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PLANNING BOARD
Monday, August 17, 2020
APPROVED MINUTES

OPENING: The meeting was called to order by Acting Chairman Sam Kates at 7:33 PM.

PLEDGE OF ALLEGIANCE: Led by Sam Kates.

OPMA STATEMENT: Read by Sam Kates 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; Steve Musilli; Michele Golkow; Sheila Griffith; Marlyn Kalitan; and Sam Kates.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Natalie Shafiroff, PP, AICP, Alternate Secretary; Jacob Richman, PP, AICP, Alternate Secretary; James Burns, Esq., Solicitor; and Jeremy Noll, PE, CME, CPWM, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from August 3, 2020. Michele Golkow made a motion, which was seconded by Ann Madden Tufano, to adopt the Meeting Minutes from August 3, 2020. Affirmative votes by Tufano, Golkow, Griffith, Kalitan, and Kates. Minutes are approved.

Agenda Items:

18-P-0020

Charles W. Foulke, Jr.

Block(s) 137.01 Lot(s) 1, 2, 3, and 4
1708 Route 70 West, 1313 Wynwood Ave,
1315 Wynwood Ave, and 1205 Chambers St
Zone: Highway Business (B2)
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances and lot consolidation to demolish the existing residential structures, consolidate three (3) lots (Lots 2, 3 and 4) into the primary lot (Lot 1), and develop seventy-five (75) new employee parking spaces for the Cherry Hill Triplex along with various site improvements.

CONTINUED FROM THE AUGUST 3, 2020 PLANNING BOARD MEETING

Applicant's Representatives: Kevin Sheehan, Esq. – Applicant's Attorney; Larry DiVietro, PE – Applicant's Professional Engineer; Andrew Hogg, PE – Applicant's Professional Engineer; David Horner, PE, PTOE – Applicant's Professional Traffic Engineer; and Charles W. Foulke, Jr. – Applicant & Owner.

Exhibits Submitted: A-1: Overall Site Plan Rendering; A-2: Test Drive Track; A-3: Overall Site Plan; A-4: New Parking Lot Plan; A-5: Landscape & Lighting Plan; and A-6: Existing Conditions & Demolition Plan.

Mr. Sheehan appeared before the Board to request that the application Charles W. Foulke, Jr. (#18-P-0020) be adjourned to the September 8, 2020 Planning Board meeting in order to allow the applicant additional time to address concerns raised by residents at the prior hearing. Mr. Kates acknowledged that no new notice will be required to be given by the applicant and that the application will be continued to Tuesday, September 8, 2020.

20-P-0010

Block(s) 342.02 Lot(s) 1 & 2
Zone: Highway Business Zone (B2)

101 Route 70, LLC

101 Route 70 East
Cherry Hill, NJ

Relief Requested: A Minor Site Plan with Bulk (C) Variances to permit the operation of a dental practice called, Lakeview Dental Care of Cherry Hill, along with associated site improvements. The site was previously approved for a yogurt shop (#12-P-0041), however, the property was never occupied as the required site improvements were not fully completed.

Applicant's Representatives: Michael Coluzzi, Esq. – Applicant's Attorney; Robert Clerico, PE – Applicant's Professional Engineer; Mark Trimbath, AIA – Applicant's Professional Architect; and Dr. Eric Forte – Applicant.

Exhibits Submitted: A-1: Minor Site Plan; A-2: Floor Plan; A-3: Front & Left Side Elevations; A-4: Rear & Right Side Elevations; A-5: Applicant's Response Comments Letter; and A-6: CCSCD Correspondence.

Mr. Coluzzi introduced the application involving a request for minor site plan approval with bulk (C) variances (including existing nonconforming conditions) to permit a dental practice, Lakeview Dental Care of Cherry Hill, to operate at the subject site. Mr. Coluzzi gave an overview of the site area and noted that the applicant acquired the property in 2019. Mr. Coluzzi provided a history of the development approvals at the site including approvals under #12-P-0041 to permit a yogurt shop on the site. It was explained that the prior applicant began work on the site but vacated prior to completing all of the required site work. Mr. Coluzzi stated that his client understands that he will have to complete the site improvements as part of any condition of approval. Mr. Coluzzi provided a broad overview of the proposed dental practice which has other locations in the surrounding area. Mr. Coluzzi noted for the record that the proposed use of the site as a dental practice is a permitted use. Mr. Coluzzi stated on the record the requested bulk variances (including existing nonconforming conditions) and design waivers being requested and noted that the only new variance is related to the total parking count of 18 spaces where 29 spaces are required. Mr. Coluzzi addressed outside agency approvals and noted that they do not require an updated NJDOT access permit approval based upon the existing site conditions and proposed use. Furthermore, the applicant will only require an exemption letter from the Camden County Soil Conservation District (CCSCD) as noted in Exhibit A-6. Lastly, Mr. Coluzzi clarified that the Gross Floor Area (GFA) of the building is 4,972 SF.

Dr. Forte stated that he currently has one of his dental practices in Cherry Hill and seeks to relocate that practice to the subject site for the purposes of having a better facility for his patients and employees. Dr. Forte described the type of dental procedures his practice undertakes. Hours of operations are 7:30am to 7:30pm on Monday through Friday and every other Saturday from 8:00am to 1:00pm. There will be 1 to 2 doctors plus 1 to 2 hygienists, 1 to 2 assistants, and 1 to 2 office staff, while seeing approximately 1 to 3 patients per hour; however, some of the business operations are in flux due to COVID-19 restrictions. Dr. Forte stated they are currently on the lower side of capacity due to COVID-19. Dr. Forte stated that even in normal times, they do not see bottlenecks of appointments and that patient flow is normal. Dr. Forte described the process of designing the interior of the building to meet their needs and confirmed that treatment areas will only occur on the first floor while the basement will be restricted to employees and storage. Dr. Forte stated that he believes even when fully staffed (8 employees on site), it would still leave 10 parking spaces for customers to allow for the number of patients they see per hour and potential overlaps. Dr. Forte affirmed that they will have a maximum of two (2) doctors on site and stated that he believes even at max capacity of patients, they will still have a surplus of parking spaces available on-site. Dr. Forte stated that the additional parking requirement from the Zoning Ordinance comes from having to include the basement area in the parking calculation; however, that area is just for employees and storage and does not affect patient capacity. Dr. Forte stated that deliveries come once per day by a USPS (or similar) and does not see any delivery vehicles causing any obstructions. Dr. Forte stated that trash pickup will be once or twice a week but that he can schedule it so that it does not conflict with peak patient appointments. Mr. Kates noted that there are 7 treatment rooms and Dr. Forte stated that this is so they can clean the rooms while other rooms are in use so as to prevent backups with there expected 1 to 3 patients per hour.

Mr. Clerico noted for the record that he was the Engineer for the prior applicant for the site, WTF Yogurt (#12-P-0041), but was not involved with the construction phase. Mr. Clerico submitted Exhibit A-1 and went over the proposed Minor Site Plan while referencing their response comments to the Department of Community Development's letter dated July 17, 2020 via Exhibit A-5. Mr. Clerico stated that the parking spaces that were constructed were supposed to be 9' wide as opposed to the 8' that was constructed as shown on the existing conditions plan in Exhibit A-1. Mr. Clerico addressed the counter-clockwise circulation pattern on the site and the driveway accesses off of Route 70 and Kenwood Drive. Mr. Clerico noted that the site was granted a prior NJDOT access permit approval. Mr. Clerico stated that the permit is still valid provided the trip generation does not increase above a certain threshold to which the applicant will remain under the threshold; therefore, no new permit is required from NJDOT. Mr. Clerico noted the existing non-conforming conditions and as well as the drive aisle widths. Mr. Clerico noted that through restriping that the regular parking spaces will be 9' x 21' except for one (1) compact car parking space (requiring design waivers) along the eastern drive aisle. Mr. Clerico went over the landscaping and lighting plan that is to be installed and noted that the applicant will be replacing dead planting species where existing. Mr. Clerico noted that the parking allotment would be sufficient if you were to remove the basement square footage from the parking calculation. Mr. Noll noted that many of their comments have been addressed but asked the applicant to address how they can repair some of the asphalt that is in disrepair without having to rip out all of the asphalt. Mr. Clerico agreed with Mr. Noll's recommendations regarding seal coating and striping the parking lot where necessary. Mr. Clerico affirmed

he will comply with all comments from the Planning Board Engineer's review letter and agrees to conduct and pass a night light function test. The applicant also agreed to all comments in the Department of Community Development review letter.

Mr. Trimbath submitted Exhibits A-2, A-3, and A-4 and discussed the layout of the floor plan. Mr. Trimbath described the treatment rooms and reception area on the first floor as well as the basement which will have an employee lounge, storage space, and mechanical rooms. Mr. Trimbath described the elevations of the building and noted the existing structure will remain albeit with color changes and minor façade alterations including removing and relocating windows to align with the proposed treatment rooms and a relocated door to provide a second means of egress. Mr. Trimbath detailed the proposed façade signage which will be compliant in terms of location (one on the Route 70 frontage and one on the Kenwood Drive frontage) as well as size. Mr. Trimbath stated that the signs will be backlit and Dr. Forte stated that they will be designed as channel letters while the logo will be royal blue and yellow.

Public Discussion: None.

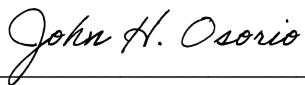
Motion: Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Michele Golkow, to approve the application. Affirmative votes by Tufano, Musilli, Golkow, Griffith, Kalitan, and Kates. The application is approved.

Resolutions:

None.

Meeting Adjourned: at 9:00 PM.

ADOPTED: 9/8/20



JOHN OSORIO, CHAIRMAN

ATTEST:



COSMAS DIAMANTIS, ESQ.
PLANNING BOARD SECRETARY