

The 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. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Ms. Stroemel

Absent: Mayor Mignogna, Mr. Waters, Mr. DiNatale, Ms. Nocito, Mr. Platt

Also present was Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer



APPROVAL OF MINUTES

Mr. Nicini motioned to approve the minutes dated October 14, 2015; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Murray, Mr. Vandegrift and Mr. Ravitz who abstained.



NEW BUSINESS

PATIENT FIRST VOORHEES, LLC
BLOCK 199.06; LOTS 39
PRELIMINARY & FINAL SITE PLAN
PC 15-007

Appearing before the board was Mr. Stephen Nehmad, attorney, Mr. Carl Wright, applicant, Mr. Samuel Renauro, engineer, Mr. Andrew Feranda, traffic engineer.

Mr. Nehmad gives a brief description of the site. He states the 3 acre piece of property is located in the (B) Business Zone. It is an irregularly shaped lot and backs up to wetlands. The applicant is requesting three variances. One for the front yard setback, one for parking setback and one for the requirement of a loading zone. The site fronts on a County road. Mr. Nehmad states the applicant has opened several Patient First Urgent Care Centers throughout New Jersey. He informs the Board that if approved the facility would be improving existing conditions and significantly reducing impervious coverage.

Mr. Nehmad introduces Mr. Sam Renauro with SR3 Engineers. Mr. Renauro states he designed the Site Plan before the Board. Mr. Nehmad presents Exhibits A1, an aerial photo of the site dated 10/20/15, A2 which is the rendered site plan superimposed on the aerial dated 10/20/15 and A3 which is the architectural elevations of the proposed building dated 10/20/15.

Mr. Renauro gives a brief description of the existing site. He states the site backs up to wetlands which will not be disturbed. He states it is an irregular shaped site. Mr. Renauro informs the board that DEP has issued an LOI of wetlands delineation and the flood hazard approval is pending.

Mr. Renauro then describes the proposed site plan. He states the applicant is proposing a 7100 square foot Patient First Urgent Care/Primary Care Center. They would be installing a driveway onto Route 561 and would be proposing the closure of other open driveways and curb cuts that are associated with the old diner. If approved the applicant will be increasing green area by 1/2 an acre. The site will include a generous landscaping package which will include irrigation. At a pre-application meeting with the County, the County asked the applicant to locate the driveway where indicated on the plan. Mr. Renauro also states they are proposing 48 parking spaces.

Mr. Renauro states reviews the variances requested. The ordinance requires a 100 foot building setback on road frontages in the zone and the applicant is proposing a setback of 71 feet. He explains the applicant relies on visibility and the neighboring properties are close to the site. He also states that if they were to construct the building further back to meet the setback they would disturb the wetlands located in the rear of the property.

Mr. Renauro states that the second variance they are requesting is for parking setback. The applicant is requesting a 5 foot parking setback where a 15 feet is required. The reasons for the parking setback are similar as those for the building setback.

Mr. Renauro then explains the reasons for the request of a variance from the requirement of a loading zone. He states it is not a typical retail facility that would be receiving large deliveries requiring large trucks.

Mr. Nehmad asks Mr. Renauro to explain any other non-conforming aspects of the existing site plan which would be abated through the implementation of this proposal. Mr. Renauro states parking setback, buffer to residential zone and increasing the front yard setback.

Mr. Rashatwar discusses the VEC's recommendation of installing a rain garden at the site. Mr. Darji states that would improve the water quality.

Mr. Reanuro also states the applicant would be requesting a Design Waiver from the Rt 561 Design Standards. Due to the shape of the lot the building is not situated as it normally would be and the long brick façade side would be facing Route 561/ Berlin Road instead of the front part of the building which is made up of windows. Mr. Darji states that at least 75% of the façade needs to be windows. It is discussed that the applicant would be required as a condition of approval to provide landscaping/evergreen plantings along that brick façade facing Route 561.

Mr. Wright gives a description of the Patient First daily operations. He states the facility is a non-critical care medical office. That would be open every day from 8:00AM to 10:00 PM. There would be 12 treatment rooms and a reception area. The patient is on average in and out of the office within 55 minutes. He states they would only dispense prescription for the current patient. There is x-ray available on site and a lab for basic analysis for patients only. Patient First also offers primary care but does not actively pursue that avenue. Mr. Wright explains that the Patient First Urgent Care facility would free up Emergency Rooms of non- urgent cases. There is no ambulance drop off.

Mr. Wright states medical waste would be picked up twice a week by a privately company. The only deliveries are from Fed-ex and UPS. The average time to construct the facility is 6 months.

The peak hours of operation are from 8:00 AM to 9:00 AM. There is a total of 12 staff members. On average day there are no less than 6 staff members on site and never more than 12.

Mr. Ferenda reviews his traffic analysis of the site. He states he conducted the traffic analysis during peak periods. They conducted gap and que counts. He states there is an existing 7100 sq ft diner that has 3 driveways. The proposed urgent care is similar to a medical office and that is what they compare it to. They calculated AM trips as being 13 trips in and 4 trips out 17 total. PM peak hours are 4:00PM to 6:00 PM and they calculated 7 trips in, 19 trips out a total of 26 trips. Mr. Ferenda states the count was done on August 6, 2015. Mr. Nicini and Mr. Ravitz state their concerns on the left turn out of the site onto Route 561.

The Board recommends that Mr. Darji compose a letter to Camden County stating the desire of the board to condition their approval on the applicant revising it's design to prohibit left turns from the proposed access drive.

Mr. Nehmad informs the board that the applicant may be needing to make a change to the plan in the future regarding a 10 ft x 15 ft bump out to house a booster pump because of the low water pressure at the site. Mr. Platt informs the applicant they would need to return before the board with an amended final site plan application and would not require public notice.

Mr. Nehmad also states the applicant has agreed to install 3 ft x 4 ft planting bed of evergreen plantings to the satisfaction of the engineer in front of the façade.

Mr. Fanelli opens application to the public.

Seeing no further public comments Mr. Nicini made a motion to close public portion; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present.

Mr. Nicini motioned to grant Preliminary and Final Site Plan approval along with three variances, one for no loading zone, for the front yard building setback and for the parking setback. The

applicant will also receive a design waiver from the Route 561 Design Standards for the property located at Block 199.06, Lot 9 subject to the following conditions and stipulations:

1. The applicant will comply with all recommendations of the Board Engineer's review letter dated October 23, 2015.
2. The applicant agrees to comply with the Township's Sewer Engineer letter dated October 26, 2015.
3. The applicant has agreed to comply with the Voorhees Fire Departments comments dated September 28, 2015.
4. The applicant has already complied with most of the comments in the VEC review letter dated October 22, 2015. The applicant will comply with Phase 1 recommendations regarding the removal of grease traps and storage tanks. The applicant has agreed to install a vegetative filter strip to further enhance the storm water management system.
5. The applicant is aware that the Planning Board engineer will forward a letter to Camden County Planning Board recommending a no left hand turn out of the site.
6. The hours of operation will be 8:00 AM to 10:00 PM seven days a week.
7. The applicant has agreed to adhere to all of the federal and state guidelines regarding medical waste removal.
8. The applicant has agreed to install a landscaping buffer along the facade of the building that fronts onto Route 561.
9. The applicant has agreed to all other standard conditions of approval.

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

AYES: Mr. Fanelli, Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar,
Ms. Stroemel

NAYS: None



There being no further business before the board the Chairman adjourned the meeting.

Wendy Flite, Secretary