

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 noted and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. DiNatale, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

Absent: Mayor Mignogna

Also present were Stuart Platt, Solicitor and Rakesh Darji, Engineer

APPROVAL OF MINUTES

Mrs. DeMesquita motioned to approve the minutes dated July 24, 2013; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present with the exception of Mr. Murray, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz, all of who abstained.

Mr. DiNatale motioned to approve the minute dated August 28, 2013; seconded by Mr. Vandegrift. Motion carried by the assenting voice vote of all board members present, with the exception of Mrs. DeMesquita, Mr. Murray, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz, all of who abstained.

OPENED AND CARRIED

LAZGOR  
BLOCK 303; LOT 7.02  
CHANGE OF USE/SITE PLAN WAIVER  
PC 13-009

Opened and carried to October 23, 2013

NEW BUSINESS

COOPER UNIVERSITY HOSPITAL  
MINOR SITE PLAN  
BLOCK 207; LOT 4.11  
PC 13-019

Mr. DiNatale recused himself from the Cooper Hospital applications.

Appearing before the board were Eileen Fortune, Esquire, Ms. Phyllis Liberi, Cooper Hospital, Mr. John Kornick, K2 Engineers and Mr. Ned McFadden, Brandywine Realty Trust.

Ms. Liberi stated that, she is the Director of Outpatient Properties and the 6100 building has been taken over by the Ripa Center, which is a health and wellness center as well as an ob/gyn doctor for women. The purpose of this application is to increase the handicap parking and to be ADA compliant. There are not enough handicap accessible spaces in front of the Ripa Center as well as the Town Square where they serve their cancer patients.

Mr. Kornick stated that, this site was not ADA compliant so they needed to make some changes to the sidewalk and access to the building. The Township allowed them to construct part of the ADA parking in front of the Ripa Center to allow that to open in time with the understanding that they apply to the Planning Board for the changes to the wellness center. In phase 1 they provided 6 handicap spaces where there were 2 and they did a lot of curb work and sidewalk construction. The remaining work includes the addition of 2 additional handicap spaces in front of the wellness center. There will be no changes to the overall parking count.

Mr. Kornick stated that, they have no issues with the review letter prepared by Environmental Resolutions dated September 5, 2013 and agreed to comply with all items contained in the letter.

The application was opened for public comment.

James Dow  
6147 Main Street

He is a member of the Piazza Condominium Association and stated that Cooper is a tenant at Main Street and would like to know how they have the standing to make this recommendation. They are a tenant in the building so how can they make these changes to the common areas.

Ms. Fortune stated that, they have the approval from the building owner and a representative of the management company is here with them tonight.

Mr. Dow stated that, Brandywine owns the commercial spaces. The parking lot is common area and should allow equal access for everyone. The common areas are controlled by the Main Street Council, which is a collection of all the Associations at Main Street. They are the ones who decide if there is going to be any changes made. You cannot restrict any of the parking areas and they feel Cooper has been trying to do this in certain ways since they have been there. First, they put in 8 handicap parking spaces and want to add 2 more; they have put up signs that say "patient parking only" and signs that say "One hour parking." They are very upset about this. You won't find the other associations here tonight because they are not affected by this.

Mr. Murray stated that, based on your investigation you are correct with 1 handicap parking space for 25 parking spaces but there are sub-chapters involved and it goes into medical and there are 2 different calculations if it is medical. The first is 10%, so based on 40 they would need 4. The second calculation involves ambulatory patients and that takes it to 20% so that would push it to 8. The medical facility determines what category they fit in. In addition, handicap parking needs to be as close to the entrance as possible. There is a minimum requirement on parking spaces but no maximum requirement.

Mr. McFadden stated that, he is not only the property manager for Brandywine Realty Trust but a member of the Board of Trustees for the Main Street Council. Brandywine Realty Trust has the controlling interest vote of the Main Street Council and they fully support this application.

Mr. Platt stated that, there is an issue as to whether or not the Main Street Council has to meet and vote on this.

Ms. Fortune stated that, they were not aware of this but agree to take this back before them.

Mr. McFadden stated that, he can put a special meeting together in one week.

Ms. Liberi addressed the patient parking signs and stated that, they have been there for about 10 years when there was an orthopedic office there. The one hour parking signs were there when Lincoln Investment was there and they will be removed when they do the construction. The handicap parking is not restricted to just Cooper patients, there is a resident who lives in the Piazza building and uses a handicap space daily.

Seeing no other public interest, Mrs. DeMesquita motioned to close the public portion; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present.

Mrs. DeMesquita motioned to carry this application to September 25, 2013; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present.

THE COOPER HEALTH SYSTEM  
AMENDED FINAL SITE PLAN  
BLOCK 213.01; LOT 103  
PC 13-019

Appearing before the board were; Ms. Eileen Fortune, attorney, Mr. Charlie Bickel, Cooper and Mr. Evan Hill, engineer for the project.

Mr. Bickel stated that, they are 3 issues relative to this approval. The first 2 issues involve the 2 story building on Kresson Road, which is known as Building 1. There needed to be a modification to the existing curbing and grassy area to allow for the trash compactor vehicle to directly retrieve and drop off the trash compactor. The 2009 site plan prepared by Dewberry did show the compactor but did not show the grassy area they want to pave. The 2<sup>nd</sup> issue is also in the loading area and is the installation of a mechanical scissor lift which is a loading dock and would allow items to be carried up and down from the main floor of the building to the trash compactor or from delivery trucks.

Mr. Bickel added that, the third item is behind Building 2. They expanded their orthopedic practice in the rear and placed the mechanical equipment outside of the rear building. The permit plans showed an enclosure around the equipment but it was not shown on the approved site plan. They were notified by the Township late last year that they encroached on the driveway area.

Mr. Hill stated that, as Mr. Bickel had indicated an outside HVAC was installed behind the building and they decided to conceal it with a 9 ½ foot concrete block wall. The site was originally meant to have two-way traffic behind the building but the wall encroachment resulted in striping and one way traffic. Additionally they had to eliminate 4 parking spaces, leaving them with a count of 403 parking spaces where 401 are required. Additional modifications are depicted on the plan and Mr. Bickel has agreed to these. They have also reviewed the review letter prepared by Environmental Resolutions, dated August 21, 2013 and with regard to item #3 they do not want to restrict the width to allow the vehicles to be maneuvered easily and with regard to item #4, they agree to install lower shrubs around the compactor.

The application was opened for public comment.

Seeing none, Mrs. DeMesquita motioned to close the public portion; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present.

Mrs. DeMesquita motioned to grant amended site plan approval for the modifications to the approved site subject to the following conditions and stipulations:

1. The applicant shall comply with all the recommendations in the Board Engineer's review letter dated August 21, 2013, with the following modifications:
  - a. Item #3 shall be eliminated, and
  - b. With respect to item #4, the applicant shall install lower shrubs around the trash compactor subject to the Board Engineer's review and approval.
2. The applicant shall comply with all the conditions set forth in any prior approvals to the extent not inconsistent herewith.
3. The applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

NAYS: None

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#### PUBLIC HEARING ON THE 2013 MASTER PLAN AMENDMENT TO ADOPT A NATURAL RESOURCE INVENTORY AND AN OPEN SPACE & RECREATION PLAN

Appearing before the board were, Mr. Joe Giddings, Environmental Commission Engineer with CME Associates and Mr. Peter Vandenkooy, Planner with CME Associates.

Mr. Platt stated that, from time to time the board has to update the Master Plan and there are certain mandatory elements and there are also optional elements. The Township has been very pro-active with respect to open space and now coming before the board is an evaluation authorized by the Governing Body to update the Open Space and Recreation element as well as approve a Natural Resource Inventory for the Master Plan. We have reports and a presentation that is going to be made through the process. A lot of this is a result of the good work that is done by the Chairman and the Environmental Commission, who are directly responsible for the preparation of these reports.

Mr. Giddings stated that he was responsible for the preparation of the Natural Resource Inventory. The Open Space Report was prepared by the previous consultant, ARH. There are two real significant goals with this and the first is the Township is seeking bronze certification from the Sustainable New Jersey

