



PLANNING BOARD
Monday, May 21, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:35 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; Sam Kates; Moly Hung; Marlyn Kalitan; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; and Stacey Arcari, PE, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from May 7, 2018. Sam Kates made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from May 7, 2018. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Hung, Kates, and Kalitan. Minutes are approved.

Agenda Item 1:

Consideration for Recommendation for the Adoption of a Redevelopment Plan for Victory Refrigeration Redevelopment Area

Block(s) 431.18 Lot(s) 8
Zone: Industrial Restricted (IR)

110 Woodcrest Road
Cherry Hill, NJ

Mr. Melvin, referring to the Victory Refrigeration Redevelopment Plan dated May 21, 2018, described the subject area and prior uses on the property. Mr. Melvin noted that the redevelopment plan proposes up to 370 units with a 15% set aside for affordable housing. Mr. Melvin stated that the design of the site was done in context to the surrounding uses, particularly the nearby Woodcrest PATCO Station. Mr. Melvin stated that the design promotes a walkable community, both interior to the site and with the surrounding uses. Mr. Melvin stated that amenities will include a village green, a clubhouse, a dog park, plazas, and likely some convenience style commercial establishments (not necessarily a convenience store). Mr. Melvin indicated to some representational architecture for the proposed apartment complex and noted that it will be modern in its style. Mr. Melvin acknowledged that the plan has been designed with the goals and objectives of the Cherry Hill Township Housing Plan and Master Plan as well as the Camden County Master Plan. Mr. Melvin also acknowledged that public input was garnered prior to the finalization of the redevelopment plan. Mr. Melvin explained that Cherry Hill Township's TCDI grant through DVRPC enabled the Township to study and make recommendations to address the existing circulation issues surrounding the subject site. The redevelopment plan also looks at these issues and looks to address them by defining and creating edge requirements to help maximize and improve connections. Mr. Melvin stated that the redevelopment plan calls for significant buffering from the New Jersey Turnpike and PATCO right-of-ways along with significant preservation of existing vegetation. Mr. Melvin noted that the redevelopment plan promotes alternative forms of transportation such as biking and walking. Mr. Melvin detailed the redevelopment plan, specifically noting the site has been divided into two phases. Victory West is comprised of up to 370 units and Victory East which is currently undefined but will be permitted to support office, hotel, retail (under 15,000 SF footprint), continuing care/retirement community, open space, and/or a place of amusement. Mr. Melvin affirmed that Victory East would prohibit gas stations, industrial uses, large box retail, and multi-family residential.

Public Discussion: Mr. Bill Vigrass of 1813 Cardinal Lake Drive stated that he is concerned about snow removal along the Woodcrest Road bridge/overpass as it can create hazards to pedestrians. Mr. Melvin stated that while the redevelopment plan does not address off-site conditions, the TCDI report does look at the walkways near the Victory site and around the PATCO station. The report also acknowledges the challenges pertaining to snow removal. Mr. Luciani clarified that snow removal is a jurisdictional issue between the County and the Township.

Mr. Joseph Wilmas of 127 N. Woodstock Drive stated that is concerned about providing for appropriate and adequate access to the Victory East portion of the site due to its proximity with NFI. Mr. Wilmas also asked whether the redevelopment plan considers solar panel installations over the parking areas. Mr. Melvin stated that the redevelopment plan does not prohibit solar panels. Mr. Melvin discussed the access points to the Victory site and stated that a traffic study will look at access to the site. Ms. Luciani stated that Camden County will have jurisdiction over access to the site.

Motion: Following the testimony from Mr. Melvin and Ms. Luciani and an overview of the procedure by Solicitor Burns, John Osorio made a motion, which was seconded by Carolyn Jacobs, to recommend the endorsement and adoption of the Victory Refrigeration Redevelopment Plan to the Governing Body and that it is consistent with the Master Plan. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Kates, Hung, Kalitan, and Griffith. The Redevelopment Plan endorsement is approved.

Agenda Item 2:

18-P-0009

Block(s) 519.11 Lot(s) 2

Zone: Institutional (IN)

Cherry Hill Care Group, LLC

850 Evesham Road

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a bulk (C) variance and minor subdivision to subdivide the existing 25 acre parcel into two (2) lots to construct a 66-bed assisted living facility (JEA Senior Living) on 3.88 acres with the existing synagogue (Congregation M’Kor Shalom) remaining on the 21.22 acre parcel.

Applicant’s Representatives: Kevin Sheehan, Esq. – Applicant’s Attorney; Rachel Rudiger – Applicant, JEA Senior Living; Anthony Caponigro, PE – Applicant’s Engineer; and Cindy Weiner – M’Kor Shalom.

Exhibits Submitted: A-1: Variance/Waiver Request Letter; A-2: Elevation Rendering; and A-3: Example Sign Rendering.

Mr. Sheehan gave an overview of the site (presently owned by M’Kor Shalom) and explained that the applicant proposes to subdivide the existing lot to permit a 66-bed Alzheimer care facility on 3 of the existing 25 acres of land. Mr. Sheehan noted that parking and drainage improvements will be integrated. Mr. Sheehan stated that only one (1) variance is requested which is to permit a 23.1’ residential buffer where a minimum of 25’ is permitted. Mr. Sheehan submitted exhibit A-1 to conclude his opening testimony.

Ms. Rudiger stated that a neighborhood meeting was previously held and during said meeting she detailed to the neighbors who and what JEA Senior Living (Cherry Hill Care Group) does. Ms. Rudiger detailed to the neighbors that they are licensed group that specializes in assisted living facilities that specialize in memory care. Ms. Rudiger explained that the design of the building is done in a way that is pleasant for people with memory care issues. Ms. Rudiger submitted exhibit A-2 and discussed the building’s residential character and its materials (which will complement the architecture and materials of M’Kor Shalom). Ms. Rudiger stated that trash pick-up is two (2) times per week (usually during the day). Food deliveries will be once per week by box truck while supplies/medical deliveries will come via a van. UPS deliveries are also anticipated. Ms. Rudiger explained that the proposed facility is a 24 hour operation. There will be a maximum of 22 employees on a shift with shift changes occurring off-peak. Ms. Rudiger acknowledged that the facility will have a van that will be utilized for paratransit. Ms. Rudiger detailed the on-site amenities for the patients. Ms. Rudiger explained that JEA Senior living will not have shared parking with M’Kor Shalom as they will have enough parking on their own. Ms. Rudiger explained that M’Kor Shalom will have adequate parking and that additional testimony will be provided later in the presentation. Ms. Rudiger agreed to provide 10% of their bed count as Medicaid beds (6 or 7 beds minimum).

Mr. Caponigro presented the site plan and detailed the area of the proposed subdivision (west of M’Kor Shalom). Mr. Caponigro stated that the proposed site improvements involve reconfiguring the parking areas along the proposed subdivision line. Mr. Caponigro stated that the main access to the site is at the intersection of Evesham Road and Brendenwood Drive. Mr. Caponigro gave an overview of the access to the site as well as the proposed internal circulation pattern. Due to the programmatic nature in the design of the building, the applicant could not fit all improvements within the required setbacks. Therefore, while the building is 31’ from the nearest residential property, a rear sidewalk encroaches 23.1 feet from the nearest residential property, where a minimum buffer of 25’ is required. However, Mr. Caponigro explained that significant landscaping and buffering will offset the proposed nonconformity. Mr. Caponigro detailed the stormwater management plan including discussing the proposed basins and drainage systems. Mr. Caponigro stated that the applicant will comply with all of the Board Engineer’s comments. Mr. Caponigro noted that the slightly oversized parking spaces adjacent to the proposed building are to allow for more maneuverability and to prevent sidewalk overhang. Mr. Caponigro detailed the proposed landscaping plan which will be significant.

Mr. Caponigro explained that the proposed parking changes will result in a loss of nine (9) spaces on the M’Kor Shalom portion of the site while the applicant’s site will have 37 spaces plus one (1) van parking space. A monument sign is also proposed which will be 7’-2” in height with a sign text area of 12.5 SF as shown in exhibit A-3. All signage will be conforming. The applicant affirmed that any M’Kor Shalom signage on the applicant’s site will be relocated and that those signs will need new permits. Mr. Caponigro stated that the applicant proposed a flagpole with an American Flag on top.

Mr. Caponigro stated that the applicant will obtain cross-access easement with M'Kor Shalom but reiterated that they will not be seeking cross-parking easements. Mr. Caponigro discussed striping along the site's access drive and noted that they will comply with the asphalt thickness detail on the inbound driveway and with the concrete detail in the loading area. Mr. Caponigro also agreed to do a proof roll and 95% compaction testing. Mr. Caponigro stated that they will submit a separate maintenance manual for the basins. Mr. Caponigro acknowledged that adverse soil boring test results may require the need for the applicant to redesign the site and that any significant change would require the applicant to return to the Planning Board for amended approval. Lastly, Mr. Caponigro affirmed that no development would occur in any wetlands.

Ms. Weiner gave an overview of M'Kor Shalom's operations and parking needs. Ms. Weiner stated that they use nearby corporate parks and shuttle buses during high holidays when needed in order to handle increased visitors to the site. Ms. Weiner acknowledged that there are currently less members now as compared to previous years and noted that if necessary, they can split sessions during high holidays. Therefore, Ms. Weiner stated that she expects no adverse parking impacts if the application is approved. Ms. Weiner affirmed that they have never used the grass area where the JEA Senior Living facility is to be located for parking of vehicles.

Public Discussion: None.

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

Resolutions:

Consideration for Recommendation for the Adoption of a Redevelopment Plan for Victory Refrigeration Redevelopment Area

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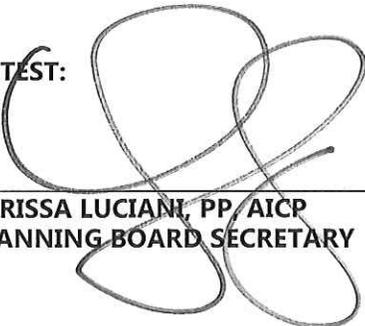
110 Woodcrest Road
Cherry Hill, NJ

Motion to Ratify: Following a review of the resolution, John Osorio made a motion which was seconded by Betty Adler, to memorialize the resolution to recommend the adoption of the Victory Refrigeration Redevelopment Plan to the Governing Body. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Kates, Hung, Kalitan, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 9:15 PM.

ADOPTED: 6/4/18

ATTEST:



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



SAM KATES, ACTING CHAIRPERSON