

The Temporary Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Rashatwar, Mr. Waters, Ms. Sytnik, Mr. Ravitz

Absent: Mr. Murray, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Stroemel

Also present was Stuart Platt, Board Solicitor, Mr. Gary White, Engineer
Mr. White is sworn in by Mr. Platt.

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APPROVAL OF MINUTES

Mr. Rashatwar motioned to approve the minutes dated June 22, 2016; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Ravitz, who abstained.

Ms. Sytnik motioned to approve the minutes dated July 13, 2016; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Rashatwar who abstained.

NEW BUSINESS

SAMARITAN HEALTHCARE & HOSPICE
BLOCK 228; LOT 7
PC 16-008

Appearing before the board were Ms. Victoria Fannon, attorney and Mr. Walter Bronson, engineer.

Ms. Fannon states the applicant has submitted an application for an Amended Final Site Plan with variances and waivers for the sign package for the Samaritan Center located at the Virtua Medical Campus on Route 73. She states the applicant is proposing 2 freestanding/monument signs and 5 functional/directional signs one located on Route 73. Ms. Fannon informs the Board that the applicant may be requesting an additional directional sign due to Mr. White's recommendation.

Mr. Bronson gives a brief description of the site. He presents exhibit A1 which is the original Virtua Health sign location plan. He reviews the proposed signs and locations. The monument sign is located on Route 73 South and is 59 sq ft. It is a one sided sign with proposed ground mounted lighting. The 2nd monument sign is located on Howell Blvd and is 24 sq. ft., 2 sided and illuminated as well.

Mr. Bronson states the "Advanced Notice Sign" a 33.75 sq. ft. one sided directional sign, will be located on Route 73 and similarly lite. He explains the sign will give a person adequate time to switch lanes and have access to the site. He testifies that the 4 other interior directional signs will not be illuminated. He gives the location of each sign:

- Sign 1 will be located at the access road at the 1st intersection leading to Samaritan Hospice
- Sign 2 will be located at the driveway entrance
- Sign 3 will be located inside the parking lot
- Sign 4 will be located on Samaritan Way and will be seen by those who will be entering the location from Howell Blvd
- Sign 5 will be a Virtua Directional sign just before Howell Blvd which would direct people to the hospital. This sign would have the design logo as the existing Virtua signs.

The 4 Samaritan directional signs will be 7.7 square feet each and will be identical. The Virtua directional sign will be 30 square feet.

Ms. Fannon states the applicant is seeking a variance for the number freestanding signs, a variance for sign area and a waiver to increase the size for the Samaritan directional signs and to add the additional Virtua directional sign.

Mr. Gary White reviews his letter dated 8/4/16. He states the signage package is consistent with previous approvals for the Virtua campus and the General Development Plan. He reviews the variances and waivers requested. He recommends the variances and waivers be granted. He also recommends that the applicant considers LED or down lighting be installed due to the ground mounted lighting more likely to be damaged.

The meeting was opened to the public, seeing no public comments Mr. Fanelli makes a motion to close public portion, seconded by Mr. Ravitz.

Mr. Ravitz motions to grant amended final site plan approval together with the requested variances and waivers for signage located at the Samaritan Hospice Center at the property located at Route 73 and Dutchtown Road; Block 228, Lot 7 subject to the following conditions:

1. The applicant will comply with all conditions of the GDP.
2. The applicant shall comply with all conditions and recommendations set forth in Planning Board Resolution 14-009.
3. The applicant shall comply with all comments/recommendations in Churchill Consulting Engineer review letter dated August 4, 2016.
4. The four directional signs will have lighting consistent with existing signage.

Seconded by Mr. Rashatwar; motion carried by the following roll call vote:

AYES: Mr. Rashatwar, Mr. Waters, Ms. Sytnik, Deputy Mayor Ravitz, Mr. Fanelli

NAYS: None

There being no further business before the Board, the Chairman adjourned the meeting.

Wendy Flite, Secretary