

Kevin Aberant

From: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Sent: Friday, April 29, 2022 10:32 AM
To: Nancy Jamanow; Kevin Aberant
Cc: DOrazio, Diane; Lobban, Matilda
Subject: Home Purchase

Hi Nancy,

Good news! Sellers accepted our offer for 137 Ramblewood Road. It's a 4-bedroom home. We will keep you updated on the closing date.

Thanks,

Wei-Han Zhou
Vice President of Strategic Operations
Community Options, Inc.
Cell: (551) 204-4982
www.comop.org

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Kevin Aberant

From: Nancy Jamanow
Sent: Friday, April 29, 2022 12:02 PM
To: Zhou, Wei-Han; Kevin Aberant
Cc: DOrazio, Diane; Lobban, Matilda
Subject: RE: Home Purchase

Very good! thanks.

Nancy W. Jamanow, PE, CDE, PP

Director of Community Development
Township of Moorestown
111 West Second Street
Moorestown, NJ 08057
856-914-3021

From: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Sent: Friday, April 29, 2022 10:32 AM
To: Nancy Jamanow <njamanow@moorestown.nj.us>; Kevin Aberant <kaberant@moorestown.nj.us>
Cc: DOrazio, Diane <Diane.DOrazio@comop.org>; Lobban, Matilda <Maddie.Lobban@comop.org>
Subject: Home Purchase

Hi Nancy,

Good news! Sellers accepted our offer for 137 Ramblewood Road. It's a 4-bedroom home. We will keep you updated on the closing date.

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Kevin Aberant

From: Dawn Miller
Sent: Friday, August 5, 2022 11:03 AM
To: Nicole Gillespie
Cc: Kevin Aberant
Subject: Collins Park / Community Options

Nicole,

I am a homeowner in the Collins Park neighborhood here in Moorestown.

I understand Community Options Inc. just settled on the purchase of 137 Ramblewood Road. I welcome them to the neighborhood and wish the residents peace and wellness.

It was brought to my attention that Community Options recently made an offer on 144 Forest Ave, which is also in Collins Park. This house is approximately 440 feet away from the Ramblewood group home. I have some questions.

Has the Department of Human Services in New Jersey been contacted about their interest in purchasing this second property and have they received pre-approval for another license to operate?

If so, are they aware of the proximity to the home on Ramblewood Road as it pertains to statute 30:11B-5 below?

Two homes, housing 9 residents in total, in the same neighborhood, that are 440 feet away from each other, is an unnecessary concentration.

Have both homes been approved by Moorestown Town Council?

When I learned of the first group home, I embraced the opportunity to welcome our disabled community members. My siblings suffer from mental and physical disabilities and should they ever need long term care, I would want them in a community like ours. When I learned of the second group home, just a handful of houses away, I began questioning the motives behind Community Options. While they are a non profit, they must make business decisions. Operating two group homes within 440 feet of one another offers the convenience of shared services and staff. This is not personal, its business.

As a homeowner in Collins Park, I am very concerned about the impact of having two group homes in my neighborhood. Reduced property value is a serious concern. This is not personal, its business.

What is the township doing to help protect its residents from a reduction in property value? It seems to me that one of the easiest things to do is to ensure that there is not an unnecessary concentration of group homes.

I will be looking further into this matter. I plan to be in touch with both NJ DHS and Community Options to discuss. A meeting about the possibility of a second group home in our neighborhood took place. The meeting was well attended and everyone in attendance disapproved of a second group home within our neighborhood.

Thank you for your time. I look forward to your reply.

N.J. Stat. § 30:11B-5

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Current through L. 2022, c. 20.

Section 30:11B-5 - Geographic Location

The geographic location of community residences for the developmentally disabled, community residences for the mentally ill and community residences for persons with head injuries shall be monitored by the Department of Human Services or Department of Children and Families, as applicable. Through the granting or withholding of licenses, the respective department shall insure that these residences are available throughout the State, without unnecessary concentration in any area.

N.J.S. § 30:11B-5

Amended by L. 2006, c. 47, s. 180, eff. 7/1/2006.

L.1977, c.448, s.5; amended 1987, c.112, s.5; 1993, c.329, s.5.

Sincerely,
Dawn Miller

301 Springhouse Lane
Moorestown, NJ 08057

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Kevin Aberant

From: Kevin Aberant
Sent: Friday, August 5, 2022 12:25 PM
To: Nicole Gillespie
Subject: RE: Collins Park / Community Options

OK.

From: Nicole Gillespie <NGillespie@moorestown.nj.us>
Sent: Friday, August 5, 2022 12:08 PM
To: Kevin Aberant <kaberant@moorestown.nj.us>
Subject: Fw: Collins Park / Community Options

let's add this to our list of things to talk about when I come in

From: Dawn Miller <
Sent: Friday, August 5, 2022 11:02 AM
To: Nicole Gillespie <NGillespie@moorestown.nj.us>
Cc: Kevin Aberant <kaberant@moorestown.nj.us>
Subject: Collins Park / Community Options

Nicole,

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If so, are they aware of the proximity to the home on Ramblewood Road as it pertains to statute 30:11B-5 below?

Two homes, housing 9 residents in total, in the same neighborhood, that are 440 feet away from each other, is an unnecessary concentration.

Have both homes been approved by Moorestown Town Council?

When I learned of the first group home, I embraced the opportunity to welcome our disabled community members. My siblings suffer from mental and physical disabilities and should they ever need long term care, I would want them in a community like ours. When I learned of the second group home, just a handful of houses away, I began questioning the motives behind Community Options. While they are a non profit, they must make

business decisions. Operating two group homes within 440 feet of one another offers the convenience of shared services and staff. This is not personal, its business.

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I will be looking further into this matter. I plan to be in touch with both NJ DHS and Community Options to discuss. A meeting about the possibility of a second group home in our neighborhood took place. The meeting was well attended and everyone in attendance disapproved of a second group home within our neighborhood.

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Sincerely,

Dawn Miller

301 Springhouse Lane
Moorestown, NJ 08057

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Kevin Aberant

From: Nicole Gillespie
Sent: Saturday, August 6, 2022 7:49 AM
To: Dawn Miller
Cc: Kevin Aberant
Subject: Re: Collins Park / Community Options

Good morning Ms Miller,
Thank you for reaching out.

When Community Options enters into a contract to buy a house, it is typically contingent on approval from DHS. I don't know where they are in the process of negotiations for that property, or whether DHS has given approval or not. I do know that DHS considers concentration, but I don't know whether they would consider two properties in that neighborhood to be excessive. There are two group homes in my neighborhood, but they are about 1500 feet apart. Town Council has no authority over what property Community Options can purchase and we are prohibited by the municipal land use law from regulating them any differently than any other residential property.

Please let me know if you have any other questions.

all the best,
Nicole

Nicole M. Gillespie, PhD
Mayor
Township of Moorestown
111 West Second Street
Moorestown, New Jersey 08057
856-914-3001

<https://www.moorestown.nj.us/>

From: Dawn Miller <da
Sent: Friday, August 5, 2022 11:02 AM
To: Nicole Gillespie <NGillespie@moorestown.nj.us>
Cc: Kevin Aberant <kaberant@moorestown.nj.us>
Subject: Collins Park / Community Options

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What is the township doing to help protect its residents from a reduction in property value? It seems to me that one of the easiest things to do is to ensure that there is not an unnecessary concentration of group homes.

I will be looking further into this matter. I plan to be in touch with both NJ DHS and Community Options to discuss. A meeting about the possibility of a second group home in our neighborhood took place. The meeting was well attended and everyone in attendance disapproved of a second group home within our neighborhood.

Thank you for your time. I look forward to your reply.

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Amended by L. 2006, c. 47, s. 180, eff. 7/1/2006.

L.1977, c.448, s.5; amended 1987, c.112, s.5; 1993, c.329, s.5.

Sincerely,
Dawn Miller
610-389-5173

301 Springhouse Lane
Moorestown, NJ 08057

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Re: Collins Park

Christopher Leggett <c.leggett@gmail.com>

Mon 8/8/2022 11:14 AM

To: Nicole Gillespie <NGillespie@moorestown.nj.us>

Hi Nicole,

Thanks for following up this morning. We are not asking the township to exclude people with disabilities from the neighborhood. There will be ~4 residents living within our community in the near future. As that residence will help to fulfill the township's agreement with Community Options, we are respectfully asking the township to assist in identifying alternative locations for the remaining 8 units.

I appreciate you sending the name of your contact at Community Options. I believe Kevin provided Maddie's name to some of the neighbors and many have reached out. It would be great if someone could be at the meeting to address the questions we have regarding plans for 137 Ramblewood Rd. and possible purchase of 144 Forest Rd.

I know Jennifer from OLGC. My daughter and her son were in class together. When she provides a contact, please send my way.

See you tonight,
Chris

On Mon, Aug 8, 2022 at 10:32 AM Nicole Gillespie <NGillespie@moorestown.nj.us> wrote:

Good morning Chris,

Thank you for the note. We definitely want to hear all voices, but we also have an obligation to protect the Township from risk associated with attempting to exclude people with disabilities from certain neighborhood, and we are undoubtedly going to be hearing from people with conflicting opinions and conflicting needs.

Our contact at Community Options is Maddie Loban - maddie.lobban@comop.org. We're asking if someone from Community Options can be at the meeting tonight to answer residents' questions, since much of what we have been asked is really a question for them or for DHS. We're trying to determine where Community Options is in the process of getting approval for 144 Forrest and hope to at least have that information by the meeting tonight.

I've also reached out to Jennifer Aydjian, Senator Singleton's chief of staff, for a contact at DHS and any assistance they might be able to offer at the state level. I will let you know as soon as I hear back from that office.

all the best,
Nicole

Nicole M. Gillespie, PhD

Mayor

Township of Moorestown

111 West Second Street

Moorestown, New Jersey 08057

856-914-3001

<https://www.moorestown.nj.us/>

From: Christopher Leggett

Sent: Saturday, August 6, 2022 12:51 PM

To: Nicole Gillespie <NGillespie@moorestown.nj.us>

Subject: Re: Collins Park

Hi Nicole,

I did want to send a personal note thanking you for your responsiveness. I am sure you are receiving many emails, and I appreciate you taking your personal time to respond. I know the council chooses to run and serve, so thank you.

Also, I am in support of the locations the township has selected by the mall and off of Borton Landing Rd. I am not naïve re: who's running for town council. I doubt the neighborhood's best interests will be served by those campaigning in Avalon or tout running a selective, antiquated program known as Dance Assembly as experience. I just want ALL voices to be heard.

Thanks again,
Chris

On Thursday, August 4, 2022, Christopher Leggett <chris@leggettmail.com> wrote:

Mayor Gillespie,

My name is Chris Leggett, and I reside on Stratford Drive in the Collins Park neighborhood.

The neighborhood is aware that Community Options, a non-profit group-home landlord, has purchased 137 Ramblewood Rd. While we are still trying to understand who will be living in the property and how it will be managed, the general consensus is that we accept our responsibility to support the township's affordable housing commitment. Many of our neighbors have family members with special needs, and we are a welcoming, diverse neighborhood.

With that said, I am concerned that Community Options now intends to purchase 144 Forest Rd. This property is less than ~400 ft. from the Rablewood property. It has also been brought to our attention that they may have made an offer to purchase 123 Forest Rd., which is bank owned. The additional purchases of these properties would bring 3 group homes within a 2-block radius to the neighborhood. After some research, it appears that NJ law states these types of homes are to be "geographically available throughout the state ***without unnecessary concentration.***"

Questions for you and the town council:

- Is it accurate that the township is supplementing the purchase of these homes up to \$50,000 per bedroom?
- If so, what is the township doing to evenly distribute these homes throughout the township?
- How is the council working to avoid unnecessary concentration?

I am looking forward to your response. If it's easier, you can reach me on my cell below.

Thanks,
Chris Leggett

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Re: Collins Park & Low Income Housing

Nicole Gillespie <NGillespie@moorestown.nj.us>

Thu 8/4/2022 8:59 PM

To: Melissa Brown

Cc: Cary Brown <carybrown@moorestown.nj.us>; Kevin Aberant <kaberant@moorestown.nj.us>

I live in the Colonial Ridge neighborhood - there is one group home on Devon and one on Flynn.

Our next Council meeting is Monday at 7pm if you want to bring your concerns to Council. Kevin is at all of our meetings.

Nicole M. Gillespie, PhD

Mayor

Township of Moorestown

111 West Second Street

Moorestown, New Jersey 08057

856-914-3001

<https://www.moorestown.nj.us/>

From: Melissa Brown

Sent: Thursday, August 4, 2022 8:55 PM

To: Nicole Gillespie <NGillespie@moorestown.nj.us>

Cc: Cary Brown <carybrown@moorestown.nj.us>; Kevin Aberant <kaberant@moorestown.nj.us>; Melissa Miller Brown <melissabrown@moorestown.nj.us>

Subject: Re: Collins Park & Low Income Housing

Nicole,

Thank you for your quick reply today.

Do you mind me asking what neighborhood you reside in? Are you near Flynn Ave or New Albany Road. It appears Community Options only has homes purchased in those areas besides Ramblewood Rd.

I would love Kevin to come to our next Neighborhood meeting so he can address our questions. Kevin, please let me know what date and time works best for you? Also, I believe it would be good for you to hear our concerns.

Regards,
Melissa

On Aug 4, 2022, at 5:11 PM, Nicole Gillespie <NGillespie@moorestown.nj.us> wrote:

Good afternoon Melissa,
Thank you for reaching out.

We have a number of Community Options residences in Moorestown, including two in my neighborhood. As you mentioned, these are residential homes for adults with disabilities who need some level of support, and the caretakers are trained to provide that support. While the caretakers do work in shifts, in my experience they are no more disruptive than other service providers that come and go in my neighborhood, such as landscapers, in-home health care providers, housecleaning services and more. We have been in touch with Community Options and at this point, they are not looking to add a third home to the Collins Park neighborhood. However, the NJ Municipal Land Use Law expressly permits these group homes in all residentially zoned areas, and the Township cannot regulate them separately from other types of residences - including limiting the number of group homes permitted in any given area.

I have copied Township Manager Kevin Aberant here (who lives in the Collins Park neighborhood). Please let us know if you have any other questions. You are, of course, most welcome to speak at any and all council meetings. You can join our meetings in person or virtually via MS Teams at <https://www.moorestown.nj.us/129/Agendas-Minutes-Meetings-Recordings>.

all the best,
Nicole

Nicole M. Gillespie, PhD
Mayor
Township of Moorestown
111 West Second Street
Moorestown, New Jersey 08057
856-914-3001
<https://www.moorestown.nj.us/>

From: Melissa Brown
Sent: Thursday, August 4, 2022 8:19 AM
To: Nicole Gillespie <NGillespie@moorestown.nj.us>
Cc: Cary Brown <CaryBrown@moorestown.nj.us>; Melissa Miller Brown
Subject: Collins Park & Low Income Housing

Dear Mayor Gillespie,

I am a 18 year resident living in Collins Park. I learned yesterday the company **Community Options** has been actively pursuing to purchase homes in our neighborhood to utilize as "Group Homes" for the Mentally and Physically impaired.

The home at 137 Ramblewood Rd has already been purchased, and an offer was placed recently on 144 Forest Rd, and there is a potentially another home 123 Forest Rd.

Our neighborhood had a emergency meeting last evening. We are ok with one home designated as a " Group Home " to satisfy the township "Low Income " requirement. However, we will not allow our neighborhood to become the community of Group - Low Income Homes!

We have many small families with children playing in their yards, and the parents are concerned about who will be living in the homes, and the caretakers coming in/out of the homes. This neighborhood does not need to be infiltrated with **Community Options** purchasing homes to satisfy Moorestown's low income housing requirement.

I am asking you to allow our neighborhood to voice our concerns at the next Town Meeting before any licenses are provided to these homes. If you can let me know when this date will be! I am hoping you understand our feelings related to this matter. If the Town needs to satisfy this requirement, the Company should not be allowed to purchase more than 1 home in a given neighborhood. This could ultimately impact our home values as well when potential buyers become aware of all the Group Homes in our neighborhood!

I look forward to your response, and date of Town Meeting.

Thank you,
Melissa Brown

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Re: Collins Park

Nicole Gillespie <NGillespie@moorestown.nj.us>

Sat 8/6/2022 8:06 AM

To: Christopher Leggett <chrisleggett@gmail.com>

Cc: Kevin Aberant <kaberant@moorestown.nj.us>

Good morning Chris,

If Community Options has entered into a contract with the sellers, it will typically be contingent upon approval from DHS. I don't know if they are at that point yet, or if DHS would consider two homes in your neighborhood to be unnecessary concentration. We have been in contact with Community Options and they are aware of the residents' opposition to having two homes in the neighborhood. If you need a contact at Community Options, or at DHS, I can certainly help with that.

I understand your uncertainty over the potential impact of having two group homes in your neighborhood. However, as I've mentioned before, under the law, the Township must treat those residences as we do any other; doing otherwise exposes the Township to a discrimination lawsuit. I will speak with the Township's attorney on Monday to get a better understanding of this and will try to find out where Community Options is in the process with DHS.

all the best,
Nicole

Nicole M. Gillespie, PhD

Mayor

Township of Moorestown

111 West Second Street

Moorestown, New Jersey 08057

856-914-3001

<https://www.moorestown.nj.us/>

From: Christopher Leggett <

Sent: Friday, August 5, 2022 11:09 AM

To: Nicole Gillespie <NGillespie@moorestown.nj.us>

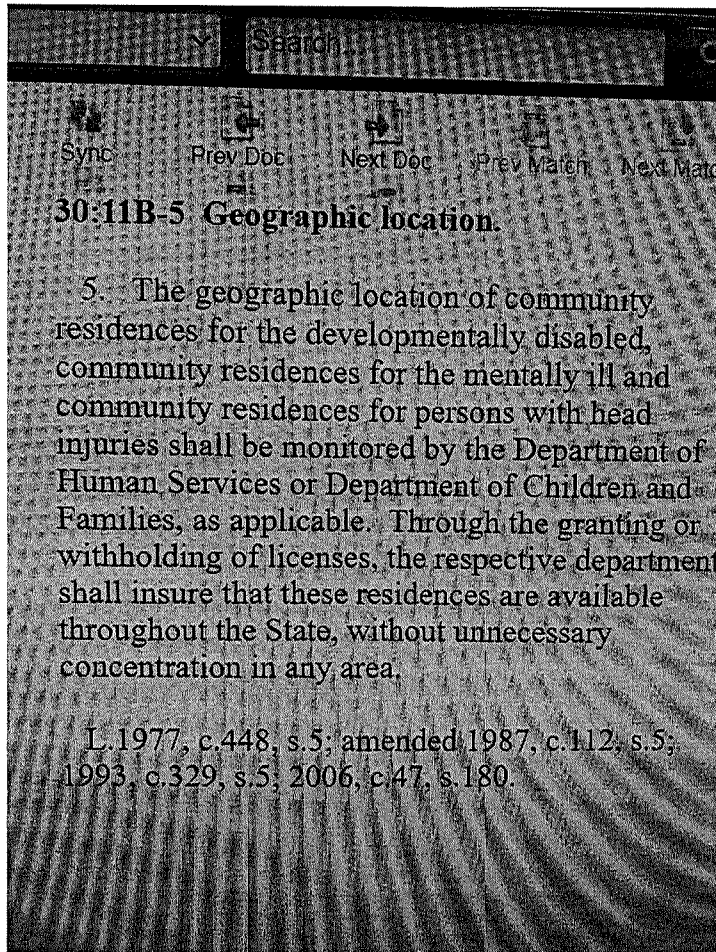
Subject: Re: Collins Park

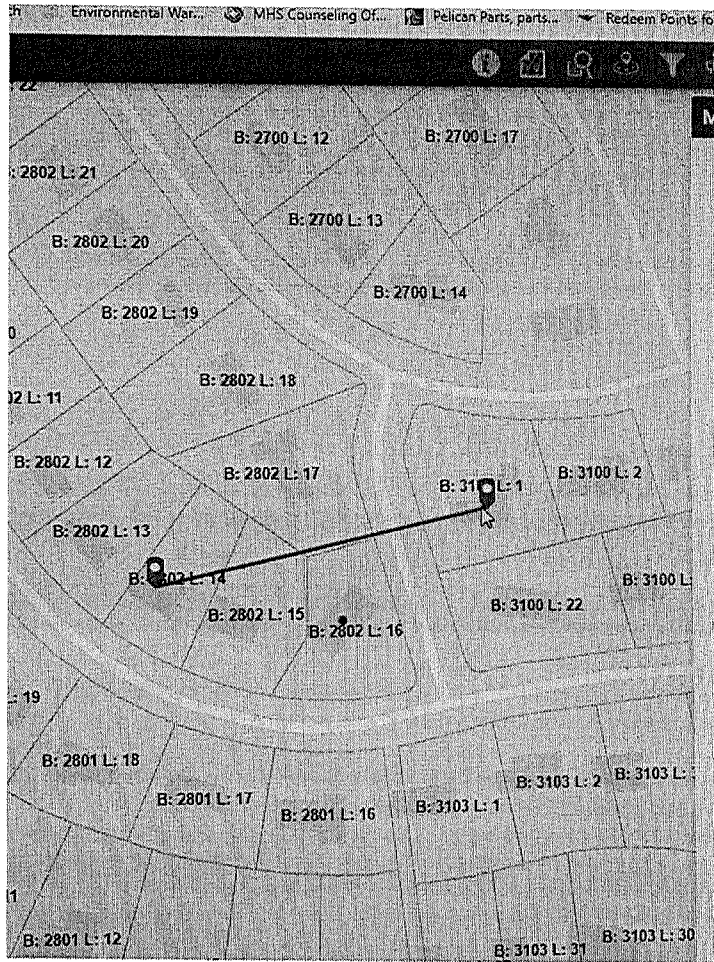
Nicole,

Thank you for your email this morning. I appreciate the clarifications.

The neighborhood has been in contact with several attorneys, and we believe that the proximity of these homes constitutes unnecessary concentration. Based on the statute below, we plan to seek action and prevent Community Options from receiving a license to operate at 144 Forest Rd. I have also included a map for your reference to show the proximity of the two properties, which will both require 24 hr. staff supervision.

You did state that the township has worked with Community Options in the past to identify properties - *"The Township was working with them early in the settlement process to identify possible homes for sale that would meet their needs."* Since the council has been in contact with Community Options in the past, are you/council willing to support the neighborhood in facilitating a discussion on alternative options in the township?





Best regards,
Chris

On Fri, Aug 5, 2022 at 7:17 AM Nicole Gillespie <NGillespie@moorestown.nj.us> wrote:

Good morning Chris,

My point in mentioning the 2018 is to emphasize that the inclusion of group homes in our affordable housing plan is not something new. It is part of a plan that this council inherited, and chose not change, because we felt that it was as good a plan as possible.

There is a group home on Devon Avenue that I believe supports men with head injuries. While it may not be managed by the non-profit Community Options, it is the same type of residence and has the same legal protections. I was assuming that your concern was with group housing in general and not those specifically run by Community Options, but please correct me if I was mistaken on that.

I believe one of the group homes in Collins park is 5 bedrooms, but regardless, it was just an example. Every bedroom in a group home counts as a unit for purposes of our affordable housing plan, so regardless of the number of bedrooms, one house with X bedrooms is less use of resources than X apartment homes.

We aren't steering Community Options or any other operator of group homes, and we have no strategy for controlling their location because we are legally prohibited from doing so. The Township was working with them early in the settlement process to identify possible homes for sale that would meet their needs, with no strategy to keep them in or out of any area, but that has not been the case

in the past few years. So no, we are not recommending properties in any neighborhood. They are handling finding and purchasing homes on their own.

all the best,
Nicole

Nicole M. Gillespie, PhD
Mayor
Township of Moorestown
111 West Second Street
Moorestown, New Jersey 08057
856-914-3001
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From: Christopher Leggett
Sent: Thursday, August 4, 2022 10:25 PM
To: Nicole Gillespie <NGillespie@moorestown.nj.us>
Cc: Kevin Aberant <kaberant@moorestown.nj.us>
Subject: Re: Collins Park

Nicole,

Thank you for the quick response. Please call me Chris.

I can appreciate how difficult it has been navigating this issue. While I understand this aspect of the settlement was finalized prior to the election of current council members, I feel the council isn't working in the best interest of our community. You are now in your 2nd term as mayor, and I wish we could have a discussion on how we move forward and not constantly revert back to "it wasn't us" who made the decision. As a lifelong Republican who crossed party lines in the last 2 elections, I had hoped for better leadership.

I would like to ask a few follow up questions...

- 1.) Where are the 2 in your community located? Based on tax records you live on Colonial Ridge. The listed Community Option sites are on Flynn, New Albany, and Ramblewood.
- 2.) Btw, I never mentioned the property at 144 Forest Rd. had 5 bedrooms. Can you clarify your comment on a 5 bedroom home requiring fewer township services? Is the township steering organizations to purchase homes in our communities based on # of bedrooms? Is that the strategy?
- 3.) If that's the strategy since it requires fewer resources, then I assume you can recommend properties in other neighborhoods to balance the approach. Correct?

I hope you will respond to my questions.

Best regards,
Chris

On Thursday, August 4, 2022, Nicole Gillespie <NGillespie@moorestown.nj.us> wrote:

Good evening Mr. Leggett,
Thank you for reaching out.

We have a number of Community Options homes in Moorestown, including two in my neighborhood. The NJ Municipal Land Use Law expressly permits these group homes in all residentially zoned areas, and the Township cannot regulate them separately from other types of residences, including limiting the number of group homes permitted in any given area or attempting to force them into or exclude them from certain neighborhoods.

To answer your first question, yes - the 2018 Affordable Housing Settlement agreement that was negotiated before any of the current councilmembers were in office includes a \$50,000 subsidy for each bedroom. However, each bedroom counts as one unit toward fulfilling our constitutional obligation, and a 5-bedroom home requires far fewer Township resources than 5 multi-bedroom apartments.

I have copied Township Manager Kevin Aberant here (who lives in the Collins Park neighborhood). Please let us know if you have any other questions.

all the best,
Nicole

Nicole M. Gillespie, PhD
Mayor
Township of Moorestown
111 West Second Street
Moorestown, New Jersey 08057
856-914-3001
<https://www.moorestown.nj.us/>

From: Christopher Leggett <christopher.leggett@gmail.com>
Sent: Thursday, August 4, 2022 4:23 PM
To: Nicole Gillespie <NGillespie@moorestown.nj.us>
Subject: Collins Park

Mayor Gillespie,

My name is Chris Leggett, and I reside on Stratford Drive in the Collins Park neighborhood.

The neighborhood is aware that Community Options, a non-profit group-home landlord, has purchased 137 Ramblewood Rd. While we are still trying to understand who will be living in the property and how it will be managed, the general consensus is that we accept our responsibility to support the township's affordable housing commitment. Many of our neighbors have family members with special needs, and we are a welcoming, diverse neighborhood.

With that said, I am concerned that Community Options now intends to purchase 144 Forest Rd. This property is less than ~400 ft. from the Rablewood property. It has also been brought to our

attention that they may have made an offer to purchase 123 Forest Rd., which is bank owned. The additional purchases of these properties would bring 3 group homes within a 2-block radius to the neighborhood. After some research, it appears that NJ law states these types of homes are to be "geographically available throughout the state ***without unnecessary concentration.***"

Questions for you and the town council:

- Is it accurate that the township is supplementing the purchase of these homes up to \$50,000 per bedroom?
- If so, what is the township doing to evenly distribute these homes throughout the township?
- How is the council working to avoid unnecessary concentration?

I am looking forward to your response. If it's easier, you can reach me on my cell below.

Thanks,
Chris Leggett

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Re: Collins Park / Community Options

Nicole Gillespie <NGillespie@moorestown.nj.us>

Sat 8/6/2022 7:49 AM

To: Dawn Miller <

Cc: Kevin Aberant <kaberant@moorestown.nj.us>

Good morning Ms Miller,
Thank you for reaching out.

When Community Options enters into a contract to buy a house, it is typically contingent on approval from DHS. I don't know where they are in the process of negotiations for that property, or whether DHS has given approval or not. I do know that DHS considers concentration, but I don't know whether they would consider two properties in that neighborhood to be excessive. There are two group homes in my neighborhood, but they are about 1500 feet apart. Town Council has no authority over what property Community Options can purchase and we are prohibited by the municipal land use law from regulating them any differently than any other residential property.

Please let me know if you have any other questions.

all the best,
Nicole

Nicole M. Gillespie, PhD

Mayor

Township of Moorestown

111 West Second Street

Moorestown, New Jersey 08057

856-914-3001

<https://www.moorestown.nj.us/>

From: Dawn Miller < at>

Sent: Friday, August 5, 2022 11:02 AM

To: Nicole Gillespie <NGillespie@moorestown.nj.us>

Cc: Kevin Aberant <kaberant@moorestown.nj.us>

Subject: Collins Park / Community Options

Nicole,

I am a homeowner in the Collins Park neighborhood here in Moorestown.

I understand Community Options Inc. just settled on the purchase of 137 Ramblewood Road. I welcome them to the neighborhood and wish the residents peace and wellness.

It was brought to my attention that Community Options recently made an offer on 144 Forest Ave, which is also in Collins Park. This house is approximately 440 feet away from the Ramblewood group home. I have some questions.

Has the Department of Human Services in New Jersey been contacted about their interest in purchasing this second property and have they received pre-approval for another license to operate?

If so, are they aware of the proximity to the home on Ramblewood Road as it pertains to statute 30:11B-5 below?

Two homes, housing 9 residents in total, in the same neighborhood, that are 440 feet away from each other, is an unnecessary concentration.

Have both homes been approved by Moorestown Town Council?

When I learned of the first group home, I embraced the opportunity to welcome our disabled community members. My siblings suffer from mental and physical disabilities and should they ever need long term care, I would want them in a community like ours. When I learned of the second group home, just a handful of houses away, I began questioning the motives behind Community Options. While they are a non profit, they must make business decisions. Operating two group homes within 440 feet of one another offers the convenience of shared services and staff. This is not personal, its business.

As a homeowner in Collins Park, I am very concerned about the impact of having two group homes in my neighborhood. Reduced property value is a serious concern. This is not personal, its business.

What is the township doing to help protect its residents from a reduction in property value? It seems to me that one of the easiest things to do is to ensure that there is not an unnecessary concentration of group homes.

I will be looking further into this matter. I plan to be in touch with both NJ DHS and Community Options to discuss. A meeting about the possibility of a second group home in our neighborhood took place. The meeting was well attended and everyone in attendance disapproved of a second group home within our neighborhood.

Thank you for your time. I look forward to your reply.

N.J. Stat. § 30:11B-5

[Download PDF](#)

Current through L. 2022, c. 20.

Section 30:11B-5 - Geographic Location

The geographic location of community residences for the developmentally disabled, community residences for the mentally ill and community residences for persons with head injuries shall be monitored by the Department of Human Services or Department of Children and Families, as applicable. Through the granting or withholding of licenses, the respective department shall insure that these residences are available throughout the State, without unnecessary concentration in any area.

N.J.S. § 30:11B-5

Amended by L. 2006, c. 47, s. 180, eff. 7/1/2006.

L.1977, c.448, s.5; amended 1987, c.112, s.5; 1993, c.329, s.5.

Sincerely,
Dawn Miller

Moorestown, NJ 08057

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