The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Brocco, Mr. Daddario, Mr. Weil, Mr. Willard, Mr. Schwenke, Mr. Senges

Absent: Mr. Cohen, Mr. Cupersmith, Mr. Leoncio

Also, present, Chris Norman, Board Solicitor and Corrine Tarcelli, Zoning Board Secretary

**RESOLUTIONS FOR APPROVAL**

Mr. Weil motioned to approve Resolution to appoint John M. Palm, LLC, 200 Haddonfield-Berlin Road, Gibbsboro, NJ 08026 as Zoning Board Conflict Solicitor; seconded by Mr. Willard; none (0) against; no abstentions.

**NEW BUSINESS**

**Thomas Jefferson University Hospitals, Inc.**

1099 White Horse Road

Block 160, Lot 7

Seeking a Use Variance with site plan waiver for a Physician’s Assistant educational training program in a building containing multiple users (152.062, et. seq.), that parking space number under 150.16 is compliant and/or approval to be granted. Also seeking any and all other variances, waivers, and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Mintz, Attorney for the Applicant stated the applicant, Thomas Jefferson University, has filed an application for development review under Application No. ZC 2019-002 seeking a zoning interpretation or use variance, in the alternative, to permit a physician’s assistant educational facility for 90 students on the second floor of an existing 32,252 square foot office building, with medical offices on the first floor, within the O-3 Office Zoning District and Town Center 1 Overlay (TC-1) Zoning District located at 443 Laurel Oak Drive, Voorhees, NJ. The property consists of 6.63 acres. The existing office building is serviced by a parking lot containing 208 parking spaces. The first floor is currently occupied by a physician’s office practice staffed with 23 individuals (varied shifts) and 5-7 medical physicians and the second floor is currently vacant. No site improvements are proposed to the exterior of the building. Applicant proposes an interior renovation of the second floor to provide for three classrooms, kitchenette and a lounge area.

Mr. Mintz further summarized the application and statedthe Applicant’s case was presented before the Zoning Board on February 28, 2019 in sworn testimony of Applicant’s Senior Project Manager, Herb Smith and Applicant’s Planner and Tina Cuviello, P.P. The Zoning Board initially voted at the February 28, 2019 public hearing to grant a use variance approval by a 5-0 vote, subject to the conditions that the Applicant submit a traffic study evaluating the impacts on Route 561/Laurel Oak Road and Haddonfield/Berlin Road, and at the driveway ingress/egress to the subject property on Laurel Oak Road, during the AM peak hours between 8 a.m. and 9 a.m. and PM peak hours between 5 p.m. and 6 p.m. Based upon the results of the traffic study, the Zoning Board shall determine whether the maximum capacity of 90 students shall be permitted, or whether it should be reduced accordingly, if warranted, based upon existing traffic conditions.

Ms. Dana Cafaro, Applicant’s Associate Program Director, was sworn in to testify along with Mr. David Shropshire, P.E., P.P., Principal of Shropshire Associates, LLC located at 277 White Horse Pike, Atco, NJ 08004.

Ms. Cafaro provided corrective testimony the Applicant’s facility is presently accredited for a total of 80 students. Ms. Cafaro further testified that a total of 40 students will be enrolled in the first year class. In the second year, the facility will operate at its accredited capacity limit of 80 students. School hours will be from 8 a.m. to 4 p.m. on weekdays. For the first year class, the class schedule will have staggered arrivals at 8 a.m., 10 a.m. and Noon, and that students will all generally leave at time of closing at 4 p.m. The second year, a new class of 40 students will enroll. However, the 40 second-year students will be assigned off-campus clinical assignments at physician’s offices, except for approximately 10-12 days per year, when students will take tests/exams at the facility. Therefore, Applicant sought to clarify that the intensity of daily operations on-site would not be as significant as originally proposed.

Ms. Cafaro further testified that the Applicant might later seek to expand its accreditation to 120 students with 60 first-year students and 60 second-year students. Ms. Cafaro stated they are only seeking use variance approval for 80 students at this time. However, they would be more than willing to notify the Zoning Board and to file an application for Amended Use Variance approval, if and when it makes application to expand its accreditation to exceed of 80 students.

Mr. Shropshire approached and reviewed his traffic report, which was prepared with an assumption that the site would be occupied by 90 students, nine teachers and two staff at peak capacity. He stated his report concluded the following: Under the 2020 Build conditions, the addition of the future site traffic will result in minimal changes in levels of service at the White Horse Road/Laurel Oak Road/Echelon Road intersection from no build conditions. The future site traffic at this intersection will contribute an increase of approximately 2.4% and 1.7% of the overall traffic at this intersection during the AM and PM peak hours, respectively. Additionally Under the 2020 Build conditions, the addition of the future site traffic will result in no changes in level of service at the Laurel Oak Road/Voorhees Drive intersection from the No-Build conditions. He further stated the addition of the future site traffic will result in minimal levels of service at the Laurel Oak Road/Site Driveway Intersection from No-Build conditions.

Mr. Ben Matlack, CME, Zoning Board’s Engineer reviewed the Shropshire Traffic Engineering Report in his March 25, 2019 report and suggested the existing striping on Laurel Oak Road should be revised across the frontage of the site to provide space for left turn movements into the site by use of a shared center left turn lane which will service both the entrance to the site and Voorhees Drive. The Applicant shall diligently pursue approval from the Voorhees Township Committee to pursue signalization changes with the Camden County Freeholder Board to improve the eastbound Laurel Oak Road shared Through/Right Turn movement at the intersection of Haddonfield-Berlin Road/Laurel Oak Road/Haddon Avenue. The Applicant shall prepare a revised traffic report, if and when appearing before the Zoning Board for an amended use variance for an increase in the number of students.

Mr. Senges stated the original granting of the use variance approval at the February 28, 2019 public hearing was premised upon inaccurate facts. Mr. Norman stated the previous decision must be vacated and set aside in accordance with the decisional law. The Zoning Board further found and concluded that an Amended Use Variance Approval and Waiver of Site Plan Review is hereby required to allow for a Physician’s Assistant educational training facility, subject to a limit of 80 students and 11 teachers/staff.

The Zoning Board further found and concluded that the “positive criteria” for a use variance was met, since the proposed use is inherently beneficial. The Zoning Board further found and concluded that the “negative criteria is satisfied, based upon the conditions set forth hereinafter and that the granting of such relief will not substantially impair the neighborhood, Zone Plan and Master Plan of Voorhees Township.

The hearing was opened to the public. Seeing no one, the public portion was closed.

Mr. Weil made a motion to approve the application for use variance to permit a physician’s assistant educational facility on the second floor of an existing 32,252 square foot office building located at 443 Laurel Oak Drive subject to the following conditions: The first year class of physician assistant’s commencing on July 1, 2019, shall not include more than 40 students and shall be subject to a student capacity limit of 80 students. If Applicant pursues an application with the State Agency with jurisdiction to modify its accreditation to increase the number of students at the facility, it must concurrently file an application with the Zoning Board to pursue Amended Use Variance approval to authorize an increase in students. The Applicant shall comply with the recommendations of the Voorhees Township Engineer; seconded by Mr. Willard.

Ayes: Mr. Daddario, Mr. Weil, Mr. Willard, Mr. Schwenke, Mr. Senges

Nays: None

Abstentions: Mr. Brocco

Seeing no further business Mr. Senges made a motion to adjourn, seconded by Mr. Weil.

Meeting was adjourned.

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Corrine Tarcelli

Zoning Board Secretary