



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

April 2022



**DiLucia Management
Corporation**

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**HOA Board of
Directors**

President
Robert Mueller
Vice President
Ernest Jubilee
Secretary
Kerri Musto
Treasurer
John Maczonis



Dear Residents,

Hope all is well with you and your family as we prepare to welcome spring and leave the winter behind us.

Your Board wants to keep everyone up to date on one important matter. The status of the potential Cannabis growing, harvesting, manufacturing and class 4 distribution facility on the vacant lot adjacent to Barrette. The proposed facility is to be 205,000 sq. ft. with access from Aloe.

At the Council Meeting on 12/14/21, many of us spoke up about our concerns with this facility ranging from odor, environmental issues including ground water pollution and overall water usage ozone pollution, the impact on our electrical grid, and other relevant matters. The Council approved the use of that land for this type of facility but also passed a resolution taking our concerns into consideration. The major concern revolves around odor which is skunk like and can travel with wind a mile or more. This mile figure puts all of us at BHP at risk from potential odor and we are fighting for our quality of life, health and preventing a potential impact on our property values.

When the new mayor took office, he requested that we establish a research committee to aid in the establishment of standards for potential cannabis facilities. Our volunteer committee has put in more than 100 hours of work into this endeavor. We uncovered and spoke with engineers/architects, filtration/monitoring equipment experts, and visited at least 6 such sites in NJ and Maryland. All sites visited had odors emanating from them.

Based on our research we drafted standards for consideration as well as arranged for zoom meetings with design and monitoring experts with the mayor and other Township officials including the township's redevelopment law firm. Our draft standards are now in the hands of the Township for review. One standard we are holding the Township accountable for is 100% odor containment at the perimeter of the facility. Based on experts we have spoke with this may not be attainable and we don't know what the Township is going to do about that. We also arranged in these Zoom meetings for both the education of Township officials as well as ourselves and to position the Township to employ the experts as both consultants for peer review of the proposed facility as well as education of township officials in this area.

We have also been working with The Woods, Golf Course and Ole Hansen on the matter urging letters be sent to the Council concerning the negative impact of odors and need for 100% containment.

Many of you may have also seen the recent article in the paper concerning the Council establishing a Galloway Permitted Licenses Zone. The original article in the paper called in a Pot Zone. The first reading of this proposed Zone was at the 3/8/22 Council Meeting. This proposal is still to go to planning and then back to Council for a second reading. We will need to mobilize for that.

As all this moves forward, we will need each of you to make your voices known and be ready when we ask you to attend any Township meeting concerning any of this. Feel free to contact any Board Member regarding question you may have on this matter.

Thanks,

Bob Mueller

As spring weather arrives and you start to tend to your gardens and yards, please remember that you are responsible to dispose of leaves and yard debris.

Please bag leaves in biodegradable paper bags for Galloway Township to pick-up.

Galloway Township will begin picking up leaves put by the curb, but not on the sprinkler heads or drain caps, on **April 4th through April 8th**.

Fresh Cut will also be picking up biodegradable bags and we will advise when Fresh Cut will begin pick-up via email and robocall.



Calendar of Events
April 1—Association Fees Due
April 15—Passover
April 16—Late Fees Assessed
April 17—Easter
April 22— Earth Day



Volunteers Needed!

The HOA roadside cleanup committee works a total of about 2 to 3 hours once a month, cleaning the roadsides of Racetrack/Leipzig on Friday and then Tilton Rd on Saturday.

The Atlantic County Utilities Authority (ACUA) provides us with the tools, trash bags, and bright-colored shirts and vests needed to do the job. This is called Adopt-a-Road. We have done this for several years but lately fewer and fewer people have volunteered. We are hoping that more of you are interested in helping us keep those roads clean. We include people of all ages, (teen and above) and we get together in the driveway of the people leading the project then head out to do the job.

Right now the leads are Michael and Karen Kaplan, who live at 641 Country Club Dr. Communication is usually by email.

Mike Kaplan's email is mkaplan6@comcast.net. His mobile phone is 609-442-4038. You may also contact Jim Young at jyoungacp@aol.com. Jim's phone number is 609-703-8293.

! LIGHTS ON !

Help preserve the safety of our community by keeping your porch and garage lights on in the evening.

There have been an uptick in vehicle break-ins in the surrounding area and keeping a neighborhood well lit is helpful in preventing this.

A Notice from New Jersey American Water

Routine flushing of the water distribution system will begin in the area 3/21/22 through 5/9/22. Flushing provides high quality water service and allows us to test and maintain fire hydrants.

When crews are working in your area, you may notice reduced pressure or discolored water. If water is discolored, run the cold water taps only, at the lowest level of the house for about 3 to 5 minutes until the water runs clear.

If discolored water occurs please also refrain from doing laundry during that time.

For more information and to see a map of the affected area please go to NewJerseyamwater.com or call 1-800-272-1325.