



PLANNING BOARD
Monday, August 4, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Vice-Chairperson John Osorio at 7:30pm

PLEDGE OF ALLEGIANCE: Led by Vice-Chairperson Osorio.

OPMA STATEMENT: Read by Vice-Chairperson Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carole Roskoph; John Osorio; Carolyn Jacobs; Kevin McCormack; Hugh Dougherty; Larry Terry; Gina LaPlaca; Moly Hung; and Marlyn Kalitan.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Lorissa Luciani, PP, AICP, Deputy Director; Jim Burns, Esq., Solicitor; and Jacob Richman, Planning Technician.

Comments from the Public not related to tonight's agenda: None.

ADMINISTRATIVE ITEMS

Adoption of Meeting Minutes from July 21, 2014: Hugh Dougherty made a motion, which was seconded by Carole Roskoph, to adopt the Meeting Minutes from July 21, 2014. Affirmative votes by Osorio, Dougherty, Roskoph, McCormack, Terry, Hung, and Kalitan. Minutes are approved.

AGENDA ITEMS

Agenda Item 1:

Recommendations for an Area in Need of Rehabilitation at Kennedy Hospital

Block(s) 343.01 Lot(s) 6, 7, 8, 9, & 10
Zone: Institutional (IN) Zone

2201 Chapel Avenue West
Cherry Hill, NJ

Exhibits Submitted:

None

Discussion: Recommendations on whether to designate Kennedy Hospital as an Area in Need of Rehabilitation.; located at 2201 Chapel Avenue West, Cherry Hill, New Jersey (Block 343.01 Lots 6-10). The property is owned Kennedy University Hospital, Inc.

Application was represented by:

- Bob Melvin – Principal, GroupMelvinDesign

Bob Melvin, of GroupMelvinDesign, was sworn in as the expert witness in providing the details for the recommendations for the Area in Need of Rehabilitation for Kennedy Hospital. Specifically, Bob Melvin testified that he created the recommendations based on his rehabilitation investigation as shown in his report, dated August 1, 2014, that was provided to the Board prior to this meeting. Mr. Melvin began his testimony on his report by first describing the Kennedy Hospital campus site which is located on the corner of Chapel Avenue and Cooper Landing Road. Mr. Melvin stated that the purpose of the investigation was to determine if rehabilitation of the site would prevent further deteriorations and promote the overall development of the community. To be designated as a rehabilitation site, one (1) of six (6) criteria must be met. Mr. Melvin argued that Kennedy Hospital meets three (3) of the six (6) criteria to be designated a rehabilitation site as outlined in the Local Housing and Redevelopment Law. Those criteria that Mr. Melvin argued that Kennedy Hospital fell under were, (1) a significant portion of structures therein are in a deteriorated or substandard condition; (2) there is a pattern of vacancy, abandonment or underutilization of properties in the area; and (3) a majority of water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair.

Mr. Melvin proceeded by going through each noted criterion and explained how the Kennedy Hospital campus exhibits the abovementioned conditions. For the first criterion, it was testified that Kennedy Hospital is in substandard condition due to the outdated fenestration, floor plan, and ceiling height among other reasons which disallows Kennedy Hospital to operate as a more modern medical facility. In the second criterion, Mr. Melvin stated that there is a pattern of underutilization in that the current configuration of the hospital does not allow for additional square footage to be added in an integrated pattern and thus has poor interior circulation. Lastly, Mr. Melvin detailed the aging infrastructure in the third criterion specifically testifying that the water and sewer system exceeds 50 years in age and does not meet capacity demands. It is for these reasons, Mr. Melvin stated, that he believes that this site meets the criteria to be designated as an Area in Need of Rehabilitation. Furthermore, Mr. Melvin argued that rehab would improve the hospital, prevent further deterioration, and meet the future needs of its patients.

The Planning Board and Mr. Melvin then engaged in discussion about the merits of the plan and the criteria that was testified to. It was also clarified that the plan Mr. Melvin presented is considered a draft plan until the Planning Board renders a decision regarding the plans recommendations to Township Council. Furthermore, it was clarified that the plan is not for Kennedy Hospital but just a potential designation of the site.

Public Discussion: Seeing none, Vice-Chairperson Osorio closed that portion of the meeting.

Motion: Following the reiteration of the criteria and details of Mr. Melvin's presentation by Solicitor Burns, John Osorio made a motion, which was seconded by Carole Roskoph, to approve the Area in Need of Rehabilitation Plan. Affirmative votes by Osorio, Roskoph, Jacobs, McCormack, Dougherty, Terry, LaPlaca, Hung, and Kalitan. The Plan is approved unanimously.

Agenda Item 2:

Recommendations for the Adoption of a Redevelopment Plan for Kennedy Hospital

Block(s) 343.01 Lot(s) 6, 7, 8, 9, & 10

2201 Chapel Avenue West

Zone: Institutional (IN) Zone

Cherry Hill, NJ

Exhibits Submitted:

None

Discussion: Recommendations on whether to adopt a Redevelopment Plan for Kennedy Hospital; located at 2201 Chapel Avenue West, Cherry Hill, New Jersey (Block 343.01 Lots 6-10). The property is owned Kennedy University Hospital, Inc.

Application was represented by:

- Bob Melvin – Principal, GroupMelvinDesign

Following the Planning Board's approval to designate the Kennedy Hospital site as an Area in Need of Rehabilitation, Mr. Melvin proceeded by presenting a Redevelopment Plan (draft dated August 1, 2014 and previously provided to the Board) for Kennedy Hospital. The goal of the plan, presented by Mr. Melvin, is to create a modern internal campus for Kennedy Hospital along with a number of proposed improvements. Among these proposed improvements are a new hospital tower, new surface and structured parking, a new main entrance and lobby, a new medical office building, and various landscaping, stormwater, and buffering enhancements. To create a more improved internal campus, Mr. Melvin proposed new bulk standards to the site to be applied through a new overlay zone. This overlay zone will guide how setbacks will be ordered based upon the internal roadway system. Mr. Melvin mentioned that an improved internal roadway system will prevent additional curb cuts on public roads. In addition to lot requirements, Mr. Melvin touched upon the bulk standards that would govern this overlay zone. These bulk standard elements include guidelines for sustainable design elements, buffering, drainage, circulation, loading, lighting, facilities, parking, utilities, signage, phasing, lot line adjustment, and cross easements. Of note in the discussion on bulk standards were the sustainable design incentives. Mr. Melvin also discussed how engineering will calculate the type of traffic impact there will be during construction once plans are submitted.

As a housekeeping note, Mr. Melvin stated that the Redevelopment Plan focuses on lots 8 through 10 and that nothing is currently proposed to lots 6 and 7 at the back of the property. If plans are eventually developed for lots 6 and 7, Kennedy Hospital would need to come to the Planning Board to get amended plan approval.

Discussion then ensued between Mr. Melvin and the Planning Board. The Department of Community Development staff noted that the Planning Board is voting on whether to recommend these standards to Township Council who will then decide whether to adopt the plan by ordinance. Lastly, Mr. Melvin testified that the Redevelopment Plan is consistent with the goals of the Township and County Master Plans as well as the State Plan.

Public Discussion: Seeing none, Vice-Chairperson Osorio closed that portion of the meeting.

Motion: Following the reiteration of the criteria and details of Mr. Melvin's presentation by Solicitor Burns, John Osorio made a motion, which was seconded by Carolyn Jacobs, to approve the adoption of a Redevelopment Plan for Kennedy Hospital. Affirmative votes by Osorio, Roskoph, Jacobs, McCormack, Dougherty, Terry, LaPlaca, Hung, and Kalitan. The Plan is approved unanimously.

Resolution 1:

14-P-0003

Block(s) 342.15 Lot(s) 42
Zone: Limited Office (O1) Zone

South Jersey Medical Center

1401 Route 70 East
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances to install a 60 SF multi-tenant monument sign and a 4.5 SF façade (awning) sign.

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Carolyn Jacobs made a motion which was seconded by Hugh Dougherty, to memorialize the resolution for South Jersey Medical Center. Affirmative votes by Roskoph, Osorio, Jacobs, Dougherty, Terry, LaPlaca, Hung and Kalitan. The resolution is memorialized.

Resolution 2:

14-P-0015

Block(s) 436.03 Lot(s) 19
Zone: Residential (R10) Zone

MS Handicapped Housing, Inc. (MSAA Commons)

1240 Marlkrass Road
Cherry Hill, NJ

Relief Requested: A minor site plan with bulk (C) variances to construct a 666 SF community room addition in the side yard on the existing concrete patio.

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Larry Terry made a motion which was seconded by Kevin McCormack, to memorialize the resolution for M.S. Handicapped Housing, Inc. Affirmative votes by McCormack, Roskoph, Osorio, Dougherty, Terry, Hung and Kalitan. The resolution is memorialized.

Resolution 3:

14-P-0012

Block(s) 500.01 Lot(s) 11
Zone: Industrial Restricted (IR) Zone with a Restricted Business (IR-RB) Overlay Zone. Cherry Hill, NJ

Lazgor, LLC

1005 Astoria Blvd

Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct a 19,128 SF (17,500 SF gross leasable area [GLA]), one-story office building.

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Hugh Dougherty made a motion which was seconded by Carole Roskoph, to memorialize the resolution for Lazgor, LLC. Affirmative votes by McCormack, Roskoph, Osorio, Dougherty, Terry, Hung and Kalitan. The resolution is memorialized.

Resolution 4:

Recommendations for an Area in Need of Rehabilitation at Kennedy University Hospital

Block(s) 343.01 Lot(s) 8, 9, & 10
Zone: Institutional (IN) Zone

2201 Chapel Avenue West
Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, John Osorio made a motion which was seconded by Carole Roskoph, to memorialize the resolution to recommend to Township Council that Kennedy Hospital be designated as an Area in Need of Rehabilitation. Affirmative votes by Osorio, Roskoph, Jacobs, McCormack, Dougherty, Terry, LaPlaca, Hung, and Kalitan. The resolution is memorialized.

Resolution 5:

Recommendations for the Adoption of a Redevelopment Plan for Kennedy University Hospital

Block(s) 343.01 Lot(s) 8, 9, & 10
Zone: Institutional (IN) Zone

2201 Chapel Avenue West
Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, John Osorio made a motion which was seconded by Larry Terry, to memorialize the resolution to recommend the Redevelopment Plan for Kennedy Hospital to Township Council. Affirmative votes by Osorio, Roskoph, Jacobs, McCormack, Dougherty, Terry, LaPlaca, Hung, and Kalitan. The resolution is memorialized.

Meeting Adjourned: at 8:46 PM.