

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

ROLL CALL

Present: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift

Absent: Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. Waters, Mr. Ravitz

Also present were Stuart Platt, Board Solicitor, Rakesh Darji, Board Engineer, Gary White, Engineer

APPROVAL OF MINUTES

Mr. Murray motioned to approve the minutes dated October 8, 2014; seconded by Mr. Vandegrift. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Rashatwar, Mrs. DeMesquita and Mr. DiNatale who abstained.

Mr. Vandegrift motioned to approve the minutes dated October 22, 2014; seconded by Mr. Murray. Motion carried by assenting voice vote of all board members present, with the exception of Mr. Rashatwar, Mrs. DeMesquita and Mr. DiNatale who abstained.

BUSINESS

AQUATIC HOLDINGS

BLOCK 14; LOT 13

PC 14-016

Appearing before the board Ms. Dorothy Bolinsky, attorney, Mr. Scott Peters, applicant and Mr. Kenneth Levers, engineer.

Ms. Bolinsky distributed a hardcopy of the power point presentation (marked power point A1). Ms. Bolinsky stated that the applicant received preliminary and final site plan approval at the March 12, 2014 meeting. The original site plan was for a 10,135 square foot addition to the existing coliseum building, which is now referred to as Next Level Coliseum. Ms. Bolinsky stated the applicant is now requesting a change to that approval and want to add six feet to the north wall of the pool building which would add 674 additional square feet.

Ms. Bolinsky gave a brief description of the original submission. She explained that the reason for the addition is to essentially add an additional lane to the lap pool.

Mr. Peters stated after reviewing their original design and deciding to extend the benches that are on either side of the pool which constricted the lanes. Therefore in order to keep with the design the expansion is necessary.

Mr. Platt asked that Mr. Peters confirm that the representation made by Ms. Bolinsky regarding the addition of this lane would in fact not affect the conditions of prior approvals. He stated if the board were to grant approval this evening the applicant would continue to comply with the conditions of approval. Mr. Peters agreed.

Mr. Levers stated the expansion would now bring the pool area to 46 feet across rather than the original 40 feet across. He also stated that at this time the applicant has reconfigured the parking in the northwest quadrant as per the recommendations of the Planning Board Engineer from the original approvals. Emergency vehicles can access the building. Mr. Levers stated that at this time they also added the future six parking spaces to the front south side parking area. There is a total of 298 spaces at this time. The applicant has also created two handicap accessible parking spaces along with a handicap ramp.

Mr. Platt asks if the applicant agrees with the comments in Mr. Darji's review letter dated November 7, 2014. Mr. Levers stated the applicant does agree to comply and discussed the two new waivers they are seeking due to the reconfiguration of the parking. The first being a waiver from curbing around all sides

of new parking isles/banks of parking as in accordance with the Township Ordinance. Mr. Levers suggested installing wheel stops instead of curbing. Mr. Levers explained the reasons for this, are to not change the drainage patterns on the site and does not want to change the elevations of the flood hazard boundaries that are already established. Mr. Levers also stated the applicant is seeking a waiver from the evergreen buffer required due to the proximity if the wooded area.

Mr. Levers stated the applicant was issued a waiver from the Camden County Planning Board on April 11, 2014 and that they also received NJDEP Flood Hazard Boundary Verification approval on October 17, 2014.

Ms. Bolinsky stated that in their original approval they had land bank parking and the applicant had agreed to a series of conditions on how they would be implemented and wants clarification of when the board wants the applicant to come back before the board, automatically or only if there is an issue.

Mr. Darji stated his concern is that the additional parking spaces would increase impervious coverage and that considerations would have to be made regarding stormwater. His question to the board is if the applicant, if the Township requires them to construct the parking spaces, would they need to come back before the board with a site plan. Mr. Platt stated it was a condition of their previous approval.

Mr. Rashatwar asked if the applicant received their Flood Hazard Area Verification from DEP, Mr. Darji stated they had. Mr. Darji also stated that in reference to the Voorhees Environmental Commissions concerns on clearing, the DEP informed the applicant that no general permit was required.

Mr. Levers stated that the applicant has agreed to keep the signage 75 square feet or less.

Mr. Darji stated he supports the applicants request for the waiver of curbing for the islands because the township still wants to maintain existing drainage patterns. He also stated that he recommends some screening buffer around the exposed sides of the trash enclosure. Mr. Darji recommends the applicant install some type of landscaping on the islands. Mr. Platt and Ms. Bolinsky agree that landscaping will be deferred to Mr. Darji.

Mr. Murray recommends steel columns and welded gates on trash enclosure. Ms. Bolinsky stated the applicant will comply and install welded gates and steel columns.

Mr. Fanelli opens the meeting to the public:

Joseph Pettdemange
219 Homer Avenue
Voorhees, NJ

Mr. Pettdemange stated he is pleased with the site and has already utilized the Coliseum but has a concern with the lighting from the reconfigured parking area as well as the trash enclosure. The applicant agreed to install some additional evergreens on its property to fill in the area between the applicant's property and that of Mr. considering from his property they can see straight through to the site.

Seeing no further public comments Mrs. DeMesquita made a motion to close public portion, seconded by Mr. DiNatale.

Mr. DiNatale motioned to grant amended final site plan approval for the property located in Block 14; lot 13 subject to the following conditions and stipulations:

1. The applicant shall comply with the Board Engineer's review letter dated November 7, 2014, except as follows:
 - a. Item #8 under "Site Plan" is eliminated as it was already considered by the Planning Board at the time of preliminary and final site plan approval.
 - b. The applicant shall install wheel stops in lieu of curbing in the portions of reconfigured parking lot parking lot and parking area on the south side of the front of the building in lieu of curbing.
 - c. The applicant shall install an evergreen buffer along the sides of the trash enclosure facing the parking lot, subject to the Board Engineer's review and approval.
 - d. The applicant shall provide landscaping for the traffic island in the reconfigured parking area, subject to the Board Engineer's review and approval;

- e. The applicant shall install additional evergreens in infill areas in the area which adjoins the neighboring property owner, subject to the Board Engineer's review and approval.
- f. The applicant shall install metal posts and gates for the trash enclosure in accordance with Township Code.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mr. Dinatale, Mr. Rashatwar, Mr. Vandegrift

NAYS: None

SAMARITAN HEALTHCARE AND HOSPICE, INC
PRELIMINARY & FINAL SITE PLAN
BLOCK 228; LOT 7

Appearing before the board were Mr. John Gillespie, attorney, Ms. Mary Ann Boccolini, applicant, Ms. Teresa Goldfine, RN Manager, Mr. Paul Nikolaus, architect, Mr. Jay Kruse, engineer.

Mr. Gillespie stated the applicant is seeking amended general development plan approval along with preliminary and final major site plan approval for the construction of a 30,170 square foot impatient 18 bed hospice facility. Along with that would be a 100 seat conference room and nursing offices. He stated the applicant is ground leasing the property from Virtua Hospital for a period of 35 years. Mr. Gillespie also explained that because of the phasing requirements in the MB-Zone and the general development plan ordinance, approximately 3,670 square feet of one-half of one percent of overall special mixed use requirement between hospital uses and no-hospital uses will be constructed if approved. Under the GDP ordinance, no more than 700,000 square feet of hospital use can be constructed until there is at least 350,000 square feet of non-hospital use constructed. He stated the applicant has applied for property tax exemption. He also stated the applicant has agreed to pay taxes on the portion that is in excess of the special mixed use phasing requirement or approximately 3,670 square feet until 350,000 square feet of non-hospital use is constructed.

A power point presentation (marked exhibit A-1) was submitted.

Ms. Boccolini stated Samaritan Healthcare provides hospice care services patients with a 6 month prognosis and provide acute crisis care for patients. They have been in business for 35 years. She stated they currently have a 12 bed facility in Virtua Hospital in Mt. Holly. Samaritan serves 22,000 square miles, 70% of patients within 10 miles of Voorhees. She explained the need for hospice services in this area and finds the Route 73 location ideal. Ms. Boccolini stated the facility will have a physician's office, exam room, and conference room. The conference room would not only be used by the staff for meetings or educational purposes and grief support seminars but also be open to the public for specific uses.

Mr. Fanelli asked that the applicant make the public aware of the availability of the conference room. Mr. Platt stated there is available advertising such as the Township website, "Mayor's Column" in the newspaper, and the "Nixle" program.

Mr. Dinatale asked if there are any other uses besides what was proposed. Ms. Boccolini stated this is not a residential facility. It is for acute need that cannot be managed at home. The average length of stay is 4 to 5 days.

Ms. Boccolini stated that the peak number of employees will be 15 in two 12 hour shifts. Shift is 7 AM – 7PM and 7PM to 7AM. They also serve and honor veterans' programs.

Mr. Nikolas summarized the site and stated it is 5+ acres, a one story building, no basement and will include courtyards. He reviewed the power point that included the floorplans and exterior elevations. He stated the wings will have a gable roof for a more residential look.

Mr. Kruse summarized the site and reviewed the access off Route 73. He stated that the traffic would be reduced from the original proposed daycare facility. There is already a DOT Highway Access Permit in place for the site. The access road would be consistent with the access roads already constructed at the Virtua Campus which are 32 feet wide with painted walkways and bike paths. He stated there would be no parking on the roadway and approximately 10% of the total number of parking spaces for the hospice

use will be handicap accessible and one additional handicap space will be provided for the conference center, for a total of 3 spaces.

Mr. Kruse stated the applicant will be constructing two stormwater management basins to handle the stormwater runoff and that they have submitted for a NJDEP General Permit. They are requesting not to install fencing around the basins.

Mr. Kruse stated the applicant will submit a revised landscaping plan to address supplementing additional trees. He stated the applicant will comply with the Compensatory Tree Ordinance. At this time they are proposing 156 trees but are clearing about 800. There is discussion on how the applicant will supplement the remaining trees. Mr. Gillespie stated the applicant is aware they will have to make a compensatory contribution in lieu of. He stated they are seeking some relief. A formula was established where the applicant will receive credit for supplementation and any additional plantings as well as for other areas already cleared due to prior clearing activity on the site and then pay into the Recreation and Open Space Fund 80% of the final deficiency at \$100.00 a tree. Mr. White stated Mr. Kruse and himself will reevaluate the site before time of construction.

Mr. Kruse stated the applicant has agreed to comply with Mr. White's review letter dated 11/7/14.

Mr. Murray stated that with respect to an overflow of parking when the conference room is in use, that the applicant provide a written parking agreement with Virtua Hospital. The applicant agreed.

There was no signage proposed with this application at this time.

Mr. Fanelli opens the meeting to the public:

Alma Makley
35 Dutchtown Road

Ms. Makley stated she is concerned with the noise and traffic due to the construction.

Bruce Makley
35 Dutchtown Road

Mr. Makely stated he is concerned with the increased traffic and noise and request the board limit the construction traffic on his street.

Seeing no further public comments, Mrs. DeMesquita made a motion to close public portion, seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mr. DiNatale motioned to grant preliminary and final site plan approval for the property located in Block 228; lot 7 subject to the following conditions and stipulations:

1. The applicant shall comply with all conditions of the medical campus conditional use ordinance.
2. The applicant shall comply with GDP approval.
3. The applicant shall comply with all conditions of Planning Board approvals for other phases of the GDP approvals including Phases 1A, 1B and 1C.
4. Phase 1E of the GDP is amended to add the inpatient hospice facility in place of the daycare/medical mixed use. The applicant shall submit an amended plan sheet showing this revision.
5. The applicant will comply with Board Engineer's review letter dated 11/7/14 with the following modifications:
 - a. Applicant agreed to provide 3 handicap accessible parking stalls
 - b. Applicant agreed to modify connector roadway width and markings so a separate sidewalk and bikeway connection between the existing campus and proposed facility would not be needed.
 - c. Agreed no bicycle storage facilities will be provided
 - d. Agreed no fencing for the basins is necessary.
6. Will comply with Township's Sewer Engineer's review letter dated 11/7/14.
7. The applicant will comply with Voorhees Fire Marshall's memo dated 11/11/14.

8. The applicant will install snow fencing to surround disturbance area during construction and install recommended species of landscaping as recommended by the Voorhees Environmental Commission.
9. Agreed to provide a written agreement with Virtua Health for overflow parking for employees, visitors and guests of the conference center.
10. The applicant agreed to allow the 100 seat conference center to be used by community organizations and groups and will advertise through the Township website, newsletter, Mayor's Column in the newspaper and the Nixle system.
11. The applicant will comply with any affordable housing obligations if applicable.
12. The applicant has agreed to satisfy the compensatory tree replacement ordinance by paying 80% of the 650 tree deficiency at the rate of \$100.00 per tree after receiving credit for additional plantings no on the original plan.
13. All construction traffic shall be limited to the exiting Route 73 access and there shall be no construction traffic in connection with this approval on any other street or location including Dutchtown Road.
14. Agreed to meet the trash enclosure standards.
15. Agreed there shall be no parking on access roadways of medical campus.
16. The applicant shall meet handicap accessible parking space requirements.
17. The applicant shall not be required to install fencing around two stormwater management basins.
18. The applicant shall add additional landscaping in the courtyard area.
19. The applicant

Seconded by Mrs. DeMesquita, motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift

NAYS: None

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

Wendy Flite, Secretary