



**PLANNING BOARD**  
**Tuesday, January 22, 2013**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairperson Carole Roskoph at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Chairperson Roskoph.

**OPMA STATEMENT:** Read by Chairperson Roskoph in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Carole Roskoph; Carolyn Jacobs; Kevin McCormack; Sara Lipsett; Larry Terry, Sr.; John Osorio; and Brian Bauerle.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Senior Planner.; Stacey Arcari, PE, PP, Engineer; James Burns, Esq., Solicitor; and Jacob Richman, Planning Technician.

**ADMINISTRATIVE ITEMS - Reorganization**

**Election of Chair.** John Osorio nominated Carole Roskoph for Chairperson for the year 2013. The motion was seconded by Larry Terry, Sr. Abstention by Carole Roskoph. The motion passed unanimously.

**Adoption of Agenda Procedures.** Carolyn Jacobs made a motion to approve the standardized Agenda Procedures of the Planning Board for 2013, which was seconded Larry Terry, Sr. The motion passed unanimously.

**Election of Vice Chair.** John Osorio nominated Aimee Hansen for Vice Chair for the year 2013. The motion was seconded by Carolyn Jacobs. The motion passed unanimously.

**Appointment of Secretary.** John Osorio nominated Paul Stridick for Secretary for the year 2013. The motion was seconded by Carolyn Jacobs. The motion passed unanimously.

**Appointment of Alternate Secretary.** John Osorio nominated Lorissa Luciana for Alternate Secretary for the year 2013. The motion was seconded by Larry Terry, Sr. The motion passed unanimously.

**Appointment of Solicitor.** John Osorio nominated Dembo & Saldutti for Planning Board Solicitor for the year 2013. The motion was seconded by Larry Terry, Sr. The motion passed unanimously.

**Appointment of Traffic Consultant.** John Osorio nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2013. The motion was seconded by Carolyn Jacobs. The motion passed unanimously.

**Appointment of Housing Consultant.** John Osorio nominated the Art Bernard & Associates as the Planning Board Housing Consultant for 2013. The motion was seconded by Larry Terry, Sr. The motion passed unanimously.

**Appointment of Engineer.** John Osorio nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2013. The motion was seconded by Carolyn Jacobs. The motion passed unanimously.

**Appointment of Urban Designer.** John Osorio nominated the urban designer firm of Wallace Roberts & Todd as the Planning Board urban designer for 2013. The motion was seconded by Larry Terry, Sr. The motion passed unanimously.

**Adoption of Planning Board Bylaws.** John Osorio made a motion to approve the 2013 Planning Board Bylaws, which was seconded by Larry Terry, Sr. The motion passed unanimously.

**Establishment of Meeting Dates and Adoption of Official Newspaper.** John Osorio nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2013. The motion was seconded by Carolyn Jacobs. The motion passed unanimously.

## **AGENDA ITEMS**

### **12-P-0040**

Block(s) 126.01 Lot(s) 1  
Zone: Institutional (IN) Zone

**AristaCare of Cherry Hill**  
1399 Chapel Ave West  
Cherry Hill, NJ

*Relief Requested: A site plan waiver with bulk (C) sign variances for façade and freestanding/directional signage.*

The Applicant was represented by Robert Baranowski, Esq., and offered the following professionals as experts: Jerry Greenberger, of Borough Park Signs, and James Miller, Professional Planner, and Benjamin Kurland, who is the regional administrator of AristaCare. All witnesses were sworn in by Solicitor Burns. Mr. Baranowski is requesting sign variances for three (3) façade signs, that will exceed 24 SF in size and exceed 6 SF in height, and three (3) directional signs that will exceed 3 SF in area with two of signs being changeable copy signs that will 16 SF in area.

Mr. Kurland testified as to the nature of their operations and the patient care that they provide at the facility. He stressed that it is very important for the ambulances that come to facility, know where to drop off their patients, thus having the directional signs is important. Also, Mr. Kurland testified that the signs are needed for the facility due to the fact that it has two main entrances which are confusing for the ambulance drivers. In addition to the workers and the people that visit their family there, the facility holds various public events which the signs would help address where to go. The site will also be frequented by various sized delivery trucks, with some carrying emergency medical supplies, that could come at any time of day. Mr. Kurland also testified to the amount of employees at the site and that parking was more than adequate for them and the facility's visitors.

Mr. Greenberger testified about the proposed signage on the property. Exhibits A-1 to A-7 were presented to the Board that showed the various sign elevations. Mr. Greenberger noticed that the building is not always clearly visible from Route 38 and thus, the illuminated façade signs (the third façade along Chapel Ave is not to be illuminated) are needed. The first directional sign is to be positioned at Route 38 and Beechwood Avenue, which will not be illuminated and be for parking directions only. The other two directional signs are to be placed at the entrance of what is known as the "touring facility." The applicant agreed to the condition that those two signs be used only for directional purposes and not to advertise events. Furthermore, an additional existing sign would be re-faced and re-landscaped which would be subject to the review of the DCD. The applicant also agreed to various conditions of approval including that no tractor trailers can deliver good, for various landscaping, to construct a trash enclosure, and to stripe off certain parking spots.

Mr. Miller testified in support of the variances requested for this application. He testified about the various positive and negative aspects necessary for the granting of approval for the abovementioned variances.

Lorissa Luciani went over her review letter for this application dated December 20, 2012, with the contents within accepted by the applicant.

**Comments from the Public:** Lisa Cobb of Cherry Hill testified on the application. She was initially concerned with the number of signs proposed however, based on the testimony of the Applicant and the Applicant's Professionals that the signs were not going to be lit and that no additions were being proposed to the building, she was satisfied that the signs as proposed were acceptable.

**Motion to approve the Bulk (c) sign variances for façade and freestanding/direction signs with associated design waivers with the conditions as specified;** motion made by John Osorio and seconded by Carolyn Jacobs. The motion carried unanimously.

## **RESOLUTIONS**

### **12-P-0038**

Block(s) 467.01 Lot(s) 1  
Zone: Industrial Restricted (IR) Zone

**Airgas East, LLC**  
1910 Cuthbert Road  
Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances for an airgas package and distribution facility and various site improvements.*

**Motion to ratify:** Motion was made by Carolyn Jacobs and seconded John Osorio to approve the Resolution. The motion was passed unanimously.

**Meeting Adjourned:** at 9:10 PM.