CHERRY HILL Township

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PLANNING BOARD
Monday, November 16, 2015
APPROVED MINUTES

OPENING: The meeting was called to order by Chairperson John Osorio at 7:30pm.

PLEDGE OF ALLEGIANCE: Led by Chairperson Osorio.

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

ROLL CALL
- **Members in attendance:** Carole Roskoph; John Osorio; Hugh Dougherty; Carolyn Jacobs, Sam Kates; Gina LaPlaca; Moly Hung; and Marlyn Kalitan.
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Jacob Richman, PP, AICP, Planning Technician; Stacey Arcari, PE, Planning Board Engineer; and Jim Burns, Esq., Planning Board Solicitor.

Comments from the Public not related to tonight's agenda: None.

ADMINISTRATIVE ITEMS

Adoption of Meeting Minutes from November 2, 2015. Hugh Dougherty made a motion, which was seconded by Carole Roskoph, to adopt the Meeting Minutes from November 2, 2015. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, and Kalitan. Minutes are approved.

Agenda Items:

15-P-0027	**Denas, LLC**
Block(s) 470.01 Lot(s) 20	1907 Greentree Road
Zone: Highway Business (B2) Zone	Cherry Hill, NJ

Relief Requested: A minor site plan with bulk (C) variances to construct a 858 SF 1st floor addition and a 977 SF 2nd floor addition along with various building and site improvements to the existing medical office building.

Exhibits Submitted:
A-1: Color Rendering of Site Plan

Discussion: Applicant Denas, LLC applied for a minor site plan with bulk (C) variances to construct a 858 SF 1st floor addition and a 977 SF 2nd floor addition along with various building and site improvements to the existing medical office building; located at 1907 Greentree Road, Cherry Hill, New Jersey (Block 470.01 Lot 20. The property is owned by Denas, LLC.

Application was represented by:
- Glen Schwarzchild, Esq. – Attorney for the Applicant
- Dr. Alan Magaziner – Applicant
- Philip Ruggieri – Architect
- John Schweppenheiser - Engineer

Mr. Schwarzchild began by giving an overview of the site and the building and noting that the applicant is proposing a two-story expansion of the existing medical office.

Mr. Schweppenheiser gave a more detailed overview of the site layout and explained that the following changes are proposed to the site: 1) The addition of two (2) parking spaces overall for a total of forty-one (41) spaces; 2) The addition of four (4) handicapped parking spaces to the side of the building along with other ADA improvements; 3) The reconfiguration of the driveway from Greentree Road to the parking lot; and 4) the two-story addition (858 SF 1st floor addition and 977 SF 2nd floor addition). The applicant agrees to all comments in the Community Development and Environmental Resolutions, Inc. review letters except from providing landscaping at the western edge of the entrance driveway. It was explained that adding landscaping in this location would block the building and obstruct sight lines. The applicant will however provide landscaping at the base of their forthcoming sign proposal. The applicant will also move the sign from a 9' setback to a 10' setback from the property line in order to conform to the zoning ordinance. The sign itself will be modernized and will be lit internally. The applicant agreed to have Community Development administratively review the sign proposal and the landscaping around the sign. Mr. Schweppenheiser noted that the only variance being requested is an existing non-conforming non-residential parking setback of 1.4' where 5' is required, but that this condition is not being altered.

Mr. Ruggieri described the entranceway to the site how it is ADA accessible. The entrance will be relocated from the front of the building to the side of the building so as to accommodate the new addition and to be closer to the proposed ADA parking spaces. Mr. Ruggieri then gave an overview of the materials to be used which included vinyl, stone, and stucco utilizing shades of green, off-white, and earth tones so as to give the entire building a residential character and to make the appearance soothing to clientele.

Mr. Schweppenheiser stated that the intention of the expansion is to update the building and make it more efficient. The two existing sheds on the site will receive the new siding treatment that the rest of the building and proposed addition will receive. It was also explained that the second dumpster on the site was removed and that recycling will take place inside the building. The medical office mainly recycles boxes.

Dr. Magaziner stated that he bought site and started the practice in 1989. His medical office specializes in wellness (holistic medicine). Dr. Magaziner gave an overview of the site operations and the layout and use of the building (various treatment rooms). It was explained that the current layout of the building is very tight and the flow is bad. A lack of storage is also an issue. Dr. Magaziner believes the addition will help alleviate these issues. Currently the practice has 10 to 12 employees on a shift with a maximum of 14. An additional person may be added when the facility expands but there are no expected daily patient increases. Currently they see 10 to 20 patients per day with a maximum of 35 a day. Deliveries are typical UPS style deliveries on a daily basis with a medical supply delivery once per week. Hours of operation vary but the practice can be open between 8:30am to 8pm (only that late on Tuesdays) with the practice closed on the weekend. Employees are encouraged to park in the back of the parking lot in order to make it easier for patients to access the building. It was noted that the existing sheds store medical records. The applicant agreed to work with Community Development if the need for a second dumpster arises. The applicant agrees to do a Night Light Function Test.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, Hugh Dougherty made a motion, which was seconded by Moly Hung, to approve the application with the conditions as stated. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, Hung, Kates, and Kalitan. The application is approved.

RESOLUTIONS:

15-P-0025 — **Cellco Partnership d/b/a Verizon Wireless**
Block(s) 284.02 Lot(s) 10 & 11 — 2501 Church Road
Zone: Highway Business (B2) Zone — Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances for the installation of a Small Network Node (Small Cell) facility at an existing Verizon Switching Office building, where per §432.D.1.a of the Zoning Ordinance, the minimum lot size that telecommunications antenna can be located on shall be two (2) acres.

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Sam Kates, to memorialize the resolution for Cellco Partnership. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, and Kalitan. The resolution is memorialized.

EXECUTIVE SESSION (CLOSED) (NO FORMAL ACTION WILL BE TAKEN)

Per the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. for specific matters set forth in N.J.S.A. 10:4-12b, in order to discuss any pending or anticipated litigation or contract negotiations in which the Planning Board is or may become a party and any matters falling within the attorney/client privilege to the extent that confidentiality is required for the attorney to exercise his/her ethical duties as a lawyer.

Motion to Enter into a Closed Executive Session: Hugh Dougherty made a motion, which was seconded by Carole Roskoph, to move into a closed executive session. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, Hung, Kates, and Kalitan. Motion passes and the Planning Board entered closed executive session at 8:20pm.

Motion to exit the Closed Executive Session: Hugh Dougherty made a motion, which was seconded by Carole Roskoph, to exit the closed executive session. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, Hung, Kates, and Kalitan.

Motion to Re-open the Public Session: Sam Kates made a motion, which was seconded by Hugh Dougherty, to re-open the public session. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, Hung, Kates, and Kalitan. Motion passes and the Planning Board re-opened the public session at 8:50pm.

Meeting Adjourned: 8:50 PM.

ADOPTED:

JOHN OSORIO, CHAIRMAN

ATTEST:

PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY