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PLANNING BOARD
Monday, December 18, 2017
APPROVED MINUTES

OPENING: The meeting was called to order by Chairman John Osorio at 7:45 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; Kevin McCormack; Carolyn Jacobs; John Osorio; Hugh Dougherty; Sam Kates; and Alise Panitch.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; Matthew Wielizcko, Esq., Alternate Solicitor; Jacob Richman, PP, AICP, Planner; Stacey Arcari, PE, Planning Board Engineer; and Adam Tecza, PP, AICP, Director of Planning & Design, Group Melvin Design.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from December 4, 2017. Sam Kates made a motion, which was seconded by Betty Adler, to adopt the Meeting Minutes from December 4, 2017. Affirmative votes by Adler, Osorio, Kates, and Panitch. Minutes are approved.

Agenda Item 1:

17-P-0004

Block(s) 394.01 Lot(s) 1
Zone: Highway Business (B2) Zone

Wharton Realty
295 Route 70 West
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to install a multi-tenant monument sign.

CONTINUED TO THE JANUARY 16, 2018 PLANNING BOARD HEARING.

Chairman Osorio made an announcement that the application for Wharton Realty has been carried to the January 16, 2018 Planning Board hearing and that no new public notice is required.

Agenda Item 2:

17-P-0035

Block(s) 66.01 Lot 1
Zone: Regional Business (B4) Zone with Baker Lanes Redevelopment Overlay Zone.

Advanced Recovery Systems, LLC
761 Cuthbert Boulevard, Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a bulk (C) variance to construct a 2-story, 23,853 SF (footprint), 90-bed behavioral health treatment facility, a 7,576 SF (footprint) accessory recreational building and various site improvements known as The Recovery Village at Cherry Hill.

Applicant's Representatives: Jeffrey Baron, Esq. – Applicant's Attorney; Tim Kernan, PP, PE – Applicant's Engineer & Planner; Nicholas Aiello, PTOE – Applicant's Traffic Engineer; Don McGarrigle – Lead Designer for City Invincible; Marta Nelson – Chief Nursing Officer for ARS; Stuart Gold – Chief Legal Officer for ARS; and Jay Fertig – President of Real Estate Division for ARS.

Exhibits Submitted: A-1: Color Rendering of Site Plan; A-2: Main Entrance Elevation Rendering; A-3: Elevation Rendering from Roadway; A-4: Rendering of Patio/Courtyard; A-5: Rendering of Outdoor Recreation Facilities; and A-6: Floor Plan.

Mr. Baron introduced the application for a behavioral health treatment facility, to be operated by Advanced Recovery Systems (ARS), and that the facility will be in compliance with all State statutes. The facility is proposed to be ninety (90) beds with seventy-four (74) parking spaces.

Mr. Gold noted there are seven (7) inpatient ARS facilities throughout the United States. Mr. Gold stated that ARS provides non-hospital detoxification to individuals for periods typically ranging from 15 to 45 days. Mr. Gold added that ARA treats

underlying mental health issues related to addiction and co-occurring eating disorders. Mr. Gold affirmed that the proposed facility is an inpatient treatment facility only. Patients come on their own free will but no walk-ins are permitted as ARS has to conduct a thorough pre-assessment screening process. Mr. Gold explained that ARS accepts commercial insurance as well as out-of-pocket payments. Mr. Gold affirmed that the applicant will provide their license to the Department of Community Development as soon as they receive a CO. Mr. Baron stated that all tax liens on the property are to be satisfied by the property owner. Mr. Gold stated that the facility is intended to be operated by a New Jersey LLC but that there is a possibility there is a non-profit aspect to the entity.

Mr. Fertig stated that each bedroom (to contain two beds each spread out over 45 rooms) is like a hotel room. The facility will have a dining hall, commercial kitchen, offices, two in-take rooms, nurses stations, detox rooms, lounges, group therapy rooms, TV rooms, and a gymnasium with indoor and outdoor recreational facilities (for use only by patients). ARS does not permit cell phone usage and TV is only available in designated lounges. Additionally the facility does not have WiFi for its patients.

Ms. Nelson described the layout of the rooms and their amenities. Ms. Nelson explained that there are 35 rehab rooms and 10 detox rooms. Ms. Nelson discussed the behavioral treatment methods and the detox process in that it is a medically managed detox program. Ms. Nelson reiterated that all patients are adults and that they volunteer to come to the facility. ARS does not have contracts with the criminal justice system. Ms. Nelson stated that typical stays for patients are 30 days and that they do referrals for after-Care planning with outpatient providers. Typical occupancy is 65% to 75%. Patients will likely be local and be dropped off at the facility; however, ARS can arrange for pickups at nearby airports/train stations if necessary. Ultimately, the proposed parking at the site is for employees. Ms. Nelson noted that patients can leave when they want to but they prefer to have 72-hour notice so that staff can try to convince the patient to stay. If the patient still does not want to stay, ARS can provide a safe discharge plan but that this happens will less than 20% of their patients. Ms. Nelson affirmed that there are no off-site trips by patients except if they received a referral for an outside appointment. Ms. Nelson stated that there will be a maximum of 64 staff members and 90 patients at the facility. Staffing includes 24/7 nursing and security. Ms. Nelson detailed what a typical day at the facility is like for a patient and also discussed the various staff positions and safety/security personnel and procedures at the facility. Visitation hours occur a couple evenings per week and some weekends. Visits are typically 1 to 1½ hours long and all visits are supervised. Deliveries include laundry, pharmacy, lab, and food. Waste removal occurs 3 to 4 times per week (including one weekly recycling removal), once per month for biohazard removal, and at least once per week for food deliveries.

Mr. Kernan submitted Exhibit A-1 and noted that Cuthbert Boulevard is a County Road under State jurisdiction. Mr. Kernan gave an overview of the site layout and circulation. Mr. Kernan explained that the ARS proposal calls for the complete redevelopment of the Baker Lanes Bowling Alley and that the redevelopment is governed under the Baker Lanes Redevelopment Plan. Mr. Kernan explained that through the redevelopment of the site, lot coverage will be reduced and bio-retention swales will be constructed. In order to construct the bio-retention swales, the applicant will be obtaining NJDEP freshwater wetlands permits. Mr. Kernan submitted Exhibits A-2 and A-3 and detailed the proposed landscaping for the site. Mr. Kernan went through the Department of Community Development's review letter and went through the requested variances, waivers, and areas where testimony needed to be provided. Mr. Kernan noted that the applicant will provide landscaping around the trash enclosure and transformer except behind these areas where it is too narrow to plant. Instead, a horizontal wooden fence will be provided. Mr. Kernan discussed parking spaces size including have 29 reduced sized parking spaces as opposed to the entire parking lot having reduced sized spaces. Mr. Kernan pointed out that visitor parking is located adjacent to the porte-cochere. Mr. Kernan also discussed off-street parking, site design, and lighting. Mr. Kernan went through the requested variances related to berming, irrigation, sidewalks, screening, swimming pools, parking, and building setbacks and noted where the applicant will comply with areas needing clarification. A discussion ensued regarding pavement thickness and the applicant agreed to utilize 2", 4", and 6" paving through the site along with a proof roll and 95% compaction testing. Mr. Kernan concluded his testimony by providing the positive and negative criteria in support of the variance requests.

Mr. Aiello discussed the surrounding roadways, site access, interior circulation, peak traffic times, and redevelopment plan requirements.

Mr. McGarrigle referred to Exhibits A-2 and A-3 and discussed the architecture of the proposed facility. Mr. McGarrigle noted that the porte-cochere is high enough to allow emergency vehicle access underneath it. Mr. McGarrigle discussed the colors and materials of the proposed facility and the glazing of the windows. Mr. McGarrigle submitted Exhibits A-4 through A-6 and gave an overview of the patio area, the layout of the proposed facility including the employee entrance, and described the recreational facilities that are provided. Mr. McGarrigle also discussed the window glazing and signage (monument sign along Cuthbert Boulevard). Mr. McGarrigle stated that the signage will comply with all redevelopment plan requirements and that it will be consistent with the architecture of the facility. The sign will likely say "Recovery Village at Cherry Hill."

Public Discussion: None.

Ms. Arcari noted she had no other outstanding issues as her comments in ERI's letter have been addressed. Ms. Luciani also stated that her comments have been addressed. Mr. Tecza went through the comments in Group Melvin Design's letter that were not addressed and the applicant agreed to comply with those comments except that they will be utilizing pavers in the patio area.

Motion: Following the reiteration of the conditions by Solicitor Wielizcko, Hugh Dougherty made a motion, which was seconded by John Osorio, to approve the application. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Dougherty, Kates, and Panitch. The application is approved.

Resolution:

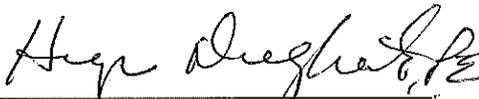
None.

Meeting Adjourned: at 9:58 PM.

ADOPTED: 12/18/17

ATTEST:


LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY


HUGH DOUGHERTY, VICE-CHAIRMAN