



PLANNING BOARD
Monday, October 16, 2017
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:34 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

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

ROLL CALL

- **Members in attendance:** Betty Adler; Carolyn Jacobs; Kevin McCormack; John Osorio; Moly Hung; Sam Kates; Marlyn Kalitan; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from September 5, 2017. Sam Kates made a motion, which was seconded by Betty Adler, to adopt the Meeting Minutes from September 5, 2017. Affirmative votes by Adler, Jacobs, Hung, Osorio, Kates, Kalitan, and Griffith. Minutes are approved.

Adoption Meeting Minutes from September 18, 2017. Sam Kates made a motion, which was seconded by John Osorio, to adopt the Meeting Minutes from September 18, 2017. Affirmative votes by Adler, McCormack, Jacobs, Hung, Osorio, Kates, and Griffith. Minutes are approved.

Agenda Item 1:

17-P-0030

Block(s) 343.01 Lot(s) 8-10

Zone: Institutional (IN) Zone/Kennedy Hospital Redevelopment Overlay Zone

Relief Requested: A preliminary and final major site plan with bulk (C) variances to redevelop Phase II of the Kennedy University Hospital Campus, which includes the construction of a new seven (7) story Patient Pavilion with a mechanical penthouse and roof top helipad along Chapel Avenue.

Kennedy University Hospital

2201 Chapel Avenue West

Cherry Hill, NJ

Applicant's Representatives: Bob Mintz, Esq. – Applicant's Attorney; Lisa Dutterer – Chief Administrative Officer for Jefferson Health; Alan Ippolito, PE – Applicant's Engineer; Mark Palmer, RA – Applicant's Architect; Eric Dingus, RA – Applicant's Architect; Mike Brown, PE – Applicant's Traffic Engineer; Tiffany CuvIELLO, PP, AICP - Applicant's Planner; Norm Dottie – Applicant's Acoustic Engineer; Ryan Calabro – Helipad Systems; and Jeff Breault – Norwood Construction Company.

Exhibits Submitted: A-1: Aerial View of Existing Site with Phase II overlay; A-2: Elevations & Floor Plans; A-3: Elevation Rendering of Proposed Patient Tower (looking east); A-4: Elevation Rendering of Proposed Patient Tower (look west); A-5: Isometric Rendering of Landscaping Improvements; and A-6: Color Site Plan of Phase II.

Mr. Mintz introduced the application and noted that Kennedy University Hospital is now known as Jefferson Health. As part of the application, Jefferson Health is proposing a new 7-story patient pavilion, a helistop, and various site improvements.

Ms. Dutterer gave an overview of Jefferson Health's proposed Phase II improvements and stated that she believes the proposal will enhance the hospital aesthetically and functionally. Ms. Dutterer affirmed that there would be no increase in hospital beds as a result of the new patient pavilion and that the hospital's current 196 bed count will just be redistributed throughout the complex. Mr. Palmer submitted exhibit A-2 and affirmed that he oversaw the architectural design of the proposed project. Ms. Dutterer gave an overview of the proposed 7-story patient pavilion's floor plan and noted that the existing patient pavilion will remain but that it will be repurposed with other uses. Ms. Dutterer explained that there will be a helistop located on top of the new patient pavilion. Ms. Dutterer affirmed that Jefferson Health is not a trauma center

and that the helistop will only be used to transfer Level 1 Trauma patients out of the hospital to a Level 1 Trauma hospital. Ms. Dutterer noted that their existing usage of a helicopter (from the Cherry Hill West High School football field) is rarely used. Ms. Dutterer stated that she will work with the general contractor (Norwood Construction Company) on keeping the site safe and allow free-flowing traffic (access will still be provided off of Chapel Avenue).

Mr. Palmer submitted exhibits A-1 through A-6 and gave an overview of the proposed Phase II improvements and noted there are no major circulation changes. Mr. Palmer stated that the patient tower will blend in with the improvements completed in Phase I (Parking Garage & Medical Office Building) in terms of colors and materials. Mr. Palmer noted that they will be removing an existing portion of the parking lot along Chapel Avenue for the purpose of implementing a "healing garden" and outdoor dining area. This will help "green" the area along Chapel Avenue. Construction equipment will be kept away from the adjacent Cherry Hill West High School and noted that the Emergency Department is not part of the proposed façade upgrades/improvements. Ms. Dutterer stated that future facilities upgrades may relocate and upgrade the Emergency Department along with future greening considerations. Mr. Dingus affirmed the accuracy of Mr. Palmer's testimony.

Mr. Calabro discussed the proposed flight path for the helicopter and reiterated that the helicopters will now land on top of the patient pavilion as opposed to the Cherry Hill West High School's football field. Mr. Calabro stated that there won't be a significant change in the flight path. Mr. Calabro affirmed that there will be no overnight stays or refueling of the helicopters at the helistop. Mr. Calabro noted that helistop will have green lights and windsock on the roof; however, the lights will not be visible from the ground. Mr. Calabro explained that the helicopter flight paths are based upon recommendations of the FAA as well as based upon the prevailing winds. A discussion ensued regarding the different directional flight paths and Ms. Dutterer stated that the helicopter can come from different areas depending upon its origination. Mr. Calabro stated the pilot will also be able to make adjustments based upon their best determination of a safe flight path.

Mr. Dottie stated that he conducted an ambient study of the area around the hospital but noted that no helicopters were present at the time of his study. Mr. Dottie explained that noises from helicopters have lots of variables in terms of its impact such as direction of travel, wind, altitude, etc. Mr. Dottie reiterated that helicopters only come to the area a handful of times per year and that there is no expected increase in helicopter traffic if the application is approved. Mr. Dottie stated that the helicopter will be audible, but with the landing pad being on a top of a 7-story building, it will be less impactful than the current operations of landing on the football field. Mr. Dottie stated that a person listening to an incoming or outgoing helicopter will hear 90% of its projected sound for approximately 20 seconds. Once the helicopter lands, the pilot will shut down the engine. A discussion ensued regarding sound impact depending upon the type of helicopter that is used.

Ms. CuvIELLO noted there is one existing nonconforming condition that is being improved pertaining to the parking space setback from the ROW that is currently at 0' but will be moved back to 10' to accommodate the relocation/reconfiguration of the ambulance parking area near the emergency room. Ms. CuvIELLO went through the positive and negative criteria concerning the lessening of the preexisting nonconforming condition.

Mr. Brown stated that there are no major changes in the circulation pattern of the site and Mr. Mintz added that if complaints are received concerning traffic then the applicant can perform a follow-up traffic study to assess the impacts. Otherwise, the applicant requested to forego the traffic study.

Mr. Ippolito gave an overview of the site plan and detailed the site's access points and circulation. The only major site change is the elimination of the existing two-story office medical office building (Sleep Center) and adjacent parking areas. The ADA parking spaces are to be relocated. Mr. Ippolito gave an overview of the proposed landscaping improvements along the Chapel Avenue frontage (including the proposed replacement of dying Cherry Trees with new Cherry Trees). The applicant will be providing new lighting around the healing garden, ambulance parking area, and in front of the patient pavilion. Mr. Ippolito clarified that the height of the patient pavilion is 88' and that all bulk requirements are being met. Mr. Ippolito stated that the impacts related to noise and air pollution will be temporary as there will be none after construction is completed; however, safeguards will be put in place during construction. Mr. Ippolito noted that a Phase I ESA was conducted in the Phase II study area and that they received an unrestricted NFA letter from NJDEP for the existing empty underground tanks. Mr. Ippolito explained that the tanks will be decommissioned and that they previously held heating oil. Ms. Dutterer stated that the expected completed time for Phase II will be the spring of 2020. A discussion ensued regarding the distribution of beds and bed types. Ms. Dutterer reiterated that she does not expect a dramatic increase in helicopter transfer.

Mr. Breault described where the construction equipment will be stored during construction. Mr. Breault stated that they will be utilizing an existing parking area in front of the two-story medical office building as their staging area. Ms. Dutterer stated that construction workers will be parked on the 6th and 7th floor of the parking garage and that they will also explore having working park at and be shuttled from the nearby Impacting Your World Church. Mr. Mintz and Mr. Ippolito stated that they agree to all comments from he reviews letters issued by the Department of Community Development and

the Planning Board Engineer. The applicant agreed the final landscaping and lighting plan will be subject to the review of the Department of Community Development and the Planning Board Engineer.

Public Discussion: Barry Berger of 509 Valley Run Drive stated that he is concerned about the potential impacts stemming from construction activities, lighting, noise, and the staging of construction vehicles (particularly along Cooper Landing Road). Mr. Gerber stated that he is also concerned about the timing of the traffic lighting at Valley Run Drive and Cooper Landing Road as he believes the car detection sensor may not be properly working. Ms. Arcari stated that there is a detection system in place but that the light still has to run through its cycle. Ms. Arcari added that they can see if there is an issue with the computer to system to see if there is a glitch. Ms. Luciani noted that the light is synced to other lights at the Chapel Avenue/Cooper Landing Road intersection and the Chapel Avenue/Marlboro Avenue intersection.

Ms. Melinda Blum of 428 Narragansett Drive stated that she is concerned about traffic and drivers not paying attention to the students coming and going from the high school and that she is concerned about sidewalk access and potential barriers during construction. Ms. Luciani noted that traffic control is only required for on-street work (such as restriping and removal of mid-block crossings) and any improvements on Chapel Avenue are done through the County; however, Ms. Luciani stated that she will bring Ms. Blum's concerns to the attention of the Cherry Hill Police Department's Traffic Safety Unit. Lastly, Ms. Blum stated that she doesn't see a need for a helistop.

Ms. Stephanie Dudley of 2202 Chapel Avenue asked what the timeframe for construction will be. Mr. McCormack stated that construction is permitted from 7am until dusk. Ms. Luciani added that variances were granted for Phase I's construction in order to allow nighttime construction as it was deemed to be less impactful at that time than during rush hour. Ms. Dudley asked for clarification on the hospital's 15 to 20 year master facility plan. Ms. Dutterer detailed the long term plan for possible future facility improvements at the hospital.

In regard to Mr. Berger's questions, Mr. Breault stated that construction will occur on the opposite side of the hospital from where the Phase I construction took place and therefore it will not impact Cooper Landing Road and Valley Run Drive. Mr. Breault affirmed that sidewalk access will be provided and then detailed the circulation pattern for construction vehicles (they will enter the site via Chapel Avenue).

Following public comments, Mr. Mintz stated that the applicant will agree to do a post-construction traffic assessment only if verifiable complaints are received.

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

Resolution:

8752.005 (Phase 3B)

Block(s) 55.01 Lot(s) 2, 3, 4 & 5
Zone: Regional Business (B4) Zone

Commerce Center at Cherry Hill, LLC

2200 Route 70 West
Cherry Hill, NJ

Relief Requested: An amended General Development Plan (GDP) develop a 154,109 SF retail store (Costco Wholesale) with conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); a 4,501 SF of retail store (unknown retailer); and a 15,498 SF retail store (unknown retailer) with various site improvements for Phase 3B at Garden State Park.

Motion to Ratify: Following the review of the resolution, John Osorio made a motion which was seconded by Moly Hung, to memorialize the resolution (Amended GDP) for Commerce Center at Cherry Hill, LLC. Affirmative votes by Adler, Jacobs, Hung, Osorio, Kates, Kalitan, and Griffith. The resolution is memorialized.

8752.005 (Phase 3B)

Block(s) 55.01 Lot(s) 2, 3, 4 & 5
Zone: Regional Business (B4) Zone

Commerce Center at Cherry Hill, LLC

2200 Route 70 West
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan and lot consolidation to develop a 154,109 SF retail store (Costco Wholesale) with conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); a 4,501 SF of retail store (unknown retailer); and a 15,498 SF retail store (unknown retailer) with various site improvements for Phase 3B at Garden State Park.

Motion to Ratify: Following the review of the resolution, John Osorio made a motion which was seconded by Moly Hung, to memorialize the resolution (P&F Site Plan) for Commerce Center at Cherry Hill, LLC. Affirmative votes by Adler, Jacobs, Hung, Osorio, Kates, Kalitan, and Griffith. The resolution is memorialized.

17-P-0015

Block(s) 281.01 Lot(s) 27
Zone: Highway Business (B2) Zone

Callaway Marketing Group, LLC

949 Church Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to install new façade and freestanding signs for At Home: The Home Décor Super Store and other tenant panels (i.e. – Big Lots).

Motion to Ratify: Following the review of the resolution, Betty Adler made a motion which was seconded by Sam Kates, to memorialize the resolution for Callaway Marketing Group, LLC. Affirmative votes by Adler, McCormack, Jacobs, Hung, Osorio, Kates, and Griffith. The resolution is memorialized.

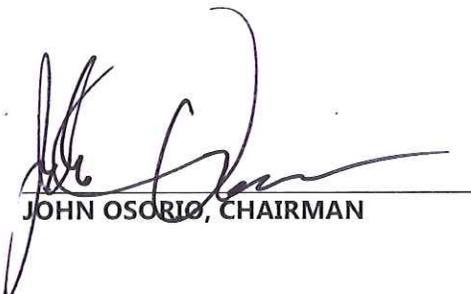
Meeting Adjourned: at 9:42 PM.

ADOPTED: 11/6/17

ATTEST:



**LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY**



JOHN OSORIO, CHAIRMAN