



PLANNING BOARD
Tuesday, September 4, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:37 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:** Carolyn Jacobs; John Osorio; Moly Hung; Sam Kates; William Carter; Marlyn Kalitan; Alise Panitch; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; James Burns, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; and Stacey Arcari, PE, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from August 20, 2018. William Carter made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from August 20, 2018. Affirmative votes by Osorio, Hung, Carter, Kalitan, and Panitch. Minutes are approved.

Agenda Items:

18-P-0026

Block(s) 342.07 Lot(s) 7
Zone: Highway Business (B2)

The Nemours Foundation

325 Route 70 East
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to install multi-tenant signage on an existing freestanding sign and to construct multi-tenant façade signage on the existing building.

Applicant's Representatives: Clint Allen, Esq. – Applicant's Attorney; Ann Hurst. – Administrator for Nemours; and Stephen Hawk, PP, AICP – Applicant's Planner.

Exhibits Submitted: A-1: Aerial Photograph; A-2: Site Photographs; A-3: Existing Site Plan; A-4: Freestanding Sign; A-5: Façade Sign; A-6: Door Signs; and A-7: Floor Plan.

Mr. Allen introduced the application for a request to permit multi-tenant freestanding and façade signage for two (2) medical office users, Nemours and Advocare, sharing the same office building. Mr. Allen gave a general overview of each business's operations. Mr. Allen stated that the combined façade signage area for both signs is 48 SF (31 SF for Nemours and 17 SF for Advocare) and that a total of 50 SF per sign is permitted. Additionally the proposed freestanding sign will be under the allowed 50.5 SF. Mr. Allen explained that signage for this site is important due to its location along Route 70 where access is only available for eastbound traffic and westbound traffic would need to utilize a jughandle. Mr. Allen stated that the applicant is asking for relief to permit the multi-tenant façade and freestanding signage.

Ms. Hurst gave general operational testimony for Nemours and Advocare and noted how they work in conjunction with one another. Ms. Hurst explained that while Nemours is "by appointment" care, Advocare provides "walk-in" care. Ms. Hurst explained that Nemours is generally open from 8am to 5pm and Nemours is open from 2pm to 10pm, thus there is a 3 hour overlap between the two (2) businesses. Ms. Hurst affirmed that this style of medical practice is in line with the way medical care is presently provided.

Mr. Hawk introduced the seven (7) exhibits noted as A-1 through A-7 and gave an overview of the site location and surrounding highway business uses via the provided aerial and site photographs. Mr. Hawk noted that the existing Nemours freestanding sign will have its panel replaced and that landscaping will be added around the base. Mr. Hawk stated that the proposed multi-tenant freestanding sign is clean and simple as well as being easily visible due to the color scheme. Mr. Hawk added that the sign is proposed at 50 SF which conforms to the Zoning Ordinance (50.5 SF max). With

regard to the proposed multi-tenant façade sign, Mr. Hawk affirmed that the sign is compliant in size as Mr. Allen had indicated; however, Mr. Hawk explained that variances are required to permit two (2) signs where only (1) sign is permitted. Mr. Hawk noted on the existing conditions plan the location of the existing freestanding sign and how it is in a conforming location. Mr. Hawk also presented the proposed front entry door signs for each business and noted how they are both confirming in terms of size for functional signs.

Mr. Hawk provided justification for the requested sign variances. Mr. Hawk stated he sees Nemours and Advocare as more service style uses as opposed to office uses in that more people will be coming to the site. Additionally, Mr. Hawk added that identification of the users and the services offered is important for medical uses. Furthermore, if a customer misses the entrance, they have to find an area an area to turn around which can be frustrating when time is of the essence. Mr. Hawk stated that the applicant will provide complementary landscaping around the base of the sign as well as comply with all of the conditions in the Department of Community Development's review letter including providing a masonry base around the freestanding sign. Ms. Hurst added that Nemours and Advocare share a lobby space and then patrons are directed to the appropriate side of the building.

Public Discussion: None.

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

16-P-0031

Block(s) 466.01 Lot(s) 11

Zone: Industrial Restricted (IR) Zone with an Industrial Restricted-Restricted Business (IR-RB) Overlay Zone
Cherry Hill, NJ

Cioffi's Towing Service, Inc.

1931 Old Cuthbert Road

Relief Requested: A preliminary and final major site plan to redevelop a vacant site into a storage yard (interior and exterior) for towed and impounded vehicles automobiles and equipment associated with a towing service and repair shop along with administrative offices for Cioffi's Towing Service.

Applicant's Representatives: Richard Goldstein, Esq. – Applicant's Attorney; Al Cioffi, Jr. – Manager of Cioffi's Towing Service; Scott Quigley, PE, – Applicant's Engineer; and Alan Lothian, PE – Applicant's Traffic Engineer.

Exhibits Submitted: None.

Mr. Goldstein introduced the application for preliminary and final major site plan approval and stated that although no new structures are proposed, the applicant, a towing service company, will be making a number of site improvements in order to bring the site up to present planning and engineering standards. Mr. Goldstein gave an overview of the site characteristics and the surrounding uses. Mr. Goldstein noted that the proposed improvements are primarily for drainage, lighting, landscaping, and paving; however, the site will largely remain undeveloped. Mr. Goldstein noted that municipal governments make contracts with towing services to deal with abandoned, disabled, and impounded vehicles within townships. Mr. Goldstein added that that the applicant's business is to store towed vehicles and the applicant currently has a contract with Cherry Hill Township to do just that. Additionally, the contract requires that the applicant provide an indoor space where they can stow a Class 8 vehicle (large truck). Mr. Goldstein stated that their other location on Chapel Avenue does not have a building large enough to store such a vehicle but that the present does have such a building. Mr. Goldstein added that while Cioffi's has never had to tow a Class 8 vehicle (due to impoundment or the like); nonetheless, they need to have the space available. Mr. Goldstein explained that the subject site gives the applicant the ability to increase the capacity of their outdoor storage of towed vehicles (129 in total in addition to their Chapel Avenue location) and move their main office from Chapel Avenue to the subject site. Mr. Goldstein clarified that the applicant is seeking approval to permit the outdoor storage of vehicles along with a new parking lot for employees and various site improvements including additional landscaping and lighting.

Mr. Cioffi confirmed Mr. Goldstein's testimony as being accurate and noted that 75% of the towing business is generated from government contracts. Mr. Cioffi stated that their office hours are 8am to 8m Monday through Friday and 8am to 12pm on Saturday and Sunday. Mr. Cioffi noted that if a call comes in afterhours it is taken by an outside service and then routed to an on-call employee. Mr. Cioffi stated that they have 12 drivers and 2 dispatchers; however, a maximum of 6 employees will be on any given shift. Me. Cioffi stated that the business practices at the Old Cuthbert Road location will be similar to that of the Chapel Avenue location. Mr. Cioffi detailed how they deal with leaking vehicles that are towed. Mr. Cioffi explained that a large drum is put under the car to collect any and all leaking fluid and then it is emptied into an above ground storage tank that is periodically hauled out by a private company to properly dispose of the liquids. Mr. Cioffi stated that the towed vehicles will be secured by a privacy fence (chain link with slats) and a padlocked gate. Mr. Cioffi stated that the currently have no plans to utilize the Old Cuthbert Road location as a repair facility; however, they would like to keep the option open in the future. Mr. Cioffi stated that they receive deliveries 3 times a day and that they

can come in small box trucks or pickup trucks. Mr. Cioffi added that trash and recycling is picked up once per week. Mr. Cioffi stated that they intend to screen the existing rooftop A/C unit; however, they will need their landlord's permission to do so. Mr. Cioffi affirmed that there will be no sale of vehicles, junk-yarding, or auctioning at the subject site. Mr. Cioffi stated that they will replace the depressed curb at the entrance of the site and will work with the landlord to maintain the landscape buffer with the property adjacent to the south of their property, including dealing with any overgrowth that has intertwined into the neighbor's fence. Mr. Cioffi explained that holding a vehicle for a week is typical; however, in some instances they have to hold a towed/impounded vehicle for longer. Lastly, Mr. Cioffi added that employees, appraisers, and police may use the front parking lot but that they not keep towed vehicles in that area.

Mr. Quigley detailed the proposed improvements to the main parking area and the towed vehicle storage area (gravel), new landscaping, and new privacy slats being added to the security fencing. A discussion ensued regarding the landscaping buffer and Mr. Goldstein stated that the applicant will identify any dead, diseased, dying, or hazardous trees within the buffer and address them as necessary with the Planning Board Engineer. Mr. Goldstein noted that some of the tree limbs have intertwined with the existing fence and the applicant will remove the tree limbs impacting the fence. Mr. Quigley noted the newly proposed site lights and a shallow detention basin to be located behind the towed vehicle storage lot. Mr. Quigley went through the requested design waivers and noted how they were going to comply with utilizing permitted planting species, adding a designated loading area, and utilizing heavy duty asphalt paving. Mr. Quigley noted that the lighting will not spill over onto neighboring properties and Mr. Cioffi added that the lights on the front parking area can be turned off afterhours. After a lengthy discussion regarding security lighting ensued, Mr. Goldstein stated that the applicant will work with the Planning Board Engineer and the Department of Community Development to provide a security lighting plan that conforms to the Township's lighting ordinances.

Mr. Lothian stated that ITE models predict there will be 18 AM peak trips and 10 PM peak trips during the weekday but the observed rate was 14 AM peak trips and 12 PM peak trips. Mr. Lothian stated that the towing impacts on top of that will be imperceptible as there will be approximately 10 total tow trucks trips throughout the entire day. As such, Mr. Lothian believes that the proposed operation will make no significant impact to the roadway. Lastly, Mr. Lothian stated that the peak parking demand will be 15 vehicles where 22 spaces are provided.

Public Discussion: Angela Mattia of 1921 Old Cuthbert Road stated that she is concerned about the environmental contaminants and the 24-hour nature of the business operation as well as the storage of vehicles. Mr. Cioffi reiterated the method in which they capture any potential leaking fluids and Mr. Goldstein noted that the applicant has a Phase I ESA. Mr. Burns noted for the record that Ms. Mattia left the hearing during the applicant's responses to her questions. Mr. Cioffi noted that nothing is currently stored at the subject site except for the towing vehicles but stated that in the past that his father may have stored other types of vehicles at the site. Mr. Cioffi affirmed that tractor trailers will not be stored at this location. Ms. Luciani stated that 24-hour establishments are permitted and that towing may need to occur afterhours. Ms. Luciani stated that the applicant is not permitted to rent spaces at their site for people looking to store their vehicles and that only towed vehicles are allowed to be stored on the site.

Mr. Goldstein stated that the applicant agrees to all conditions in the review letters provided by the Planning Board Engineer and the Department of Community Development except for the condition that the applicant repair pavement damage on Old Cuthbert Road. Ms. Luciani clarified that future maintenance of the road may be necessary and defers those considerations to the Township Department of Engineering. Ms. Luciani added that there has to be a rational nexus to require Cioffi's to make repairs to the roadway. Mr. Goldstein stated that the applicant will ensure an L.S.R.P has signed off on the Phase I ESA. Lastly, Mr. Quigley stated that he will correct the zoning schedule regarding the calculation of lot coverage and open space coverage so the total of the two equals 100%.

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

Resolutions:

None.

Meeting Adjourned: at 9:52 PM.

ADOPTED: 9/17/18

ATTEST:



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



JOHN OSORIO, CHAIRMAN