

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, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift, Mrs. Ayes

Absent: Mr. Murray, Mr. Waters, Mr. DiNatale, Mr. Ravitz

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

OPEN AND CARRIED

PLANLAND, LLC
BLOCK 206; LOT 12
PC 13-024

Opened and carried to March 12, 2014.

MEMORIALIZATION OF RESOLUTIONS

MORI PROPERTIES, LLC
BLOCK 225; LOT 6
AMEND PRELIM & AMEND FINAL SITE PLAN
PC 13-021

HOPE UNITED METHODIST CHURCH
BLOCK 213.01; LOT 100
AMEND CHANGE OF USE, AMEND SITE PLAN &
WAIVER OF SITE PLAN
PC 13-022

REORGANIZATION APPOINTMENTS -
SOLICITOR, ENGINEER, SECRETARY, CHAIRMAN, VICE-CHAIRWOMAN, COMPLETENESS
REVIEW, DEVELOPMENT REVIEW, CONFLICT SOLICITOR, CONFLICT ENGINEER

APPROVAL OF MINUTES

Mrs. DeMesquita motioned to approve the minutes dated November 13, 2013, seconded by Mrs. Kerr. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Nicini and Mrs. Ayes, both of whom abstained.

Mrs. DeMesquita motioned to approve the Reorganization minutes dated January 8, 2014; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Mrs. Kerr, who abstained.

CORRESPONDENCE

LONE DAWG CAFÉ
BLOCK 270; LOT 26
1237 BERLIN ROAD
PC 14-002

Appearing before the Board were Ms. Liz Delaney, applicant and Mr. Gary Civalier, engineer.

Mr. Civalier stated that, there has been a slight modification made to the site plan as it was previously approved. They need to slightly change the grading along the front of the proposed building and install curbing due to the enclosure at the front entranceway into the building, which was not part of the

approved plan. With the proposed curb grading, the handicap accessibility requirements are met and the transitions in the sidewalk area do not become excessive. The front of the site will still drain as previously designed.

Mr. Darji stated that, the prior application had outdoor seating and asked if that was still planned.

Ms. Delaney replied that there will be outdoor seating.

Mr. Darji stated that, bollards are shown on the plan and they look as though they are strategically placed to protect the columns. He asked that there be a couple more added to protect the patrons using the outdoor seating.

The applicant agreed.

The application was opened to the public.

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

Mrs. DeMesquita motioned to grant the Correspondence request to add 100 linear feet of curb in front of the building subject to the following conditions:

1. The applicant shall install additional bollards subject to the Board Engineer's review and approval.
2. All other conditions of the prior approval will remain in effect.

Seconded by Mr. Vandegrift, motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift, Mrs. Ayes

NAYS: None

BUSINESS

Mrs. Ayes recused herself from this application.

COOPER HEALTH SYSTEM
AMENDED FINAL SITE PLAN – SIGNAGE
BLOCK 207; LOTS 4, 4.10-4.13
PC 13-023

Appearing before the board were Mr. Niall O'Brien, attorney, Ms. Susan Bass Levin, CEO, The Cooper Health System, Mr. Jason Sims, engineer, Mr. Michael Sonlin, sign consultant and Mr. Jim Miller, Planner.

Mr. O'Brien stated that, this sign application is relevant to several buildings in use by Cooper Health System in the Main Street complex. The overall use of the site is campus style medical use. The applicant's intent is to provide a uniform sign package that is consistent with the signage across Centennial Boulevard for the Cooper Medical Center. He explained the signs and their locations being requested. They are also asking for approval to install double banners on twelve (12) light poles.

Ms. Bass Levin stated that, Cooper University Health Care System is one of the leading providers of health services throughout South Jersey. They offer a comprehensive network of medical services that includes prevention and wellness, primary care, specialty physicians, both inpatient and outpatient hospitals and diagnostic and treatment services. Their inpatient hospital is in Camden but they have many outpatient offices in more than 100 locations. Next to Camden, Voorhees is the largest hub; having 160,000 square feet of office and medical offices. They want their patients to have the feeling that they are at a medical campus and not just a doctor's office. They want to have a uniform look with the name of the practice as well as the name "Cooper" right on the building. Main Street was not designed as a medical campus but they feel these buildings work fine and it allows patients to see a variety of doctors and utilize the different services. They are also proposing to have banners installed on the light poles; a total of twelve (12) poles with two (2) banners on each pole.

Mr. Miller addressed the variances being requested. A1 is an aerial photo of the complex and the roads leading in. This is a mixed use complex that Cooper shares with other uses and businesses. A2 is a rendering of the site plan showing the signage and A3 is the sign detail and the various locations within

the complex. The directional signs guide patients through the site and requires variances because of the use of the logo and the importance of navigating the site. Cooper has unique needs because of the design of this complex. The red panel provides a good background for the white lettering and makes the signs easy to read. This is a 24 acre site with the need to identify each facility. It is also important to identify Cooper's buildings from the other uses in the complex. Most people are already stressed when going to appointments and they don't want to make it worse by not being able to navigate through the site.

Mr. O'Brien stated that, there are sixteen (16) reserved "patient parking" signs being proposed as part of this application and will be across the front of the building closest to Centennial Boulevard.

The application was opened for public comment.

Jon Lisitski
6161 Main Street

He is President of the Piazza Homeowners Association and very happy to have Cooper as tenants in their building. Their only complaint is the 16 reserved parking spaces. This limits what the homeowners can use. Cooper's last application before the Planning Board added more handicap signs and they as residents would like to maintain the shared parking. In addition, employees will be parking in that area. Tonight there was no parking spaces available for the residents.

Mr. O'Brien stated that, these parking spaces are limited to daytime hours and are in front of the 6100 building. They are not aware of any parking problems. The Main Street Council supports this application and agreed to the reserved parking.

Ms. Bass Levin stated that, the employees have been instructed not to park in these spaces. Their goal is to have them available for the patients.

Mr. Lisitski stated that, the hours for the patient parking does go in to the evening hours. If a resident has to park in a space marked for patients and there is nothing else available they should be able to do that.

Mr. O'Brien looked at his notes and stated the parking spaces are reserved from 7:00 a.m. to 8:00 p.m.

Mr. Platt explained that, this is not a Township ordinance and if the property owner has designated these 16 parking spaces the Planning Board does not have any jurisdiction to restrict them from being used as described. He asked the applicant is there was any room for a compromise.

Mr. O'Brien stated that, as a practical matter the board heard how much commercial space was previously vacant and has been taken over by Cooper. With occupancy comes additional parking requirements. Cooper is certainly willing to listen and discuss a compromise, if there is one but they believe under the appropriate condominium documents they have the appropriate approvals to restrict these spaces.

Mr. Lisitski asked if this is enforceable because these homeowners do not want to come out and find their cars towed.

Collin Michael
6120 Main Street

He suggested moving the patient parking to the big open lot by the CVS. When he purchased his condo in the 90's parking was not a problem.

Rose Tonielli
6060 Main Street

She spoke directly to Cooper and stated that, parking is becoming very difficult. She uses the garage and with the employees parking in the garage, she is finding she now has to move to the third level. The second level says Piazza parking only and according to the Master Plan she is entitled to a parking space. She asked Cooper to please work with them and come to a satisfactory solution.

Mr. O'Brien stated that, they have already indicated that they will listen to a dialogue and whatever proposal they come up to resolve this they will give it due consideration.

Mr. Platt encouraged the homeowners to speak to the Main Street Council.

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

Mr. Nicini motioned to approve the amended final site plan for signage subject to the following conditions:

1. Compliance with the review letter prepared by ERI and dated December 2, 2013.

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

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

NAYS: None

Mrs. Ayes returned to her seat at the dais and re-joined the meeting.

MORI PROPERTIES
AMENDED FINAL SITE PLAN – SIGNAGE
BLOCK 225; LOT 6
PC 14-001

Appearing before the board were Mr. Barry Lozuke, attorney and Mr. James Kyle, professional planner.

Mr. Lozuke stated that, this is a sign package for the various approvals and amended approvals that Mori Properties has received. This property is over ten (10) acres and in the MB (Major Business) zone. The freestanding sign near the front of the property is for the Hampton Inn. Included with this freestanding sign is a separate section that is right now depicted in a physician identification scenario. They would like to treat this area simply as an area for signage because they really don't know what it is going to be. It could be some regional or national user that insists they have a presence at the front of the site, such as a Quest Diagnostics. There is also a front façade sign on the front of the Hampton Inn on the 4th floor that requires a variance because it is above the windows. The same would be true for a façade sign on the medical office building. There is also a second free standing monument sign for the diner. Right now and in response to the engineer's comment they intend to relocate the monument to center it in the diner location.

The board reviewed the letter prepared by ERI, dated January 3, 2014.

Mr. Kyle stated that, if they move the directory sign as suggested in the review letter the second variance regarding distance between freestanding signs will be eliminated. The variances involved with this application are necessary because of site safety. Site identification on Route 73 is necessary to safely and adequately identify the site. This is a unique group of buildings and the second freestanding sign for the diner is necessary to make sure each building has sufficient identity.

Mr. Lozuke agreed that, the lower sign area of the freestanding sign would not be divided into no more than four (4) panels.

Mr. Darji stated that, he had recommended consolidating the two (2) freestanding signs but wanted to note that, by moving the sign away from the entrance could be a detriment to the diner. People expect the sign to be at the entrance of a location and in this case they would have already passed the diner. If the board is inclined to approving 2 freestanding signs, he would recommend it be closer to the drive aisle.

The board had no problem with approving two (2) signs in the location they were proposed on the site plan.

Mr. Lozuke stated that, the applicant agrees to comply with the remaining comments in the review letter.

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.

Mr. Nicini motioned to approved the amended final site plan for signage subject to the following conditions and stipulations:

1. The lower portion of the freestanding sign for the Hampton Inn will not exceed four (4) separate sign panels.
2. The directional sign shall be relocated closer to the medical office building in the landscaped island subject to the Board Engineer's review and approval.

- 3. The applicant agreed to comply with the balance of the comments in the review letter dated January 3, 2014.
- 4. The applicant shall comply with all conditions of Resolution 11-032, Amended Resolution 12-003 and Amended Resolution 13-031 to the extent not inconsistent herewith.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift
Mrs. Ayes

NAYS: None

REVIEW AND REFERRAL OF THE MASTER PLAN ORDINANCE AND ITS CONSISTENCY WITH THE MASTER PLAN

Mr. Platt explained that this is a repeat referral from the Governing Body which was done in 2013 but it did not get adopted. It is a new legislative session for the Governing Body so it had to be re-introduced and referred back to this board for a recommendation. The only change is on page 7, item “e” for above ground pools and associated equipment. Mr. Murray requested that there be an addition of a side yard setback of 5 feet where there is a common wall lot line.

Mr. Vandegrift motioned that Township Committee adopt the ordinance with the requested change by Mr. Murray and with the finding that the ordinance is consistent with the Master Plan.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift
Mrs. Ayes

NAYS: None

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

Carole Pfeffer, Secretary