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**VOORHEES TOWNSHIP PLANNING BOARD MINUTES FEBRUARY 12, 2020\_\_\_**

Mr. Schwenke called the meeting to order and stated that the meeting 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. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr.Nicini, Mr. Brzozowski, Mr. Brocco,

Mr. Stein, Mr. DiNatale,

Absent: Mayor Mignogna, Mr. Ravitz, Mr. Kleiman, Mr. Kleinman, Mr. Schallenhammer

Also present was Mr. Chris Norman, Board Solicitor and Mr. Rakesh Darji and Mr. Luis Garcia Board Engineers

MEMORIALIZATION OF RESOLUTIONS

PARTNERSHIP FOR SUCCESSFUL LIVING

MINOR SITE PLAN

BLOCK 270; LOT 30

PC# 19-018

Motion to memorialize the resolution was made by Mr. DiNatale, seconded by Mr. Nicini. The motion carries by the following roll call vote:

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Brocco, Mr. Stein

ABSTAIN: Mr. Brzozowski

NAYS: None

APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the minutes dated January 22, 2020; seconded by

Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Brzozowski who abstained.

NEW BUSINESS

CONGREGATION BETH EL

CORRESPONDENCE- SOLAR INSTALLATION

8000 MAIN STREET BLOCK 207; LOT 4.19

PC# 20-011

Appearing before the board was Ms. Anne Cantwell, attorney, Mr. Josh Laster, applicant, Mr. Brian Hufe, engineer.

Ms. Cantwell gives a brief description of the application. She states the applicant is seeking to install a roof mounted solar system on the existing buildings at Congregation Beth El which is situated on a 11.73 acre site. Ms. Cantwell also informs the board there is no tree removal proposed with this application and that the applicant will comply with all the recommendations of ERI’s review letter dated February 12, 2020 and the Fire Marshalls email dated February 7, 2020.

Mr. Laster states the applicant’s proposal is part of the Congregation’s efforts to reduce energy costs and to be a responsible green energy consumer.

Mr. Hufe testifies that the proposal will provide electrical service for the Congregation Beth El and would require no tree removal. He states the panels are from Sunpower and are designed with a matte finish to absorb the sunlight and produce glare.

Mr. Darji reviewed his February 12, 2020 letter and stated the proposal is in compliance with the Township Ordinance.

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

Mr. DiNatale makes a motion to grant approval for the correspondence application to install a roof mounted solar system on the existing buildings at the Congregation Beth El with the following conditions /stipulations:

1. The applicant will comply with the Board Engineer’s review letter dated February 12, 2020.
2. The applicant will comply with the Fire Marshall’s review letter dated January 22, 2020.
3. The applicant will obtain proper permits and inspections and all outside agency approvals.

Seconded by Mr. Nicini. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Rashatwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schwenke

NAYS: None

VIRTUA-WEST JERSEY HEALTH SYSTEM, INC.

BLOCK 228; LOTS 7, 10 AND 12

AMENDED GENERAL DEVELOPMENT PLAN

PC 19-021

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

Mr. Chris Cirrotti, engineer.

Mr. Hyland states the applicant is proposing to incorporate Block 228; Lot 12,the proposed birthing center site and former Karen’s Furniture site, and Block 228; Lot 10, a former single family home which has been demolished, to the previously approved GDP since both properties are now owned by Virtua and are located within the Virtua Medical Campus. Mr. Hyland states that Virtua purchased the Karen’s Furniture property and has since demolished the building and that the property has remained vacant waiting to be developed. He informs the board that the original Developer’s Agreement had allowed for the addition of properties within the Virtua campus.

Mr. Rivard agrees to consolidate lots 10 and 12 into lot 7 as a condition of receiving the certificate of occupancy for the birthing center.

Mr. Hyland states the applicant has agreed to the comments in the February 7, 2020 Planning Board Engineer’s review letter.

The chairman opens the meeting to the public. Seeing no public comments Mr. Nicini motions to close public portion; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to grant approval to amend the General Development Plan to incorporate Block 228, Lots 10 and 12 with the following conditions /stipulations:

1. The applicant shall comply with all conditions of Resolution No. 07-042 granting General Development Plan Approval.
2. The applicant shall comply with all the requirements and conditions of the Medical Campus Overlay Ordinance.
3. The applicant will comply with all comments of the Planning Board Engineer’s review letter dated February 7, 2020.
4. The applicant shall consolidate Lots 12 and 10 into Lot 7 by recordation of a Deed of Consolidation at or prior to the applicant’s request for issuance of a Certificate of Occupancy for the proposed birthing center.

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

AYES: Mr. Nicini, Mr. Rashatwar, Mr. DiNatale, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schwenke

NAYS: None

VIRTUA- WEST JERSEY HEALTH SYSTEM

PRELIMINARY & FINAL SITE PLAN- BIRTHING CENTER

100 BOWMAN DRIVE

BLOCK 228; LOTS 7 & 12

PC 19-019

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

Mr. Christopher Cirrotti, engineer, Mr. David Shropshire, traffic engineer, Mr. Eugene Schaivo, architect, Ms. Lauren Ochs, Virtua Birthing Center.

Mr. Hyland gives a brief summary of the application. He states the Planning Board previously granted Amended GDP Approval to incorporate the subject property into the Virtua Medical Campus GDP which therefore eliminates any need for bulk variances or design waivers. Mr. Hyland also states the proposed birthing center will comply with the hospital use and with the zoning district. He also informs the board that the applicant has agreed to comply with the Board Engineer’s February 7, 2020 review letter, the Fire Marshall’s February 7, 2020 recommendations and the Environmental Commission’s February 12, 2020 memo.

Mr. Darji states that the recommendation for a Rain Garden was withdrawn based upon Mr. Cirrotti’s testimony regarding stormwater treatment of site runoff in the hospital stormwater facilities.

Ms. Oachs testifies on behalf of the application. She testifies that the birthing center is being proposed to provide a setting for those who want a more natural birthing experience. It will be an accredited midwifery-led childbirth center for patients with low risk pregnancies. The facility will have normal business hours of 8:30 AM to 4:30 PM with evening hours one night per week. The building would have two sides, a practice side and a birthing side. The practice side could accommodate up to 32 outpatients per day and the birthing side could accommodate three simultaneous laboring patients with a post- delivery stay no longer than 24 hours. The birthing center will be staffed on demand for the woman who is in labor who has contacted the midwife who is available 24/7, 365 days a year. The building will also have a community room which will be utilized for childbirth-education classes for patients only.

Ms. Oachs also states the approximate annual deliveries would be 275. She also states that in case of an unexpected emergency during labor the patient will be immediately transported to the hospital.

Mr. Rivard testifies on behalf of the application. He states that the applicant will comply with the COAH obligations. He also states the applicant will be extending the sidewalk in front of the property located on Route 73. Mr. Rivard informs the board there will be an emergency access route from the rear of the birthing center building to the hospital. He also states the birthing center will be a taxable space.

Mr. Cirrotti testifies on behalf of the application. He states patient drop off and pick up will occur at the entrance of the birthing center and the parking will consist of 30 spaces, 3 being ADA parking spaces and that there will be two large ambulance spaces at the rear of the building to allow quick access to Bowman Drive. He states the separate drive access to the birthing center is designed to prevent cut through traffic to the Hospital. The applicant has agreed to provide a tree removal plan and will comply with the tree compensation ordinance. Mr. Cirrotti informs the board that they have already received DOH, DCA, DOT, CCSC approval. He also states the applicant will obtain a LOI from the Camden County Planning Board. No signage was proposed at this time.

Mr. Schropshire testifies on behalf of the application. He states he conducted a traffic study and that the proposed increase in traffic counts during the peak hours 23-28 per day and are insignificant and that NJDOT Approval will be obtained.

Mr. Schaivo testifies the birthing center will be constructed with a residential building design rather than a hospital. The birthing rooms will have an outdoor patio and a generator will be installed to service the birthing rooms only and HVAC and other equipment for servicing the building will be on the roof out of public view.

Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Nicini motions to close public portion; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. DiNatale makes a motion to grant preliminary and final major site plan approval for the construction of a birthing center with the following conditions/stipulations:

1. The applicant will comply with all conditions of the Medical Campus Overlay Ordinance.
2. The applicant will comply with the recommendations in the Planning Board Engineer’s review letter dated February 7, 2020.
3. The applicant shall comply with the recommendations set forth in the VEC February 12, 2020 memo.
4. The applicant will comply with the Fire Marshall’s February 7, 2020 comments.
5. The birthing center shall be market based assessed for real estate tax purposes.
6. The applicant shall pay any required non-residential affordable housing fee.
7. The applicant shall consolidate Lots 12 and 10 into Lot 7 by recording a deed of consolidation at or prior to the applicant’s request for an issuance of a Certificate of Occupancy for the birthing center.
8. The applicant will provide a tree removal calculation and will comply with the Tree Compensation Ordinance.
9. The applicant will obtain all outside agency approvals.
10. The applicant will obtain a LOI from the Camden County Planning Board.

Seconded by Mr. Nicini. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Rashatwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schwenke

NAYS: None

There being no further business before the board, Mr. Schwenke adjourns 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.