



PLANNING BOARD
Monday, December 7, 2015
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson John Osorio at 7:44pm.

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; Larry Terry, Sr.; Kevin McCormack; Gina LaPlaca; and Moly Hung.
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Lorissa Luciani, PP, AICP, Deputy Director; 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 16, 2015. Carole Roskoph made a motion, which was seconded by Hugh Dougherty, to adopt the Meeting Minutes from November 16, 2015. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, and Hung. Minutes are approved.

Agenda Items:

15-P-0019

Block(s) 30.01 Lot(s) 1 & 2
Zone: Highway Business (B2) Zone

PF Cherry Hill, LLC
2171 Route 70 West
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a Lot Consolidation (two (2) lots into one (1) lot) and a bulk (C) variance to demolish and redevelop the property for a 7,151 SF urgent care (known as Patient First) and various site improvements.

Exhibits Submitted:

- A-1: Color Rendering of Site Plan
- A-2: Aerial Photograph

Discussion: Applicant PF Cherry Hill, LLC applied for a preliminary and final major site plan with a Lot Consolidation (two (2) lots into one (1) lot) and a bulk (C) variance to demolish and redevelop the property for a 7,151 SF urgent care (known as Patient First) and various site improvements; located at 2171 Route 70 West, Cherry Hill, New Jersey (Block 30.01 Lots 1 & 2). The property is owned by Vittese Family Partnership.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- William Roundtree – Director of Development, PF Cherry Hill, LLC
- Sam Renuaro, PP, PE – Planner & Engineer
- Andrew Feranda – Traffic Engineer

Mr. Goldstein gave an overview of the vacant site, its access points/roads (Route 70, Sayer Avenue, and Penn Avenue), and the surrounding uses. The applicant is proposing to demolish the existing structure and build a 7,151 SF urgent care center called Patient First along with various site improvements. No signage is proposed by the applicant at this time. The facility will be open every day from 8am to 10pm. The urgent care will have an in-house pharmacy only available to patients. The applicant is also requesting a variance for the Right-Of-Way (ROW) parking setback along with a few design waivers. The site will include forty (40) parking, in conformance with the Zoning Ordinance.

Mr. Roundtree described the company, Patient First, and its operations. It is anticipated that there will be twenty (20) employees at the start and sixty (60) employees at full build out. There will be twelve (12) employees on the maximum shift along with four (4) to five (5) total physicians. No loading is proposed and deliveries will be done by a UPS style truck. Medical waste will be picked up twice per week and non-medical waste will be housed in the proposed dumpster near the rear of the site and will be picked up by a private hauler. Mr. Roundtree stated that there be no ambulances accessing the site except for the rare circumstance where a patient at Patient First needs emergency care. Mr. Roundtree acknowledged that Patient First will return to the Planning Board of sign variances are needed. The applicant agrees to Title 39 requirements and will be consolidating the two (2) lots into one (1) lot.

Mr. Renuaro submitted exhibits A-1 and A-2 and noted the existing site conditions and setbacks of the site and building. Mr. Renuaro explained how all of the existing non-conformities of the current site and building are being abated except for the ROW parking setback. The reason for not abating this variance is to accommodate the minimum parking requirement of forty (40) parking spaces. Mr. Renuaro discussed the proposed lighting and landscaping and asked for a waiver for a reduced number of trees and to move trees out of the planting strip. These waivers are requested due to sight triangle issues. The applicant will be connecting the stormwater system into the existing NJDOT inlet and will work with the Department of Community Development and Environmental Resolutions, Inc. to mitigate water runoff/discharge issues. The applicant agrees to all other DCD and ERI comments except for providing "No Idling" signs as no loading area is being provided. Ms. Luciani accepted this reasoning. Mr. Renuaro gave a brief overview of the positive and negative criteria for the proposed application. A discussion of site circulation ensued and it was added that the applicant should receive NJDOT approval soon.

Mr. Feranda gave an overview of the existing and newly proposed driveway access points as well as the expected trip generator. While there will be an increase from the current use, it will not be a substantial enough increase to be a detriment due to the three (3) provided access points. Internal circulation will also be improved with the utilization of the three (3) driveways. ADA improvements have also been added to better accessibility. Mr. Feranda does not believe the proposed use will be a detriment to the surrounding roadways and that the traffic analysis took a conservative approach to estimate these potential impacts.

Public Discussion: Sara Joslin of 1234 Forge Road wanted to know where the four (4) proposed ADA parking spaces were located (she was shown the site plan). Ms. Joslin also wanted to know if rehabilitation services were going to be offered at this facility to which Mr. Roundtree acknowledged that Patient First would be providing physical therapy services. Ms. Joslin asked about parking capacity and it was explained that the site will be able to accommodate all employees and customers as customers will not come all at once but rather be evenly distributed throughout the day. Lastly, Ms. Joslin asked about the location of the bus shelter and Ms. Luciani explained that those details are still being worked out by Community Development, NJ Transit, and NJDOT.

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

2015 Housing Element & Fair Share Plan (HEFSP)

Consideration of Adoption of the 2015 Housing Element & Fair Share Plan.

Discussion: Presentation of Cherry Hill Township's 2015 Housing Element & Fair Share Plan for compliance with the Third Round rules for the Township's affordable housing obligation.

Application was represented by:

- Art Bernard, PP, AICP – Housing Planner & Consultant
- Lorissa Luciani, PP, AICP – Deputy Director of the Cherry Hill Township Department of Community Development

Mr. Bernard presented on Cherry Hill's Third Round proposal for meeting its affordable housing obligation. Cherry Hill's First and Second Round obligation amounted to 1,829 units and the settlement agreement for the Third Round is an additional 1,000 units (total of 2,829 units but this number may change). It was noted that this is a lot of units for a Township with minimal vacant land and the amount of vacant land is used to calculate a Realistic Development Potential (RDP) for developing affordable housing. Redevelopment practices also contribute to helping to meet affordable housing goals. Mr. Bernard detailed the various sites that are being used to calculate Cherry Hill's RDP and that this number is then used to develop a housing plan that will meet the Township's housing obligation.

Mr. Bernard continued by discussing the total amount of units already supplied and the total number of units that could be built. Cherry Hill's current RDP was calculated at 2,088 units which are 232 units over the First and Second Round obligation of the revised RDP of 1,856. This means that certain open space land can be preserved and those open space

lands do not have to be included in the Third Round plan. However, the Township still needs to meet the 2,829 unit obligation through overlay zones and redevelopment. Mr. Bernard outlined those potential overlay zone/redevelopment sites. With those sites included into the RDP calculation, the Township could realistically provide 452 more units but this is still 289 units short. In order to bridge the gap, the Township can keep collecting Housing Impact Fees for the Affordable Housing Trust Fund and utilize the inclusionary development ordinance to plan new affordable housing projects in the future. Ms. Luciani added as a side note that rehab units count towards the affordable housing unit total. Mr. Bernard also added that there will be Fourth Round rules down the line but not for a while. Mr. Bernard believes this plan will adequately address Cherry Hill Third Round needs.

Public Discussion: Sara Joslin of 1234 Forge Road asked if senior housing was included in the unit calculation. Mr. Bernard stated that 707 senior units were included in the calculation. Ms. Joslin added that she would like to see more senior housing in order to help Cherry Hill's aging population stay in place. Ms. Luciani stated that the Township is supportive of more senior housing and thinks future market demand will generate more senior housing.

Motion: John Osorio made a motion, which was seconded by Carole Roskoph, to approve and recommend the adoption of the 2015 Housing Element & Fair Share Plan (HEFSP) for Cherry Hill Township. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, Terry, McCormack, LaPlaca, and Hung. The application is approved.

RESOLUTIONS:

2015 Housing Element & Fair Share Plan (HEFSP)

Consideration of Adoption of the 2015 Housing Element & Fair Share Plan.

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Carole Roskoph, to memorialize the resolution for the adoption of the 2015 Housing Element & Fair Share Plan (HEFSP) into the Cherry Hill Township Master Plan and to recommend that the Cherry Hill Township Council formally endorse the HEFSP and to seek approval of the HEFSP from the Superior Court of New Jersey. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, Terry, McCormack, LaPlaca, and Hung. The resolution is memorialized.

15-P-0027

Block(s) 470.01 Lot(s) 20
Zone: Highway Business (B2) Zone

Denas, LLC
1907 Greentree Road
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.

Motion to Ratify: Following the review of the resolution, Carole Roskoph made a motion which was seconded by John Osorio, to memorialize the resolution for Denas, LLC. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, LaPlaca, and Hung. The resolution is memorialized.

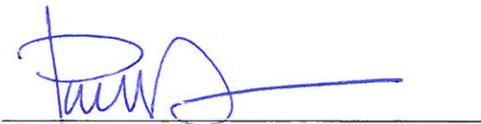
Meeting Adjourned: 9:15 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

