

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, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna

Absent: Mr. DiNatale, Mr. Reitano, Dr. Sherbine, Mr. Waters, Mr. Rashatwar

Also in attendance were Mr. Stuart Platt, Board Solicitor and Mr. Rakesh Darji, Board Engineer



MEMORIALIZATION OF RESOLUTIONS

VIRTUA HEALTH SYSTEM  
BLOCK 228; LOT 7  
AMENDED FINAL SITE PLAN – SIGNAGE  
PC 12-001

CHILDREN’S HOSPITAL OF PHILADELPHIA  
BLOCK 198; LOT 10.03  
CORRESPONDENCE – CANOPY INSTALLATION  
PC 12-003

MORI PROPERTIES – AMENDED RESOLUTION  
BLOCK 225; LOT 6  
FINAL SITE PLAN  
PC 11-026



APPROVAL OF MINUTES

Mrs. DeMesquita motioned to approve the minutes dated December 14, 2011; seconded by Mrs. Kerr. Motion carried by the assenting voice vote of all board members present.

Mr. Murray motioned to approve the minutes dated January 25, 2012; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present with the exception of Mrs. DeMesquita and Mrs. Kerr, both of whom abstained.



NEW BUSINESS

MICHAEL WEILER  
(SOUTH JERSEY RADIOLOGY)  
BLOCK 229; LOT 13.01  
AMENDED PRELIMINARY & AMENDED FINAL  
SITE PLAN W/ A CHANGE OF USE  
PC 12-001

Appearing before the board were Mr. Frank Tedesco, attorney, Mr. Ron Klos, engineer and Dr. William Muhr, President and CEO of South Jersey Radiology.

Mr. Tedesco stated that, they are seeking approval for a change of use and an amended preliminary and amended final site plan. Currently the facility is being utilized as a fitness center. The building is approximately 50 years old and was previously part of the Atlas Concrete site. The proposal is to change it to an office for South Jersey Radiology. The building will be re-skinned with a drivet material and there will be new windows and doors put in. The only change to the site is that 2 chillers will be installed on the north side of the building for use with the medical equipment that will be installed. In the back there is a truck scale that will be removed and the entire parking lot will be overlaid. There are quite a number of variances as part of this application but all are pre-existing and they will not be increased. The impervious coverage will be slightly decreased.

Dr. Muhr stated that, this will be an imaging facility very similar to the one currently operating in Voorhees. They will do general x-rays, fluoroscopy, MRI, ct, ultra sound and dexa scans. There will not be any nuclear medicine at this site nor pet ct's. The hours of operation will be Monday thru Friday 8:00 a.m. to 9:00 p.m. and there will be approximately 17 employees. They will use the dumpster. There will not be any red bag medical waste on site, only sharps that are used for injections and there will be monthly pickup. This facility has no use for a loading dock. There is more than adequate parking; they like to see 6 to 6.5 per thousand square feet because of the high turnover. There is 2,925 s.f. of open space shown on the floor plan and that could either be for expansion if the need shows so or it could be used for administrative staff if needed. They are taking one of the MRI scanners from the Voorhees site and the rest of the equipment will be new. The current Voorhees site will remain.

Mr. Murray asked if there was going to be any external storage tanks outdoors.

Mr. Muir stated that no, there is no need for them on this site.

Mr. Klos presented a colored site plan rendering and marked it A1, last revised 2/6/12. The proposed site improvements are minimal. Right now there are 71 parking spaces with a cross access easement to the adjoining site. There is a small shed with a little bit of concrete that will be removed. The ada spaces are in the front and must be brought up to code. They will need to remove some of the asphalt in the front and bring it up to grade. The truck scale will be removed, back filled accordingly and replaced with a concrete pad. With this layout there will be 66 spaces. The trash enclosure will be screened with 20 arborvitae.

Mr. Tedesco stated that, they are in agreement with the ERI review letter with the exception of 6 items that have been addressed in a letter by Mr. Klos dated February 16, 2012.

Mr. Klos stated that, the first item is Page 4, item 5, regarding the excess concrete around the trash enclosure. They have agreed to provide screening around the enclosure but that concrete was there in 2006 and they do not plan to do any work in that area.

Mr. Darji stated that his reason is for aesthetic reasons but the site is over in impervious coverage and this would help reduce that number.

Mr. Klos stated that, the next item is page 4, item 6, regarding curbing of the proposed island adjacent to the northeast driveway to facilitate proper turning movements within the site.

Mr. Darji stated that, this is a safety issue and there is existing curbing and he is asking that it be extended so no one cuts into the island.

Mr. Klos stated that, regarding item 7 it is recommended that paving be removed from the striped islands at the rear of the building and replaced with landscaped planting areas defined with concrete curb.

Mr. Darji stated that, the bollard does address the concern of cars being protected on the end. This is an aesthetics issue because the ordinance requires 5% of the interior parking be landscaped and vegetated. This is also an impervious coverage issue.

Mr. Fanelli stated that, the boards concern is the impervious coverage. These variances still have to be approved and if there are some things that can be done to decrease the impervious coverage they like to see that happen. You don't need all of the parking so how about getting the impervious coverage down and replace with some green space.

Mr. Platt stated that, there is also the impervious coverage buy down provision in the ordinance.

Mr. Tedesco stated that, he does not feel they have to meet the impervious coverage. This is a pre-existing use and it is a change of use and a minor site plan. Generally a non-conforming use that is not being expanded stays.

Mr. Platt stated that, he disagrees because it is a new application and the law says you try and bring these things into conformity. This application exceeds the current ordinance.

Mr. Klos stated that, item 11, page 5 has to do with the driveway out to Route 73 and the recommendation that 2 stalls be removed and the inlet be reset and regarded. They are concerned because this is the front of the building and would like to keep the parking there.

Mr. Darji stated that, the inlet is there to catch water draining from the corner of the parking lot and it is not catching anything. Probably one space could be removed to correct it but 2 would be ideal. If they can prove that this will work without removing any parking spaces he will be okay with that.

Mr. Klos stated that, the next items are #14 and 15 on page 5 and they have to do with the landscaping requirement. All of the streetscape requirements were installed as part of the 2006 approval. It is now winter time and you are not going to see any flowers.

Mr. Tedesco stated that, if the flowers are dead in the spring they will agree to replant them.

Mr. Klos stated that, item 17 has to do with rear yard buffers and he believes the buffer requirements do not pertain because there are no residential homes close to this site.

Mr. Platt stated that, this item can be removed.

Mr. Klos stated that, item 18 is the same as 5. Item 19 has to do with the property having overgrown landscaped material around the building. They agree to clean that up but did not find any requirement in the ordinance for foundation plantings.

Mr. Klos stated that item 20 deals with landscaping islands and that requirement was met with the 2006 approval.

Mr. Platt stated that, item 20 will be removed.

Mr. Tedesco stated that, Item 26 has to do with signage and there is no sign application although there is a sign there. When South Jersey makes their final decision they will submit a sign application.

Mr. Platt stated that, Mr. Murray just gave him a status report of performance bonds for different projects within the Township and this prior approval still has a performance guarantee in effect and it has not yet been reduced to a maintenance guarantee. This could mean that some of the items discussed tonight have never been inspected.

Mr. Tedesco stated that, they have heard the board loud and clear and they now have a proposal to present to the board to reduce some of the impervious coverage.

Mr. Platt summarized their proposal and stated that, item 5, with regard to the excess concrete around the trash enclosure; they agree to cut it back to a point and can remove 10 to 15 feet. Items 6 and 7 they will comply. Item 11, they agree to evaluate the area at the driveway to Route 73 and if they can reset and re-grade the inlet so it accepts water they will. If necessary, they agree to remove one parking space. Item 14 they still object to. Item 15 they agree that if the plantings are dead they will replace them. Item 17 will be removed and item 18 is the same as item 5. Item 19 they agree to clean up the overgrown landscaping around the building. Item 20 will be removed and item 21 is not applicable.

Mr. Murray addressed the handicap parking and stated that based on medical use they are going to need 10% of the proposed parking.

Mr. Platt addressed the Fire Chief's memo dated January 24, 2012 and Mr. Murray stated, those comments fall under construction and that will take place as the use changes.

Mr. Platt addressed the sewer engineer letter prepared by Churchill Associates dated February 13, 2012.

Mr. Klos stated that, currently there is a septic tank located up front in the corner and the plan is to put it on public sewer. One way is a connection into a manhole located behind the building in the shopping center. The alternative is that there is an existing manhole behind the old Mama Ventura's site. Either route will require conditions to be complied with and easements that would have to be obtained.

Mrs. DeMesquita stated that, she really wants to make sure that the applicant complies with the Route 73 streetscape.

Mr. Darji stated that, the landscaping can be evaluated by their landscape architect with the applicant.

Mr. Murray stated that, he located the septic system and it is in the right-of-way on Route 73. If they are going to change to public sewer they should contact NJDOT and advise them of this.

The application was opened for public comment.

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

Mrs. DeMesquita motioned to grant the change of use and amended site plan approval subject to the following conditions and stipulations:

1. The applicant shall comply with the engineer’s review letter dated February 13, 2012 except as noted below:
  - a. With regard to item 5, page 7; the applicant agrees to cut back the excess concrete around the trash enclosure 10-15 feet.
  - b. With regard to items 6 & 7, page7; the applicant agrees to comply.
  - c. With regard to item 11, page 5; the applicant shall attempt to reset and re-grade the inlet at the driveway to Route 73 so it will accept water. If it does not work they agree to remove one parking stall.
  - d. With regard to item 14, page 5; the applicant agrees that if the flower pockets in the streetscape are dead they will be replaced.
  - e. With regard to item 18, page 6; the applicant agrees to provide proper screening for the trash enclosure.
  - f. With regard to item 19, page 6; the applicant agrees to remove the overgrown landscape material around the building but will not provide any additional plantings.
  - g. With regard to item 20, it was removed and item 21 is not applicable.
2. With regard to the Route 73 streetscape, the applicant shall make sure that what was approved in 2006 is what is actually planted and thriving.
3. The applicant agrees to comply with the recommendations of the Fire Marshall as outlined in his letter dated January 24, 2012.
4. The applicant agrees to the comments either currently or in the future to the Sewer Engineer’s review letter dated February 13, 2012 depending upon which alternative they take to turn this into a public sanitary sewer system. In the event they abandon the septic system it shall be done in accordance with established regulations and they may need NJDOT approval since the system is in the State right-of-way.
5. The applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna

NAYS: None

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

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Carole Pfeffer, Secretary