



**PLANNING BOARD**  
**Monday, October 6, 2014**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Vice-Chairperson John Osorio at 7:38pm

**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; Carolyn Jacobs; John Osorio; Kevin McCormack; Larry Terry; Sam Kates; Gina LaPlaca; Moly Hung; and Marlyn Kalitan.
- **Professionals in attendance:** Paul Stridick, Director of Community Development; Lorissa Luciani, Deputy Director; Jim Burns, Esq., Solicitor; Bob Hunter, Planning Board Engineer; and Jacob Richman, Planning Technician.

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

**ADMINISTRATIVE ITEMS**

Vice-Chairperson Osorio announced that the vote on whether to approve meeting minutes from the August 18, 2014 and from the September 15, 2014 Planning Board meetings would be postponed to the October 20, 2014 meeting of the Planning Board.

**AGENDA ITEMS**

**Agenda Item 1:**

**14-P-0020**

Block(s) 343.01 Lot(s) 8-10  
Zone: Institutional (IN) Zone

**Kennedy University Hospital**  
2201 Chapel Avenue West  
Cherry Hill, NJ

*Relief Requested: Preliminary and Final Major Site Plan to redevelop and rehabilitate the Kennedy University Hospital campus and make various improvements including a new medical office building, a new parking pavilion, and a new entrance lobby.*

**Exhibits Submitted:**

- A: Aerial Photograph of the Kennedy Hospital Campus
- B: Phase I Improvements Rendering
- C: Aerial Photograph of the Campus and surrounding area

**Discussion:** Applicant Kennedy Property Corp., applied for Preliminary and Final Major Site Plan approval to redevelop and rehabilitate the Kennedy University Hospital campus and make various improvements including a new medical office building, a new parking pavilion, and a new entrance lobby; located at 2201 Chapel Avenue West, Cherry Hill, New Jersey (Block 343.01 Lots 8-10). The property is owned by Kennedy University Hospital, Inc.

Application was represented by:

- Bob Mintz, Esq. – Attorney for the Applicant
- Thaddeus Przybylowski – Architect from Ewing Cole
- John Gerbner – Architect from Ewing Cole
- Angela Barnshaw – Chief Administrative Office from Agent 06, LLC
- Lisa Dutterer – Vice President of Operations for Kennedy Hospital
- Larry DiVietro – Engineer from Land Dimensions Engineering
- Ahmad Tamous – Engineer from Land Dimensions Engineering
- Dave Horner – Traffic Consultant from Horner & Canter

Bob Mintz, Esq. introduced the application and explained the prior approval for the Kennedy Hospital Rehabilitation Plan by the Planning Board and Township Council. Mr. Mintz explained that the focus of the application tonight is to consider preliminary and final major site plan approval with bulk variances for Phase I of the hospital's proposed campus improvements. Specifically, the improvements of Phase I would be focused on lots 8, 9, and 10. Among the proposed improvements are a new out-patient building, a new multi-story lobby, a new multi-story parking facility, and a new main entranceway. The only variance being sought is to permit a residential buffer without a fence and without the appropriate land, where a fence is required for inclusion within a residential buffer. The buffer being referred to is with the adjacent assisted living facility to the south. Mr. Mintz stated that construction on the hospital will not impact this facility. Additionally, no new signage is proposed at this time. Lastly, Mr. Mintz submitted exhibited A and B showing photographs of the site and elevation renderings, respectively.

Thaddeus Przybylowski of the architecture company, Ewing Cole, appeared before the Board to give an overview of the site and its characteristics. Mr. Przybylowski explained that one of goals of this development is to make the site more ADA accessible. Of note, is that the site sits 5 feet below the grade of the adjacent roadways (Chapel Avenue and Cooper Landing Road). Mr. Przybylowski testified that the applicant will align the site with the adjacent roadways in order to help with ADA accessibility and general visibility. Another main feature of the plan is to create more greenspace and landscaped areas by eliminating some of the surface parking. Mr. Przybylowski then went into detail about the newly proposed buildings including a new outpatient pavilion (5 levels with 102,000 SF), the new parking garage (which can hold 700 vehicles), and a new entrance lobby (which will have vertical articulation and include a new meeting area). The existing Medical Office Building (MOB) will be demolished. Lastly, Mr. Przybylowski gave an overview of the architectural details proposed as well as showed various elevations of how the property will look once the construction is complete. He noted that the outpatient pavilion will be approximately 75 feet tall. In order to confirm that what Mr. Przybylowski was accurate, John Gerbner, also of Ewing Cole, testified that the testimony provided by Mr. Przybylowski was accurate.

Larry DiVietro of Land Dimensions Engineering was the next witnesses called. Mr. DiVietro reiterated Kennedy Hospital's designation as an Area in Need of Rehabilitation and noted that a number of site improvements are proposed. Of note are the new integrated traffic circulation design and the various stormwater management improvements. Mr. DiVietro also showed on a colored site plan what buildings are being marked for demolition and what areas on the campus will have new construction. Furthermore, the applicant will be eliminating curb cuts along Cooper Landing Road and will only have one curb cut along Chapel Avenue which will serve as the main/primary circulation entrance and one curb cut on Cooper Landing Road directly across from Valley Run Drive, which will serve as the back entrance. New signalizations are proposed at Chapel Avenue and Marlboro Road as well as at the Cooper Landing Road curb cut (which will link with Valley Run Drive). In regard to stormwater management, the proposed improvements will purportedly reduce stormwater runoff as compared to the existing stormwater management system in place. Mr. DiVietro mentioned that all bulk requirements are being met except for the buffer fence which he believes will not negatively impact the Zone Plan nor will it negatively impact the Assisted Living Facility as there will be sufficient landscape buffering in its place. The overall Phase I plan will be constructed and bonded under one phase but that construction will be done incrementally. Mr. DiVietro testified that adequate parking will be provided during construction. Specifically, employees will park off-site at the Impacting Your World Church down Chapel Avenue where a shuttle will ferry employees back and forth between the lot and the hospital. Mr. DiVietro noted that while a bike lane will be constructed along Cooper Landing Road, there is no current plan to build one along Chapel Avenue. Mr. DiVietro did agree to work with Community Development to come up with a solution to providing a safe and adequate bike lane along Chapel Avenue. Lastly, Mr. DiVietro mentioned that the applicant is contemplating using LED lighting throughout the site and that the applicant will install six (6) electric vehicle (EV) charging station (per the Kennedy Hospital Rehabilitation Zoning Ordinance standards).

David Horner of Horner & Canter appeared as the traffic expert for the applicant. Mr. Horner affirmed that he prepared the Traffic Impact Study for this project. Mr. Horner stated that the proposed light at Cooper Landing Road will help consolidate traffic. Furthermore, the Chapel Avenue entrance will become a right in and right out only entranceway instead of its current left hand turn out possibility. The proposed traffic signal at Marlboro Road and Chapel Avenue will handle Cherry Hill West High School related traffic. It was testified that both proposed traffic signals will adequately handle the expected increases in traffic stemming from the expansion of Kennedy Hospital. The loading dock on-site will be centrally located which will help make deliveries smoother. The location of the parking garage near Cooper Landing Road will divert traffic away from Marlboro Road, thus lessening the impact upon the boundary between the hospital and the high school. Ms. Luciani noted that the applicant will be required to submit an air quality impact statement per the zoning ordinance which requires an impact statement when 300 or more new parking spaces are proposed. This shall be a condition of approval. Mr. Hung suggested directional signage on-site so that customers can safely and effectively access the site. Mr. DiVietro noted that that would be a consideration when the applicant comes back for signage approvals. Mr. DiVietro also stated that the emergency drop-off entrance along Chapel Avenue is not changing but that circulation in and out of that area will be addressed when signage is proposed at a later time.

Angela Barnshaw, a licensed real estate broker, appeared before the Board to comment on the real estate effect of this proposal. Ms. Barnshaw stated that commercial development has an effect of increasing residential property values and foresees Kennedy Hospital's proposed campus improvements increasing residential property values of homes in the immediate vicinity of the hospital. Mr. Barnshaw sees no negative impacts on nearby residences due to this proposed development.

Lisa Dutterer, Chief Administrative Office for Kennedy Hospital, was called to testify in regard to the hospital's operations. Ms. Dutterer first gave an overview of the site's history and the types of care the hospital provides. Ms. Dutterer mentioned that the proposed improvements represent a \$55 million investment. The hospital currently employs over 900 people and anticipates addition construction jobs and hospital jobs as a result of this proposed development. Kennedy Hospital wants to update their building so that it has more modern facilities as the current facilities are outdated and can't provide modern healthcare services efficiently. With the new development, new subspecialties can be added to the facility, including a wound care ward (not a trauma ward). Phase II, which is not being proposed tonight, will provide new in-patient facilities. Ms. Dutterer said that the hospital is not currently considering a Helipad/Med-Evacuation facility at this time. While construction is taking place, a shuttle will bring employees from the designated off-site parking lot to the hospital. The proposed loading dock will make unloading of goods more efficient. Ms. Dutterer then went into detail about the trash removal operations and area as well as food deliveries. Deliveries will come during off-peak hours, not during peak hours or school opening/closing hours. It was stated that emergency and lab services will remain until the completion of Phase I. Ms. Dutterer testified further about the existing services the hospital offers and how certain services will be rearranged at the completion of Phase I. In regard to the proposed parking garage, usage of the garage will be free for all visitors, patients, and employees. It is expected that the light signalization improvements will be made during the summer so as to not disrupt the high school next door.

Larry DiVietro appeared before the Board again to go through Community Development's review letter and reiterated points made during the prior testimony as well as stating where the applicant is agreeable to the comments in the review letter. Mr. DiVietro also stated that the applicant will provide pedestrian access from Chapel Avenue to the hospital's main entrance. The applicant will look at the condition of the sidewalks around the property and make repairs as necessary. It was agreed that Community Development would have administrative review over this item. Mr. DiVietro then went through the design waivers related to landscaping, lighting, and circulation. Bob Mintz jumped in briefly in regard to the scarce resource constrain and stated that he is currently working with Phil Caton, to resolve this issue. Mr. DiVietro continued his testimony and stated that all rooftop equipment will be screened from the perspective at the edge of the property boundaries. Lastly, Mr. DiVietro touched upon the underground stormwater management system.

Ahmad Tamous, of Land Dimensions Engineering, came before the Board to answer Ms. Roskoph's question regarding how stormwater runoff will be handled near the high school and elementary school nearby. Mr. Tamous said that the new stormwater management system design will capture a majority of the run-off and store it underground. Exhibit C was then presented to the Board and used to illustrate where on the site that stormwater will be flowing. Mr. Tamous testified that the system will reduce stormwater above all major storm event requirements. ERI will work with the applicant in implementing the stormwater management plan and the applicant will be required to obtain County approval as a required condition of approval.

Larry DiVietro then stepped back up to the podium to finish testifying. Mr. DiVietro stated that the construction staging area will be located at the southeast corner of the site along Cooper Landing Road. A temporary entrance to hospital will be constructed during construction to the west of existing MOB. Mr. DiVietro clarified that permits will need to be obtained for the stormwater collection and water treatment aspects of the plan as well as for sewer extension connections. Lastly, the applicant understood that they will need to get temporary parking permits every 30 days while the off-site parking for employees is being used.

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

**Motion:** Following the reiteration of the approval being sought, the improvements being proposed, the provided testimony, the variance, and the conditions imposed upon the application by Solicitor Burns, Carole Roskoph made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Roskoph, Osorio, Jacobs, McCormack, Terry, Kates, LaPlaca, Hung, and Kalitan. The application is approved unanimously.

**Resolutions:**

**10-P-0052**

Block(s) 288.02 Lot(s) 6

Zone: Highway Business (B2) Zone

*Relief Requested: A request for an extension of major site plan approval for Cherry Hill Nissan's commercial vehicle sales and showroom site.*

**Cherry Hill Nissan, Inc.**

2318 Route 38

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution and all of its conditions by the Cherry Hill Nissan, Inc. Affirmative votes by McCormack, Roskoph, Osorio, Kates, LaPlaca, and Hung. The resolution is memorialized.

**14-P-0022**

Block(s) 437.02 Lot(s) 13, 14 & 16

Zone: Institutional (IN) Zone

**Bethel Baptist Church**

1704 & 1720 Springdale Road

Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances to develop a 10,085+/- square foot building addition for a multi-purpose room and various site improvements.*

**Motion to Ratify:** Following the review of the resolution and all of its conditions by the Planning Board, Sam Kates made a motion which was seconded by Moly Hung, to memorialize the resolution for Bethel Baptist Church. Affirmative votes by McCormack, Roskoph, Osorio, Kates, LaPlaca, and Hung. The resolution is memorialized.

**Meeting Adjourned:** at 9:35 PM.