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PLANNING BOARD
Tuesday, July 5, 2016
APPROVED MINUTES

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

PLEDGE OF ALLEGIANCE: Led by Mr. Osorio.

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

ROLL CALL

- **Members in attendance:** John Osorio; Steven Sweeney; Sam Kates; Marlyn Kalitan; Moly Hung; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; and Jacob Richman, PP, AICP, Planner.

Comments from the Public Not Related to Items on Tonight's Agenda: None.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from June 20, 2016. Marlyn Kalitan made a motion, which was seconded by John Osorio, to adopt the Meeting Minutes from June 20, 2016. Affirmative votes by Osorio, Hung, Kates, and Kalitan. Minutes are approved.

Agenda Items:

06-P-0031

Block(s) 503.01 Lot(s) 1
Zone: Highway Business (B2)

Wawa, Inc.
1824 Route 70 East
Cherry Hill, NJ

Relief Requested: A relief of condition to permit the sale of diesel fuel and associated minor site improvements.

Exhibits Submitted:

None.

Discussion: Applicant Wawa, Inc., applied for a relief of condition to permit the sale of diesel fuel and associated minor site improvements; located at 1824 Route 70 East, Cherry Hill, New Jersey (Block 503.01, Lot 1). The property is owned by Lazgor, LLC.

Application was represented by:

- Duncan Prime, Esq. – Attorney for the Applicant
- Ron Klos, PE – Professional Engineer for the Applicant

Mr. Prime noted that the applicant is requesting a relief of condition from Wawa's prior site plan approval (from 2009) to have and permit the sale of diesel fuel. Mr. Prime explained that since the Planning Board approved the Wawa and associated fuel station in 2009, diesel fuel trucks and cars have become more prevalent. Furthermore, over three hundred (300) other Wawa's currently sell diesel fuel. In order to start selling diesel fuel, Wawa will replace the existing fuel pumps and will install a new underground storage tank (UST). Wawa also proposes to amend the existing freestanding sign to include diesel and the price. Mr. Prime stated that while Wawa will offer diesel to trucks, buses, and RV's, they will not be offering diesel to tractor trailers.

Mr. Klos reiterated that the existing pumps will be replaced with multi-product dispensers (MPD) and installing an underground storage tank. A 3' x 5' vent stack pad is also proposed which will help vent the diesel fuel fumes. The freestanding sign will be changed to eliminate the "Plus" and "Premium" language and price and replace that with "Diesel" and its price. Mr. Klos estimates the proposed improvements taking two (2) to three (3) weeks to install. Mr. Klos stressed that no site circulation changes are proposed and that if a tractor trailer attempts to access the site, they will be guided out by the full service staff. Mr. Klos clarified that there is no signage on the site prohibiting tractor trailers but that in the first six (6) months that Wawa first started selling diesel fuel, signage was used to educate and deter tractor trailers from

entering their sites. Wawa has found that the signage program was successful and they do not have issues with tractor trailers. Mr. Klos also clarified that the buses that typically access the site are of the twenty (20) to thirty (30) passenger variety. Mr. Prime ended the applicant testimony by agreeing to all the conditions in the Department of Community Development review letter and agreed to submit sign permits for the proposed changes to the existing freestanding sign.

Public Discussion: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Moly Hung, to approve the application with the conditions as stated. Affirmative votes by Osorio, Sweeney, Kates, Kalitan, Hung, and Griffith. The application is approved unanimously.

Following the vote, Sam Kates recused himself from the remainder of the Planning Board Meeting.

16-P-0021

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

Relief Requested: A site plan waiver with a bulk (C) sign variance to have "8 am to 10 pm Every Day" on the Patient First monument sign.

Patient First Corporation

2171 Route 70 West
Cherry Hill, NJ

Exhibits Submitted:

None.

Discussion: Applicant Patient First Corporation, applied for a site plan waiver with a bulk (C) sign variance to have "8 am to 10 pm Every Day" on the Patient First monument sign; located at 2171 Route 70 West, Cherry Hill, New Jersey (Block 30.01, Lots 1 & 2). The property is owned by PF Cherry Hill, LLC.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- Andrew Hay – Patient First Corporation

Mr. Goldstein gave an overview of the site and the prior approval for the Patient First urgent care facility from early 2016. The urgent care is now seeking site plan waiver and sign variance approval to permit the tagline "8am to 10pm Every Day" on the prior approved freestanding sign. A variance is necessary as signage may only be for identification and directional purposes only. Mr. Goldstein does not believe that the tagline is laudatory and is more informative in nature. Mr. Goldstein explained that the nature of the use needs to have its hours of operation displayed as the use offers urgent care assistance to potential patients. Mr. Goldstein gave an overview of the prior approved signage including the 48 SF freestanding sign. Mr. Goldstein noted that the proposed language on the sign is consistent with their other signs including signs at other Patient First locations. Mr. Goldstein stated that having the hours of operation on this sign would be consistent with other urgent care facility signs in the area, albeit without an LED changeable copy like the others.

Mr. Hay acknowledged that he works for Patient First and has been involved with over forty-five (45) other Patient First development projects. Mr. Hay affirmed that every Patient First sign contains the tagline "8am to 10pm Every Day." Furthermore, Mr. Hay believes the tagline is important information for potential patients.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, Marlyn Kalitan made a motion, which was seconded by Moly Hung, to approve the application with the conditions as stated. Affirmative votes by Osorio, Sweeney, Kalitan, Hung, and Griffith with Sam Kates recusing. The application is approved unanimously.

RESOLUTIONS

None.

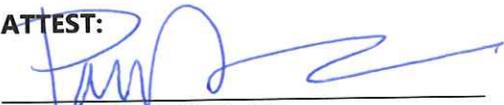
Meeting Adjourned: at 8:00 PM.

ADOPTED:



HUGH DOUGHERTY, ACTING CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY