



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, June 1, 2020**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Chairman John Osorio at 7:35 PM.

**PLEDGE OF ALLEGIANCE:** Led by John Osorio.

**OPMA STATEMENT:** Read by John Osorio in compliance with the Sunshine Law and per the New Jersey Department of Community Affairs' (NJDCA) Guidance for Remote Public Meetings in New Jersey (N.J.S.A. 10:4-9.1 (P.L. 2020, c.11)).

**ROLL CALL**

- **Members in attendance:** Ann Madden Tufano; Michele Golkow; John Osorio; Sheila Griffith; Marlyn Kalitan; Sam Kates; and Alise Panitch.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Natalie Shafiroff, PP, AICP, Alternate Secretary; Jacob Richman, PP, AICP, Alternate Secretary; James Burns, Esq., Solicitor; and Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from May 18, 2020.* Marlyn Kalitan made a motion, which was seconded by Sheila Griffith, to adopt the Meeting Minutes from May 18, 2020. Affirmative votes by Tufano, Griffith, Kalitan, Kates, and Panitch. Minutes are approved.

**Agenda Items:**

**20-P-0003**

Block(s) 468.01 Lot(s) 17  
Zone: Industrial Restricted (IR)

**2090 Springdale Real Estate, LLC**

2090 Springdale Road  
Cherry Hill, NJ

*Relief Requested: A minor site plan with bulk (C) variances to construct an 843 SF addition to the existing Delaware Valley Urology medical office along with various site improvements.*

**Applicant's Representatives:** Jen Johnson, Esq. – Applicant's Attorney; Mike Thomas, PE – Applicant's Professional Engineer; Bill Oresick – Administrative Director at Delaware Valley Urology; Dan Dugan – VP of Dugan Construction Co. Inc.; Raymond Berry, RA – Applicant's Professional Architect; and Daniel Harrell – Project Executive at NELCO (builder).

**Exhibits Submitted:** A-1: Site Plan; A-2: Zoning Plan; A-3: Landscaping Plan; A-4: Turning Movement Plan; A-5: Aerial Photos & Site Location & Building Section; A-6: Existing Conditions & Proposed Addition; A-7: Exterior Elevations; A-8: Tenant Layout & Overall Floor Plan; A-9: Enlarged Floor Plan; A-10: Electrical Site Work; and A-11: Site Photos.

Ms. Johnson introduced the application and noted the applicant, Delaware Valley Urology, is request a minor site plan approval with bulk variances to construct an 843 SF addition to the existing medical office in order to provide an additional cancer treatment room. The proposal results in a net zero increase in impervious coverage and involves the removal of five (5) parking to reduce the total site's capacity down to 84 parking spaces from 89 parking spaces. Ms. Johnson said the addition would not increase the patient load; it will however increase treatment efficiency.

Mr. Harrell stated that his company, NELCO, provides construction management services and related professional services, specifically in constructing medical facilities. Mr. Harrell stated the addition, approximately 843 SF, will house a radiation therapy room to be installed by NELCO and will have an internal connection to the building (no outside access). Mr. Harrell stated the radiation emanating from the machine is contained within a shield mechanism and will be compliant from a safety standpoint and will be tested to ensure it's safe to operate.

Mr. Thomas submitted exhibit A-2 and gave an overview of the site area as well as explaining the size of the proposed addition (843 SF) to the north side of the building. Mr. Thomas explained they will be removing 5 parking spaces and relocating the sidewalk to accommodate the addition. Mr. Thomas stated that the proposed site work results in a net zero

increase in impervious coverage due to how they are relocating the sidewalk and landscaping. Mr. Thomas stated that existing grading/drainage patterns will remain in order to properly control stormwater runoff. Mr. Thomas submitted exhibit A-3 to show the overall landscaping for the site. Mr. Thomas explained that 2 trees need to be removed to accommodate the addition and that the trees will be relocated adjacent to nearby maintenance shed. The addition will also be accented by addition landscaping including shrubs and groundcover. Mr. Thomas submitted exhibit A-6 to show an elevation view of the proposed addition, it's location in relationship to the existing building, and a rendering of the proposed landscaping. Mr. Thomas stated that they eliminated the design waivers regarding the two-way drive aisle width and the cross-section detail of the asphalt pavement. Mr. Thomas explained they do have bicycle parking facilities but they still request waivers from a refuse storage area, a loading zone, and the throat length of the driveway. Mr. Thomas stated the applicant has obtain County approvals. Mr. Thomas submitted exhibit A-1 to show how the utilities will be reworked and confirmed that ADA provisions will remain unchanged but that they are already compliant. Mr. Thomas also detailed how the drainage on-site will be managed.

Mr. Berry submitted exhibit A-9 and detailed the proposed floor plan for the cancer treatment room and the internal connection to the addition. There will also be some mechanical room upgrades and an internal control room in order to supplement to the new treatment room. Mr. Berry submitted exhibit A-7 to show the design, color, and materials of the proposed addition which is intended to match the existing colors and materials of the existing medical office. Mr. Berry stated a parapet wall on the addition will screen the rooftop mechanical equipment. There will also be a new chiller installed next to the proposed addition. Mr. Berry stated that there will be wall-mounted LED lights installed on the addition but no signage. Mr. Berry submitted exhibit A-10 to showcase the proposed lighting plan and noted the wall-mounted lighting will be mounted 10' high.

Mr. Oresick noted that the medical office is a radiation cancer treatment facility, specializing in urology cases, and they house machines that radiate cancer cells. They currently have one (1) treatment machine and they are now proposing a second machine to help with the influx of patients as they do treatments from 6am to midnight. The additional machine would hopefully reduce their operating hours from 7am to 7pm, according to Mr. Oresick. Mr. Oresick stated that this will cut down on patient wait time and would give the facility an additional treatment room, which is particularly necessary if one machine requires service. Mr. Oresick confirmed that there will not be an increase in patients, only an increase in efficiency and a decrease the load on a single treatment machine. Mr. Oresick stated that employees on the max shift will decrease due to decrease in treatment hours. Mr. Oresick submitted exhibit A-3 to show the location of patient and employee parking. Mr. Oresick noted they have three (3) entrances to the building and the addition is located most closely to the employee entrance as opposed to the patient entrance. Mr. Oresick stated that if both machines are operating at full capacity (which is unlikely) they may see a smaller increase (20%) in patient load but Mr. Oresick expects 5 to 6 patient per hours on one machine while the other only sees 1 to 2 patients per hour. Mr. Oresick believes the parking capacity is sufficient and notes there is usually 25 to 40 empty parking spaces for the whole building at any given time. Mr. Oresick stated he doesn't see any impacts to the other two medical offices (Millennium Surgical Center and Sprains, Strains, and Fractures) as none of the users are high volume practices. Mr. Oresick stated he has never heard a complaint regarding a lack of parking on the site. Mr. Oresick confirmed the urology office sees patients by appointment only. Mr. Oresick stated they only get infrequent deliveries by box trucks that deliver office and medical supplies and laundry with said deliveries coming through the employee entrance. Mr. Oresick stated they don't really utilize the storage shed on site except as sometimes as a storage area. Mr. Oresick confirmed the safety protocols involving the use of their cancer treatment machine (aka linear accelerator).

Mr. Dugan stated he handles property maintenance and management on the subject site. Mr. Dugan believes parking is adequate on the site.

**Public Discussion:** None.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Ann Madden Tufano, to approve the application. Affirmative votes by Tufano, Golkow, Osorio, Griffith, Kalitan, Kates, and Panitch. The application is approved.

A recess was called by Chairman Osorio at 8:55pm. The meeting resumed at 9:02pm.

**19-P-0035**

Block(s) 289.05 Lot(s) 3

Zone: Professional Office (O3)

**Brown Dog Holding, LLC**

2420 Church Road

Cherry Hill, NJ

*Relief Requested: A preliminary & final major site plan with bulk (C) variances to construct an addition onto an existing professional office building which is currently occupied by Quality First Solutions. Specifically, the applicant proposes to construct a 1,200sf first floor addition and a 946sf second floor addition along with a parking lot expansion and various site improvements.*

**Applicant's Representatives:** David Shafkowitz, Esq. – Applicant's Attorney; Michael Galante, PE – Applicant's Professional Engineer; Jeff King, RA – Applicant's Professional Architect; and Jennifer Bailey – Applicant/Director of Operations for Quality First Solutions.

**Exhibits Submitted:** A-1: Aerial Photograph; A-2: Demolition Plan; A-3: Site Photographs; A-4: Landscaping Plan; A-5: Elevation Plan; A-6: Floor Plan.

Mr. Shafkowitz introduced the application and gave an overview of the site area and zoning district. Mr. Shafkowitz noted the site was converted from a residential home to an office facility which is presently occupied by Quality First Solution. Mr. Shafkowitz explained that the business has grown and they are in need of an office expansion to the existing 2,400 SF building amounting to 1,200 SF on the first floor and 946 SF on the second floor (for a total of 4,546 SF). Mr. Shafkowitz stated that the applicant is proposed to expand the parking lot as part of the development application. Mr. Shafkowitz stated they are requesting variances for parking (18 spaces were 17 is the maximum permitted and for a 10' ROW setback where 20' is required). Mr. Shafkowitz stated they will be able to comply with the professional review letters that were previously issued.

Mr. Galante submitted exhibit A-1 to illustrate the site location from an aerial perspective as well as to showcase the existing site conditions. Mr. Galante stated they surrounding area contains a mix of zones and uses due to the site's proximity to the Church Road/Route 38 circle. Mr. Galante submitted exhibit A-2 to show the layout of the existing site and the location of the stream and its associated buffer to the west of the existing building. Mr. Galante noted there is an existing vegetative buffer in this area. Mr. Galante noted the current parking configuration can only accommodate 8 vehicles. Mr. Galante submitted exhibit A-3 to show existing photographs of the site from Oak Avenue and noted the existing abandoned shed along Oak Avenue is being removed, as well as photographs from the Church Road perspective. Mr. Galante stated the shed will become an informal driveway parking area for employees. Mr. Galante stated the existing freestanding sign is being relocated but no changes are being made to the sign contents. Mr. Galante stated they will also be making the site ADA compliant.

Mr. Galante submitted exhibit A-4 to show the proposed site improvements including the proposed addition, new parking areas, and rain gardens/landscaping. Mr. Galante reiterated that the employee parking area will be access off of Oak Avenue and has been designed to look like a residential driveway as it is adjacent to residential properties and will accommodate 3 of the sites 18 parking spaces. Mr. Galante highlighted the location of the extent of stream buffer and affirmed that no improvements other than a rain garden will occur within the stream buffer. This includes one (1) parking space closest to the stream buffer which is proposed as a compact car parking space so it would not impact said buffer. Mr. Galante detailed the proposed landscaping enhancements as well as lighting which is low height, residential in character lighting fixture. Mr. Galante stated there will also be motion-sensor wall-mounted lights. Mr. Galante stated ADA on-site is being improved by way of a switchback ramp leading from the parking lot to the finished 1<sup>st</sup> floor of the building. Mr. Galante stated he does not anticipate a major increase in traffic as they only predict an additional 4 to 6 employees. Mr. Galante diagrammed the drainage patterns as well as noting that water quality in the stream will be maintained by way of a rain garden. Mr. Galante confirmed that the lights will be on timers on glare will be reduced due to the low mounting height of the fixtures. Mr. Galante stated that the 13.32 SF freestanding sign is being relocated along Church Road and it will be in a compliant location. Ms. Bailey responded to a question concerning trash removal and lighting. Ms. Bailey stated that a cleaning service comes and takes care of trash removal and that the site only generates minimal trash as it's a small office operation. Ms. Bailey confirmed they have not had light glare issues.

Mr. Galante noted that all tree removal will be replaced in-kind. Mr. Galante went through the requested variances related to parking (number and ROW setback). Mr. Galante stated there will be 8 employees and 2 owners as well as 4 to 6 1099 employees. With additional hiring expected if the application is approved, the applicant sees the need for 18 spaces as opposed to the maximum of 17 that is permitted. Mr. Galante believes the benefits of the parking space requiring a ROW setback outweighs any detriments due to the parking needs for the business. Mr. Galante stated he does not foresee any major traffic issues/conflicts as a result of the proposed application. Mr. Galante agreed to work with Township's professional on any necessary landscaping and lighting revisions. Mr. Galante stated they have an LOI application and Flood Hazard Area Verification to NJDEP and NJDEP determined the applicant needs to do a stream study. Mr. Galante confirmed that he will copy the Township on any application to and responses from NJDEP. Mr. Galante confirmed they have a meeting before the County Planning Board next month and the applicant believes they can comply with their comments.

Mr. King referred to exhibit A-3 and gave a description of the existing building's architecture, colors, and materials. Mr. King submitted exhibit A-5 to detail via the elevation renderings how the new addition will blend, in a complementary way, into the existing building. Mr. King affirmed that the design will keep the site's residential character. Mr. King submitted exhibit A-6 and gave a breakdown of the existing floor plan and proposed floor plan taking into account the proposed addition.

Ms. Bailey stated that she is the principal of the applicant, Brown Dog Holding, LLC, and the tenant, Quality First Solutions. Ms. Bailey gave a background regarding the history of Quality First Solutions and noted that the business has been growing. Ms. Bailey stated that she purchased the subject building in 2017 and they have outgrown the existing office space. Ms. Bailey stated that she operates a healthcare consulting company that assist hospitals in cost management. This includes, for example, assisting hospitals with purchasing PPE. Ms. Bailey confirmed the employee count testified to by Mr. Galante. Ms. Bailey stated she wants to expand their internship program as well as bring in one employee per year for the next 4 to 5 years to assist with their growing operations. Hours of operation are 9am to 5pm. Ms. Bailey stated she hasn't experienced traffic issues on site and confirmed trash generation is minimal. Deliveries are via Amazon style deliveries or office supply deliveries. Ms. Bailey stated that they have not had clients come to their site as they travel to their client's offices. Ms. Bailey stated they rarely have a vendor come to the office. Ms. Bailey confirmed her 5 1099 employees who have staggered hours presently and Ms. Bailey hopes to have 1 or 2 interns on-site.

**Public Discussion:** None.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Michele Golkow, to approve the application. Affirmative votes by Tufano, Golkow, Osorio, Griffith, Kalitan, Kates, and Panitch. The application is approved.

**Resolutions:**

**8752.005 (Phase 3B2)**

Block(s) 55.01 Lot(s) 3

Zone: Regional Business (B4) Zone

**Commerce Center at Cherry Hill, LLC**

650-850 Garden Park Boulevard

Cherry Hill, NJ

*Relief Requested: An amended General Development Plan (GDP) to permit an additional 16,992 SF of retail and various site improvements in addition to the previously approved components as follows: a 154,109 SF retail store (Costco Wholesale) (clarified to actually be 155,1466 SF inclusive of the exterior wall space); a 16,008 SF pad site building; a conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); and a 4,501 SF of retail store (liquor sales) attached to the CostCo, for Phase 3B at Garden State Park. This includes the reconfiguration of the previously approved 16,008 SF pad site building into a 29,700 SF building for two (2) retail tenants (Duluth Trading Company in the 10,000 SF space and an unknown retailer in the 19,700 SF space) as well as an additional 3,300 SF pad site (unknown retailer).*

**Motion to Ratify:** Following the review of the resolution, John Osorio made a motion which was seconded by Sam Kates, to memorialize the resolution. Affirmative votes by Tufano, Golkow, Osorio, Griffith, Kalitan, and Kates. The resolution is memorialized.

**8752.005 (Phase 3B2)**

Block(s) 55.01 Lot(s) 3

Zone: Regional Business (B4) Zone

**Commerce Center at Cherry Hill, LLC**

650-850 Garden Park Boulevard

Cherry Hill, NJ

*Relief Requested: An amended preliminary and final major site plan with bulk (C) variances, including sign variances, to permit an additional 16,992 SF of retail and various site improvements in addition to the previously approved components as follows: a 154,109 SF retail store (Costco Wholesale) (clarified to actually be 155,1466 SF inclusive of the exterior wall space); a 16,008 SF pad site building; a conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); and a 4,501 SF of retail store (liquor sales) attached to the CostCo, for Phase 3B at Garden State Park. This includes the reconfiguration of the previously approved 16,008 SF pad site building into a 29,700 SF building for two (2) retail tenants (Duluth Trading Company in the 10,000 SF space and an unknown retailer in the 19,700 SF space) as well as an additional 3,300 SF pad site (unknown retailer).*

**Motion to Ratify:** Following the review of the resolution, John Osorio made a motion which was seconded by Michele Golkow, to memorialize the resolution. Affirmative votes by Tufano, Golkow, Osorio, Griffith, Kalitan, and Kates. The resolution is memorialized.

**19-P-0022**

Block(s) 512.01 Lot(s) 1

Zone: Shopping Center Business (B3)

**New Jersey Restaurants, LLC**

2005 Route 70 East

Cherry Hill, NJ

*Relief Requested: A preliminary & final major site plan with bulk (C) variances to construct a drive-through restaurant with accessory onsite parking, signage and various site improvements.*

**Motion to Ratify:** Following the review of the resolution, John Osorio made a motion which was seconded by Ann Madden Tufano, to memorialize the resolution. Affirmative votes by Tufano, Golkow, Osorio, Griffith, and Kalitan. The resolution is memorialized.

**Meeting Adjourned:** at 10:21 PM.

**ADOPTED:** 6/15/20

*John H. Osorio*  
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**JOHN OSORIO, CHAIRMAN**

**ATTEST:**

*Cosmas Diamantis*  
\_\_\_\_\_  
**COSMAS DIAMANTIS, ESQ.**  
**PLANNING BOARD SECRETARY**