

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. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Brzozowski, Mr. Stein,
Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Nicini, Mr. Kleinman, Mr. Brocco

Also present was Mr. Norman, Board Solicitor and Mr. Gary White, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

Schaeffer Land, LLC
Correspondence- Extension of Approvals
207 Kresson-Gibbsboro Road
Block 213.04; Lots 121, 122 & 124
PC 21-020

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

AYES:

ABSTAIN: Mr. Schallenhammer, Mr. Kleiman

NAYS: None

217 N. Rumson Ave, LLC
Minor Subdivision
Block 230.21; Lot 47.01
PC 21-018

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

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Schwenke

ABSTAIN: Mr. Rashatwar, Mr. Stein, Mr. Brzozowski, Mr. Kleiman

NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated July 28, 2021 was made by Mr. DiNatale; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Schallenhammer who abstained.

Motion to approve the minutes dated August 11, 2021 was made by Mr. DiNatale; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman and Mr. Schallenhammer who abstained.

Motion to approve the minutes dated August 25, 2021 was made by Mr. DiNatale; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Rashatwar, Mr. Kleman, Mr. Brzozowski, Mr. Stein who abstained.

NEW BUSINESS

VIRTUA- WEST JERSEY HEALTH SYSTEM INC
AMENDED SITE PLAN – SIGNAGE
200 BOWMAN DRIVE
BLOCK 228; LOT 7
PC# 21-021

Appearing before the Board is Mr. William Hyland, attorney, Ms. Julie Herb, Virtua, Ms. Kara Cornaglia, Virtua, Mr. Dennis O'Hara, Compass Sign

Mr. Hyland gives a brief summary of the application to amend their site plan to add three additional signs. He states Virtua received approval in October 2019 for the construction of the Penn Virtua Proton Radiation Therapy facility which is currently still under construction. Two of the requested façade signs are for this facility and will require variances. One variance is for the request of two façade signs on the building where one is permitted. The second variance is for the total square footage area of the signs which they are proposing 200 square feet where 150 square feet is the limit. Mr. Hyland states the size of the signs are appropriate with the size and façade of the building and is consistent with the current sign package.

Mr. Hyland states the third sign being requested is a free-standing monument sign which is at the entrance of the Eat Well facility located inside the Virtua campus. It has the name of the facility, the Virtua logo and a catch phrase which is the moto of the program. It is higher than the 3 feet which is permitted elsewhere throughout the campus and will be consistent with existing monument signage. Mr. Hyland informs the Board the Eat Well facility is located in the old Binder building which was acquired by Virtua some time ago. He states the sign will not be illuminated. Mr. Hyland presents Exhibit A1 which is the sign proposal.

Ms. Herb, Vice President of real estate and development, testifies on behalf of the application. She gives a brief summary of the application. Ms. Herb states that the Eat Well Mobile Grocery Store is the newest addition to Virtua's Eat Well initiative, the Mobile Grocery Store visits neighborhoods in Burlington and Camden counties that do not have access to healthy food options. She states NJ Transit donated a bus that was then renovated into the Eat Well Mobile Grocery Store. Ms. Herb informs the Board within the first 6 months there have been 1,762 transactions which is above the goal by 22%.

Ms. Herb gives a brief description of the Virtua Health Proton Project that sits on the south end of the campus and is an extension to their radiation and oncology department that exists in the Health and Wellness building. The Proton Therapy building will be the first in South Jersey and will be life saving to those who need treatment in the area. Ms. Herb shares a campus site plan with the Board highlighting the proton therapy building and eat well facility and gives a brief summary of both facilities.

Mr. O'Hara, Compass Sign, testifies on behalf of the application. He states the Eat Well monument sign will not be illuminated. He states this sign will require a variance for the height where 3 feet high is permitted and 5 feet is proposed. He states the proposed sign will be installed internally on the site n Bowman Avenue.

Mr. O'Hara states the proposed signage for the Proton Therapy facility will consist of individual LED letters and will be back lit. One sign will say Penn Medicine/Virtua Health Cancer Program and the other façade sign will state Proton Therapy Center and allows for a maximum of 28 letters for a Donor name above that. He states the lighting of the sign will be blue during the day and white at night which is consistent with the existing signage. Mr. O'Hara states there will be no glare produced by the proposed lighting.

Mr. White asks that the applicant submits an updated sign schedule. He reviews the variances requested and finds no issues with granting them due to the fact all signage proposed is consistent with the existing signage at the Virtua Campus.

Seeing no further comments Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Rashatwar.

Mr. DiNatale makes a motion to approve the Amended Site Plan application for the installation of two building mounted façade signs for Proton Therapy Center and one monument sign for the Eat Well facility located at the Virtua Hospital campus located at 200 Bowman Drive, Block 228; Lot 7 with the following conditions/stipulations:

1. The applicant has agreed to all comments in the Board Engineer's review letter dated September 20, 2021.
2. The applicant agreed to submit an updated sign table.

Motion seconded by Mr. Schallenhammer. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Rashatwar, Mr. Kleiman, Mr. Brzozowski, Mr. Stein, Mr. Schwenke

ABSTAIN: None

NAYS: None

EXECUTIVE SESSION- Discussion of litigation Dean Development v. Voorhees Township Planning Board

The meeting is closed to the public and goes into Executive Session.

Mr. Schwenke opens the meeting back up to the public. Seeing no public comments Mr. DiNatale makes a motion to close public portion, seconded by Mr. Rashatwar.

Seeing no further business Mr. Schwenke adjourns the meeting

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.