted from downtown — where hotels and restaurants had gripped — to their modest environs.

At any given time, some 850 people live on the Haven campus as they work to transition from homelessness. An additional 700 come and go on the outdoor courtyard each day, getting free food and access to showers and toilets, but are not part of the transformation program. Of those, about 600 sleep there each night.

Some of the people hanging around the neighborhoods drift there from Haven during the daytime; others have been kicked out. And still others, gripped by substance abuse or mental illness, are unlikely to enter the campus program or even use the courtyard.

"We had some homeless people and a problem with drugs before, but nothing like it is now," said Gloria Castro, who grew up in the neighborhood and still owns a rental home she inherited from her parents on Leal Street, across from Haven.

Police Chief William McManus said an increase in police calls for service doesn't mean crime has gone up.

"It's not unfair to draw some comparisons between the two things, but one is not necessarily a direct indicator of the other," he said.

From the start, police have attempted to mitigate problems Haven might cause by patrolling heavily in surrounding neighborhoods, he said. In addition, special officers enforce ordinances against camping, drinking and panhandling.

The center itself has tried to be a good neighbor, said Mark Carmona, Haven's interim CEO.

He ticks off successes: Security officers call police on behalf of neighbors wanting to report a possible crime; the construction of the Haven campus supplanted a blighted area; it rehabbed the nearby Garcia Park; records show the center's medical, dental and vision clinics are used by people throughout the city.

"Recovery is a process," he said. "Some people don't get it on the first time. Does that make it difficult for the folks who live here? Yeah. But this is an opportunity for us to do outreach and partner with the community to continue to improve our relationship with them."

But residents see the deterioration before their eyes, when they come across Haven clients routinely engaging in illicit behavior — sometimes right in their front yards.

For the past year or so, Haven officials — including Block, who retired as CEO in May — as well as staff from Councilman Diego Bernal's office, a few residents and others have met about neighborhood concerns. But to frustrated residents, there's been little tangible improvement.

Asked about the complaints, Haven Chairman and founder Bill Greehey said he and the center's board only learned of issues with neighborhoods July 10.

As to why the board was in the dark, given the meetings with Block and others, Greehey responded: "It was a very unfortunate breakdown in communication between Haven staff and the board."

As a result of Express-News queries into crime in the area, Haven announced last week that it would begin holding new monthly meetings with multiple city agencies to seek a "global" solution, spokeswoman Meghan Oswald said.

Ejected from Haven

In late May, Castro stood on the porch of her vacant rental home and quietly seethed. Across the street, Haven's affordable housing complex is under construction.

Two lots down, folks who'd recently been ejected from Haven sat on the porch of an abandoned house, drinking beer.

"They don't belong here," said Castro, who added she has called police almost a dozen times in the past year. "They urinate and defecate in our yards. They use drugs and drink, have sex with prostitutes. They have no regard for dignity or shame."

Those on the front porch confirmed they'd been suspended from the courtyard.

"I got in an argument because (staff) wouldn't give me a sack lunch," said one man. A woman said she was expelled over rumors she had a knife.

Castro, who lives elsewhere, blamed Haven for an inability to rent her house, which has been broken into twice since Easter, she said. Last year, her husband found a woman passed out in the bathroom.

As Castro pointed out the tall grass behind the two adjacent abandoned homes — dealers hide drugs there, which homeless people later retrieve and sell for them, she theorized — a couple were fighting in the side yard of one house.

The man pushed the woman, then slapped her. She grabbed a handful of weeds and trash and threw it at him.

"Don't you (expletive) hit me!" she screamed.

That night, a man stood beside a silver minivan parked in the driveway of one of the abandoned homes.

"Wassup?" he growled at a slowly passing car.

Castro said she called Councilman David Medina, in whose district Haven lies, about her concerns. His staff told her to contact the city's Code Enforcement Division. She did. Soon, workers cut the grass and boarded up windows on the two abandoned houses. A police officer assured her surveillance would increase, she said.

It's been too little, too late, she said.

Castro's next-door neighbor Diane Zamarripa said she no longer lets her grandchildren play out front or even unsupervised in the backyard because of unsavory types who walk her street at all hours.

"There's lot of drinking and loud cussing," she said. "I've lived here for 29 years and never had a problem. It's changed a lot."

In Five Points, the southern edge of which abuts the Interstate 10/35 underpass near Haven that is heavily used by the homeless as a pass-through and camping site, Mike Hyatt said a man recently tried to steal a cordless drill from behind his sandwich shop on North Flores.

"Part of the problem is slumbers who live out of state," said Hyatt, who lives in the neighborhood. Cheap rent attracts drug dealers, who attract homeless, he said.

Julia Huber, head of the Five Points neighborhood association, recently grew exasperated over what she said is a lack of attention to neighborhood concerns. Repeated calls to Ron Brown — whose job it is to coax the reluctant into Haven — went unreturned, she said. Bernal's efforts were going nowhere, she felt. So she paid the center a visit in May.

"I said, 'You better get somebody to our neighborhood meetings or I'm going to the media,'" Huber recalled.

Since then, Oswald has shown up, as has a staff person from the Salvation Army, which runs an emergency shelter in Five Points.

Various fixes are on the table, Oswald said: a fence blocking the underpass, a help line, increased outreach patrols, better neighborhood lighting, a program in which Haven clients install porch lights and do landscaping and weatherization for free.

If or when these strategies might happen is up in the air, she said.

The need for such remedies springs from the "deceitful, flawed" way the center's location was chosen, said Emilio Salazar, who served on an advisory council formed by Haven in 2007 to address residents' concerns.

Express-News archives show the City Council approved the site April 19, 2007 — a week before it informed residents that the center would be built in their backyards.

"(Haven) was rammed down our throats because we're Mexicans," Salazar said. "We don't have millionaires like Greehey on our side."

Ruiz said he and others repeatedly raised concerns at advisory council meetings, only to see them go unaddressed by facilitators hired by Haven and the city.

Salazar said residents don't lack compassion, "but we have to live here. Those do-gooders from the North Side, none of them live here."

Haven security head Art Vela said at first clients who broke rules were banned. That approach has softened to temporary suspension. If they want to re-enter the courtyard or campus, they must undergo a review and agree to anger-management or other counseling.

Eiginio Rodriguez, a former advisory council member, said scofflaws should be sent to "a detention center, not let out in our neighborhoods."

Haven will hold a public meeting at its Visitor Center at 7 p.m. Thursday for neighborhood residents to voice complaints, Oswald said.

Meanwhile, Castro recently found a tenant. Mary Lou Alvarado said the week after her family moved in, a front window was broken. One preteen daughter spied a couple having sex in a nearby Haven parking lot. Another found used condoms in the backyard.

"A lot of these guys wear Haven badges," she said. "I was walking to the store with my daughters the other day and this guy was going, 'Hey, mama-sota, let me you-know-what.' And I was thinking, 'What the hell, dude, these are kids!'"

Data Editor Joe Yerardi contributed to this report.

Stephanie Yurko

To: Jackson, Lewis
Subject: RE: Proposed 300 person Homeless Shelter

From: James Dwyer <jdwyr@yahoo.com>
Date: March 13, 2014 at 12:46:04 AM EDT
To: "ljackson@lumbertontwp.com" <ljackson@lumbertontwp.com>
Subject: Proposed 300 person Homeless Shelter
Reply-To: James Dwyer <jdwyr@yahoo.com>

Mayor Jackson,

I am writing to inform you of a proposed 300 person Homeless Shelter at the corner of Eayrestown Road and Municipal Drive. The group that has proposed this location is called the Citizens Serving the Homeless (<http://www.citizensservingthehomeless.org>) and they have already placed a bid on the land. The project will house residents with drug addiction and mental illness. I must sincerely question the location of this facility. It will be completely surrounded by single-family homes and two of Lumberton's grammar schools.

I am not against building a home for the homeless, but only question the placement of a shelter in a residential community where people will need to be shuttled in from other parts of the county and state. Why build it in a neighborhood so far from everything that can make a shelter successful? I fully support the project and hope they can build a wonderful facility in a more appropriate place.

As a father of 3, I moved to Lumberton and planned to watch my children grow up here. The project frightens me and the man behind this project, Kent Pipes, has a long history of pushing through his agenda regardless of local concerns. Researching his projects in the local Philadelphia and NJ newspapers yields a pattern of legal battles and eventually property neglect.

I ask that you please research this project and help them find a more suitable place for this facility.

Warmest Regards,
James Dwyer

Stephanie Yurko

To: Earlen, Sean
Subject: RE: 111 Municipal Drive

From: Jeannine Dwyer <ninadwyer@yahoo.com>
Date: March 13, 2014 at 1:44:36 PM EDT
To: "ljackson@lumbertontwp.org" <ljackson@lumbertontwp.org>, "searlen@lumbertontwp.com" <searlen@lumbertontwp.com>, "mmansdoerfer@lumbertontwp.com" <mmansdoerfer@lumbertontwp.com>, "jeonway@lumbertontwp.com" <jeonway@lumbertontwp.com>, "mdinneen@lumbertontwp.com" <mdinneen@lumbertontwp.com>
Cc: "renmyers@verizon.net" <renmyers@verizon.net>, Jim Dwyer <jdwyr@yahoo.com>
Subject: 111 Municipal Drive
Reply-To: Jeannine Dwyer <ninadwyer@yahoo.com>

Good afternoon, All,

I am writing this message to convey serious concerns I have regarding the news that a 300 bed homeless shelter is looking to develop on 111 Municipal. I support the homeless and their cause. I am concerned that the location of the project may not be ideal for the project nor the surrounding residents.

Can you please share with me any information you are able to communicate to me regarding eminent domain in reference to this property. Residents are ready and willing to compensate the owners for their property accordingly.

A meeting was held last evening for concerned residents and 300 persons were in attendance. They care about Lumberton and have very valid concerns regarding the potential impacts of this project. Concerns that bring into question the strain on the townships sewer systems, school systems, roadways, police force, and emergency squad, to name but a few. Again, it must be stressed that we support the homeless cause but question the location the project has shown interest in.

Please reach out to me at your earliest convenience to discuss the above, specifically as it relates to eminent domain. I would greatly appreciate any information you can offer, understanding your position which requires that you remain impartial to the potential project.

Best regards,
Jeannine Dwyer, Lumberton resident for 10 years
609-744-3377

"

Traditionally the power of eminent domain has been exercised for the construction of large public projects, but its use is beginning to be broadened to projects involving not 'public use' but 'public benefit.' The decision in *Kelo v. City of New London*, a case that came before the US Supreme Court in 2004, set a precedent for property to be transferred to a private owner for the purpose of economic development. The court found that if an economic project creates new jobs, increases tax and other city revenues, and revitalizes a depressed or blighted urban area it qualifies as a public use."--Columbia University

Stephanie Yurko

To: Jackson, Lewis
Subject: RE: Concerned Resident

From: Lori Nestel <lorinestel@comcast.net>
Date: March 14, 2014 at 1:30:39 PM EDT
To: "ljackson@lumbertontwp.com" <ljackson@lumbertontwp.com>
Subject: Concerned Resident

Dear Mayor Jackson,

Felt it was important that you hear my concerns about proposed 300 bed homeless shelter slotted for Lumberton. I am a long time resident of Lumberton since 1988, first in Maple Grove Estates and now Coventry Glen, as well as a past school board member for many years. While I understand we need homeless shelters, I feel the size and location needs to be appropriate. Allowing this purchase to proceed in a residential zoned area should not be allowed or granted any use variances.

My first concern is for the safety of our children. By NJ state law, children living under 2 miles from school are required to walk unless no sidewalks are available to safely do so. That now puts 2nd grade thru 8th grade children at risk while walking to school. From what I hear, due to loop holes in the system, these individuals would not be required to comply with Megan's law. Not a scenario I want to see any of our children placed in. In addition, some of these children have to walk through woods and cross a bridge to get to Bobby's Run school/I.M.S campus where there is no security/safety officer stationed. More dollar signs out of our pocket should someone have to be hired and willing to take this on putting themselves at risk in a remote/secluded area.

Secondly, we love Lumberton and have chosen to continue to live in Lumberton for many reasons (great neighbors, excellent schools, safe neighborhoods, etc). This is a financial investment we want protected. We all pay a lot in taxes and don't want to see them go up to support a tax exempt organization that could easily monopolize our township services (police, firefighters, and EMS) because of the clientele base they will support. In this current economy, none of us can afford another financial hit.

Thirdly, I am concerned about the safety of our neighborhoods due to the clientele base this institution will attract (drug addicts, alcoholics, sex offenders, fire setters, etc).

Homeless shelters are a needed service but putting it in a residential area is the wrong location instead of an urban area where they have access to needed services and public transportation.

I am strongly urging you to quickly move forward and pursue/consider all options to make this site remain a residentially zoned area. I am in agreement with using funds to make a cash purchase (below the \$375,000. asking price) and making this a green acres site, open space designation, historical site, or another park. Please DO NOT grant a use variance for this homeless shelter.

Respectfully yours,

Lori Nestel
8 Hibiscus Court

Stephanie Yurko

To: Jackson, Lewis
Subject: RE: homeless shelter

From: Brian Kilpatrick <bkillernj1@verizon.net>
Date: March 16, 2014 at 4:07:40 PM EDT
To: <ljackson@lumbertontwp.com>
Subject: homeless shelter

Mayor Jackson,

I am writing to ask for assistance in blocking the potential building of a homeless shelter in our town. Like many others in this town we've chosen to live here for all the right reasons and this is our home. The development of a homeless shelter tends to bring too many negative and not enough positive points to Lumberton township. The organization is Citizens Serving the Homeless and is a faith based group out of Mt.Holly. Well, they should stay in Mt. Holly. This group also has the endorsement of Sen. Diane Allen, great, put the shelter in her district not ours. The last thing this wonderful little town needs is a homeless shelter, the economy has already driven down home values, a homeless shelter will only add to it. Any action you could take or speak up about is certainly appreciated.

Sincerely,

Brian S. Kilpatrick