VOORHEES TOWNSHIP PLANNING BOARD MINUTES OCTOBER 30, 2019\_\_\_\_

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, Ms. Stroemel, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mrs. Sytnik, Mr. Kleiman, Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Vandegrift, Mr. Brzozowski

Also present were Mr. Arnautovic, Board Solicitor and Mr. Gary White, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Mr. Schallenhammer makes a motion to approve the minutes dated October 16, 2019; seconded

 Mr. Fanelli. Motion carries by the assenting voice vote of all board members present.

NEW BUSINESS

Virtua-West Jersey Health System, Inc.

Proton Therapy Addition

Preliminary & Final Site Plan

Block 228; Lot 7

PC 19-009

Appearing before the board is Mr. William Hyland, attorney, Mr. James Rivard, applicant,

Mr. Mario Ianelli, engineer, Mr. David Stropshire, traffic engineer, Mr. Jonathan Cohen, architect, Ms. Julie Herb, VP of Virtua Facilities, Dr. Richard Maughan, Penn Medicine.

Mr. Hyland informs the board that Mr. Rashatwar’s radon mitigation company Heratech had just provided services at his home earlier today. Mr. Rashatwar recuses himself from the application.

Mr. Hyland summarizes the application. He states the applicant is proposing an addition to the Health and Wellness side of the hospital campus. The addition will consist of a Proton Cancer Treatment center in a partnership with Penn Medicine. He states this would be the first facility of this kind in South Jersey.

Mr. Hyland states the proposed addition would be part of the Virtua General Development Plan (GDP) and the use is related to patient care. He states the Proton Therapy Addition would be taxable and that the actual hospital is the only part of the GDP that does not pay taxes. He also states the applicant is not requesting any variances or waivers. He also informed the board that the applicant had already met with the Voorhees Environmental Commission and that they were satisfied with the project and recommended they move forward.

Dr. Maughan is sworn in and testifies on behalf of the application. He states he is the Chief of Physics for Penn Medicine. Dr. Maughan states the proton cancer treatment is a more direct approach to the part of the body affected by cancer and does not exit the body or produce as much damage to the surrounding organs and tissues as traditional cancer treatments. He also refers to a visual diagram of the treatment.

Mr. Ianelli of Dewberry Engineering is sworn in. Mr. Ianelli reviews the site plan. He testifies the property is located on 125 acres with frontage along Route 73. He informs the board the proposed addition will be an 8000 square foot building on an existing parking lot. He also states the proposal will be reducing impervious coverage by 500 square feet. Mr. Ianelli also gives a brief summary of the landscaping plan. He states they will be planting shade, evergreen and ornamental trees. He also states the proposal will result in the reduction of six parking spaces. He states the handicap spaces will be relocated and they will be installing a sidewalk at the new location of the handicapped spaces which will make the site more accessible. Hey will also be relocating the existing lighting to be consistent with what is already existing.

Mr. Ianelli provides testimony regarding any impact the addition will have on the sanitary sewer system. He states the cooling system is a closed system and does not directly connect to the sanitary sewer discharge and the cooling system produces 350 gallons a day. He also states if there was a leak it would be held in a tank underneath the building.

Mr. Stropshire is sworn in and testifies in support of the application. He states the applicant has received a letter of no interest from NJDOT. He testifies there are currently 1302 spaces located on the Health and Wellness side of the complex where only 1295 spaces were required and therefore the reduction 56 spaces which would equal 1302 would still be compliant with the ordinance. He also states that his traffic study determined that during peak hours 232 spaces were occupied out of 466 spaces located on the highway side.

Mr. Collins is sworn in and testimony in regards to the architecture of the addition. He sates his firm has designed 22 proton therapy centers throughout the country. He informs the board the design of the outside of the building will consist of metal panels and some composite stone design to match the existing building. He states they cannot install windows due to the use but will proved a “skin” on the outside of the building that will break up the somewhat flat design of the building. There will also be decorative lighting installed.

Ms. Julie Herb, Virtua’s Assistant Vice President of facilities development testifies that the applicant has already received DOH approval. She states the plans will be submitted to the DCA and Camden County Soil Conservation for approval and will also be filing for DEP approval. In regards to the construction time line the applicant is looking to begin in February 2020, they are looking to receive the equipment in 2021 and by February 1, 2022 receive it’s first patient. She also informs the board that there will proper site logistics regarding traffic patterns for construction and deliveries and safety will be put in place.

Mr. Rivard states the applicant is not seeking any approvals for signage at this time and will submit a separate application in the future. He also states the complex provides community gathering spaces and walking trails throughout the campus. He also informs the board Virtua will be seeking ownership of the proton building in the future. Mr. Rivard agrees to comply with the affordable housing fee

 of 2 ½ %. He also states the center will be treating 16 patients per day, 2 per hour and that each treatment is about 30 minutes long.

Mr. Hyland states the proposal is consistent with the medical campus use and that the applicant will continue to comply with all previous conditions of the GDP approval.

The meeting was opened to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motions to grant Preliminary and Final Site Plan approval to permit the construction of an 8000 square foot Proton Therapy addition to the existing Health and Wellness building along with submission waivers with the following conditions/stipulations:

1. The applicant has agreed to comply with all the comments in the Board Engineer’s review letter dated October 24, 2019.
2. The applicant has agreed to comply with the Voorhees Environmental Commission‘s recommendation letter dated October 10, 2019.
3. The applicant has agreed to comply with the Fire Department’s email dated October 29, 2019.
4. The applicant has agreed to comply with all previous conditions of approval.
5. The applicant has agreed to obtain all outside agency approvals.
6. The applicant has agreed to comply with the affordable housing fee of 2 ½ %.

Seconded by Mrs. Sytnik. Motion carries by the following roll call vote:

AYES: Mr. Nicini, Mrs. Sytnik, Mr. Kleiman, Mr. Schallenhammer, Mr. DiNatale, Ms. Stroemel,

Mr. Fanelli

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

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 Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.