



PLANNING BOARD
Monday, July 6, 2015
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson John Osorio at 7:43pm.

PLEDGE OF ALLEGIANCE: Led by Chairperson Osorio.

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

ROLL CALL

- **Members in attendance:** Kevin McCormack; Carole Roskoph; Carolyn Jacobs; John Osorio; Hugh Dougherty; Sam Kates; Gina LaPlaca; Moly Hung; and Marlyn Kalitan.
- **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 Meeting Minutes from June 15, 2015. Carole Roskoph made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from June 15, 2015. Affirmative votes by Roskoph, Jacobs, McCormack, Hung, Kates, LaPlaca, and Kalitan. Minutes are approved.

Agenda Items:

14-P-0037

FC Cherry Hill, LLC/NM Cherry Hill, LLC & D&D Hay Associates, LLC

Block(s) 437.01 Lot(s) 3-9, 14, & 21

Cardone Avenue

Zone: Hwy Business (B2) & Indus. Restricted (IR) Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to redevelop an existing 150,000 SF building (formerly known as Syms) and to provide a 1,600 SF addition for a medical office building (Lots 3-9; 21), including various site improvements. Parking and access reconfiguration is proposed for Lot 14.

Exhibits Submitted:

- A-1: Color Rendering of the Site Plan
- A-2: Zoomed Color Rendering of Medical Building
- A-3: Zoomed Color Rendering of Cardone Avenue
- A-4: Color Elevation Renderings Package
- A-5: Parking Deck Elevations

Discussion: Applicant FC Cherry Hill, LLC/NM Cherry Hill, LLC & co-applicant D&D Hay Associates, LLC, applied for a preliminary and final major site plan with bulk (C) variances to redevelop an existing 150,000 SF building (formerly known as Syms) and to provide a 1,600 SF addition for a medical office building (Lots 3-9; 21), including various site improvements, and a parking and access reconfiguration of proposed Lot 14 ; located at Cardone Avenue, Cherry Hill, New Jersey (Block 437.01 Lots 3-9, 14, & 21. The properties are owned by FC Cherry Hill, LLC/NM Cherry Hill, LLC & D&D Hay Associates, LLC (Lot 14 only).

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- David Fink – President of Finnmarc Management
- David Fleming, PE – Engineer, T&M Associates
- Kyle Humphries, PE – Engineer, T&M Associates
- Patrick Doris – Associate Vice President for Penn Medicine
- A.J. Thakra – Architect

- David Shropshire, PE – Traffic Engineer
- Dahlia Hay – D&D Hay Associates (co-applicant)

Mr. Goldstein introduced the applicant and went through the applicant's prior approvals (including the approved Cardone Avenue street extension layout) and gave a brief overview of the complex site history. Mr. Goldstein presented Exhibit A-1 and described the site location and characteristics. The applicant will be consolidating Lots 3 through 9 and 21. The applicant is currently seeking a preliminary and final major site plan with bulk variance approval to redevelop the vacant Syms site into a Penn Medicine operated medical facility with an associated parking deck and surface parking. The applicant is also proposing a 1,600 SF addition to the Syms building which will be used to store various medical equipment. A modification to the driveway access onto Marlkrass Road and Route 70 is also proposed. Mr. Goldstein noted that the medical building will provide multitude of medical services as well as executive office space. Mr. Goldstein also introduced the co-applicant, D&D Hay Associates, who are proposing to reconfigure their access and parking lot for their existing dance studio (Lot 14). Mr. Goldstein went through the variances requested as part of the application which include lot frontage (existing non-conformity), to permit 633 parking spaces where 844 parking spaces are required, to permit a 3.65' ROW parking setback from Route 70 (existing non-conformity), and 11' and 14' setbacks from the NJDOT jughandle where a 20' ROW setback is required. Mr. Goldstein noted that the applicant is not requesting signage as part of this application except to move the existing dance studio sign in order to move it out of a sight triangle. Mr. Goldstein gave an update on the quiet title complaint filed in Superior Court in that he believes his client will receive a favorable outcome in the acquisition of the unowned piece of land on their property. Mr. Goldstein asked Community Development to approve the alternate layout plan administratively if they win their complaint.

Mr. Fink discussed the site constraints including site access, the unowned piece of land, and meeting the parking requirements. Mr. Fink noted that Finnmarc has invested \$50 million in making improvements to the site. Mr. Fink explained that the alternate access plan is important as it is a better design for potential customers to access. Mr. Fink also noted that the dance studio and residents on Cardone Avenue will still have ROW access on Cardone Avenue.

Mr. Fleming provided an overview of the site plan, design waivers, and variances. Mr. Fleming explained the new driveway access to Route 70 and Cardone Avenue (to Marlkrass Road). Mr. Fleming also gave an overview of the site layout, entrances, parking deck, urgent care access, and drop-off areas. It was noted that the site, the medical building, and parking deck each have two access points. In regard to the proposed parking deck, it will consist of 4 levels (the top level will be open to the elements) and a set of elevators will take customers from the parking deck down to a crosswalk which leads into the medical building. Employees will be encouraged to use the top two levels of the parking deck but it won't be restricted to employees only. Deliveries on the site will be done by box trucks. A number of improvements to the site are being made which include lighting, landscaping, stormwater management, paving, and to the building. Essentially, the site will look brand new. A total of 66 handicapped spaces are proposed among the 633 total parking spaces. Mr. Fleming then went over the design waivers and variances in more detail. Mr. Fleming explained that the vacant residences on Lots 6 & 9 will be demolished and revegetated. There will also be a landscape buffer installed between the subject site and the residence on Lot 11. Exhibits A-2 and A-3 were presented to help illustrate the entirety of the site improvements. Mr. Fleming explained that if supplemental parking is needed, the applicant will address it at the Planning Board. The applicant will also do a parking assessment at the 6, 12, and 18 month mark once the C/O is issued. Lastly, Mr. Fleming went through the proposed reconfiguration of the dance studio's parking lot and access points (showing both proposals depending upon which Cardone Avenue layout plan is chosen). The applicant agreed to all Community Development and ERI review letter comments.

Mr. Doris discussed the project in regard to the site operations. It was noted that there is more a demand for medical facilities and the current Penn Medicine locations in Cherry Hill are at capacity. As part of this proposal, the existing Penn Medicine offices in their area will be moved to the new site. The hours of operation will be 7am to 9pm for the Urgent Care component of the building, which will operate 365 days per year. The other medical services will likely operate Monday through Sunday 7am to 7pm. There will be a total of 350 to 370 employees with approximately 200 employees on the maximum shift at full build-out (the shifts will be staggered). In regard to deliveries, box trucks will deliver medical supplies 8 to 10 times per day. The applicant is only asking for two loading spaces where eight is required as other Penn Medicine locations only have one loading space which has been adequate. It was noted that two loading spaces will be plenty. Medical waste will be properly stored and removed as necessary. Paratransit vehicles will bring people to the site (approximately 8 to 10 times per day). While ambulances will not be a common occurrence on site, they will occasionally bring people to and from the facility. The busiest points in the day will be from 10am to 11am and 12pm to 1pm. The proposed operations at this location will be similar to their other location in Valley Forge. The applicant does not expect utilization of bike racks, but will install them if required. Lastly, Mr. Doris explained that the facility is primarily for outpatient care, like Oncology.

Mr. Thakra discussed the construction materials of the proposed medical building and parking deck, Mr. Thakra believes the design is aesthetically pleasing and will draw people to the site. Rooftop mechanical equipment will be screened from public view. Exhibit A-4 and A-5 were submitted in order to more clearly show the design elements and point of views of the building. Mr. Thakra noted that the parking deck will consist of 3 covered levels as well as the top level (4th level) which

will be open to the elements. It was testified that the parking deck will blend in with the proposed medical building. A discussion ensued about the entranceways into the building. Mr. Goldstein and Mr. Thakra stated that portions of the parking deck will exceed 35' in height but that the zoning ordinance does not stipulate height maximums for accessory parking structures.

Mr. Shropshire testified in regard to the traffic the site will generate and expressed that he is expecting a positive review from NJDOT in regard to the driveway access. He also stated that there has been positive discussion with Camden County over the secondary driveway access. Mr. Shropshire stated that the proposed circulation scheme will improve upon the existing traffic situation. In regard to the need for the parking variance, Mr. Shropshire explained that the parking standards that Cherry Hill Township institutes for medical uses are not geared towards this type of facility. Through ITE research/data, medical facility needs can be met with less parking than what the parking ordinance calls for. Larger medical buildings generate lower peak parking demands. Mr. Shropshire stated that the applicant does agree to conduct future studies of parking demands if parking issues arise. Mr. Shropshire noted that this facility does not make sense as a cut through for traffic trying to access nearby residence. A discussion of traffic flows along Marlkrass Road ensued. Lastly, Mr. Shropshire confirmed that the air quality report noted no negative impacts upon neighboring properties if this proposal is approved. A discussion then ensued regarding whether there is a need for a sidewalk along Cardone Avenue.

Ms. Hay, the owner of the dance studio and co-applicant of this application, gave a brief overview of the studio's operations. She noted that sometimes there is a long drop-off line, especially during their busiest times of 4:30pm to 6:30pm. Approximately 40 to 50 students are in the dance studio at any given time. Ms. Hay noted that an increase in parking spots would be benefit to the dance studio. Ms. Hay also noted that a lot of people walk through her property on the way to the nearby bus stop and wants to deter people from doing that as much as possible. Ms. Hay stated she is in favor of providing necessary facilities for pedestrians so that they do not cut through her property.

Public Discussion:

Michael Gallagher, owner of Lots 5.01s and 12 (adjacent to the south of the jughandle), stated that he would like to speak with the applicant's design professionals in order to discuss curb cuts along his property. Kyle Humphries, PE, of T&M Associates noted there is currently no defined access to Lot 12 but that the proposal will provide a curb cut access to Lot 12 and Lot 5.01. Mr. Gallagher stated that he may need more curb cuts for his property. Ms. Luciani stated that the landscaping island and curbs are provided and believes that the access the applicant is providing is adequate. Ms. Luciani noted that Mr. Gallagher would need to address his site issues in a separate site plan application. Mr. Goldstein was not in favor of expanding the application for additional curb cuts as it would alter the proposed circulation. Solicitor Burns echoed Mr. Goldstein's comments in that it is not the burden of the application to expand the application especially since the lots in questions are currently vacant with no use proposed on either of the lots. Mr. Gallagher is able to speak to the applicant if the applicant wishes to do so.

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 Roskoph, McCormack, Jacobs, Osorio, Dougherty, Kates, LaPlaca, Hung, and Kalitan. The application is approved.

Following the motion, a recess was taken at 10:22pm. The meeting resumed at 10:28pm.

15-P-0008

Block(s) 286.01 Lot(s) 4

Zone: Institutional (IN) Zone

Relief Requested: A preliminary and final major site plan with bulk (C) variances to develop a multi-purpose gymnasium and auditorium addition to an existing school, installation of a new monument sign, and various site improvements.

Catholic Community of Christ Our Light

402 North Kings Highway

Cherry Hill, NJ

Exhibits Submitted:

A-1: Color Elevations

A-2: Floor Plan

A-3: Side Elevation

A-4: Elevation Schematic

A-5: Sign Rendering

Discussion: Applicant Catholic Community of Christ Our Light, applied for a preliminary and final major site plan with bulk (C) variances to develop a multi-purpose gymnasium and auditorium addition to an existing school, installation of a new monument sign, and various site improvements; located at 402 North Kings Highway, Cherry Hill, New Jersey (Block 286.01 Lot 4). The property is owned by Catholic Community of Christ Our Light.

Application was represented by:

- Kevin Sheehan, Esq. – Attorney for the Applicant
- Dave Horner – Traffic Engineer
- Jim Miller, PP, AICP – Planner for the Applicant
- Tom Bechard – Engineer
- Mike Kelley – Architect
- Father Thomas Newton – Catholic Community of Christ Our Light

Mr. Sheehan briefly introduced the application for a 17,000 SF gymnasium addition, a new monument sign, and a new parking lot, in addition to the noted variances.

Father Newton discussed the Church's site operations. There are approximately 300 to 350 students. During Mass, the attendance can range from 200 to 800 people. The school operates 8am to 2:30pm. Father Newton explained that they need a gymnasium as they currently have to rent a gym at other locations in order for their youth basketball team to be able to practice. The gymnasium will also have four (4) meeting rooms for their Parishes (currently there are no meeting rooms). Father Newton noted that they have several basketball leagues that could use the gym for practice and for games. The gym may be used on the weekend but never during Mass as Father Newton expects people to be at Church then. Lastly, Father Newton discussed the current parking conditions and site circulation.

Mr. Kelley presented exhibits A-1 through A-5 and discussed the materials that the gym would be made out of. Mr. Kelley also described the locations of the rooftop equipment and that they will be screened from public view. Also presented were the sign rendering, the sign location, and the size of the sign (51 SF).

Mr. Horner testified in regard to the impact that the proposed gym and programming would have on traffic. Mr. Horner noted that the gym would not be used during Mass. The traffic report that was submitted as part of the Planning Board's package indicated that the proposed gym would cause no negative impacts on the site and surrounding area due to traffic.

Mr. Bechard discussed the engineered site plan and what changes are being made to the site. He noted that the stormwater improvements will be managed via piping to a new stormwater basin. Mr. Bechard explained that the applicant is working with the adjacent condominium association to the north for a water main easement for the new fire suppression system. Mr. Bechard went through the residential parking setback variances, the design waivers, and the stormwater and erosion control techniques. The applicant agreed to work with Community Development and ERI on making sure all appropriate improvements are made. Mr. Bechard explained that lighting will be managed to ensure there is no spillover onto neighboring properties. The applicant agreed to a Night Light Function Test in order to ensure lighting compliance. A discussion of appropriated plant species ensued, with the applicant agreeing to work with Community Development and ERI on an approved landscaping plan. The applicant noted that they are also adding additional stormwater measures to facilitate stormwater into inlets so that runoff does not impact neighboring residences. The applicant noted that they will add the inlet details to the conformance plans.

Mr. Miller discussed the five (5) bulk variances request and how they each meet the positive and negative criteria. The proposal will advance the public health, safety, and welfare. Mr. Miller noted that the additional parking (51 spaces proposed) will have no new demand or cumulative demand in parking need. The proposed gym will help round out the needs of the school. It was noted that the deviations in parking setbacks are actually being improved with the proposed plan and will benefit site circulation. The landscaping buffer to the north is sufficient and the buffer to the south is being improved by the addition of landscaping. Mr. Miller believes the plans are a better zoning alternative to the existing conditions and that the positive benefits outweigh the negatives. In regard to the sign, the new sign will replace an old and outdated sign. The new sign will be more attractive and will help identify the school and the Church more sufficiently. Lastly, Mr. Miller noted that too much landscaping around the sign will disrupt its visibility.

Public Discussion:

Mark Garcia of 12 Blue Bell Drive, testified in regard to stormwater management issues in the neighborhood and appreciated that the applicant's professionals were willing to work with him to solve the runoff issues. Mr. Garcia did note some issues with the current landscaping plan and would like lower laying shrubbery as it would be superior buffer to shade trees.

Motion: Following the reiteration of the conditions (including working with Community Development on lighting, sign details, and sidewalk connections) and variances needed by Solicitor Burns, Moly Hung made a motion, which was seconded by Gina LaPlaca, to approve the application with the conditions as stated. Affirmative votes by Roskoph, McCormack, Jacobs, Osorio, Dougherty, Kates, LaPlaca, Hung, and Kalitan. The application is approved.

RESOLUTIONS:

15-P-0011

Block(s) 119.01 Lot(s) 30

Zone: Highway Business (B2) Zone

Relief Requested: A site plan waiver with bulk (C) sign variances to erect freestanding and façade signage for Starbucks Coffee Company.

Starbucks Coffee Company

600 Route 38

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution, John Osorio made a motion which was seconded by Carole Roskoph, to memorialize the correcting resolution for Starbucks Coffee Company. Affirmative votes by Roskoph, Jacobs, McCormack, Kates, LaPlaca, Hung, and Kalitan. The resolution is memorialized.

Meeting Adjourned: 11:26 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

