



**PLANNING BOARD**  
**Monday, August 21, 2017**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Vice-Chairman Hugh Dougherty at 7:40 PM.

**PLEDGE OF ALLEGIANCE:** Led by Hugh Dougherty.

**OPMA STATEMENT:** Read by Hugh Dougherty in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Carolyn Jacobs; Hugh Dougherty; Moly Hung; Sam Kates; Marlyn Kalitan; Alise Panitch; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from August 7 2017.* Sam Kates made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from August 7, 2017. Affirmative votes by Jacobs, Hung, Kates, Kalitan, and Panitch. Minutes are approved.

Prior to the first agenda item, Ms. Panitch recused herself from the application due to a conflict of interest.

**Agenda Item 1:**

**16-P-0033**

Block(s) 287.05 Lot(s) 1  
Zone: Institutional (IN) Zone

**Politz Day School of Cherry Hill**

720 Cooper Landing Road  
Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances to expand the Politz Day School of Cherry Hill via a 7,263 SF (footprint), 2-story classroom and multi-purpose room/gymnasium addition along with various site improvements.*

**Applicant's Representatives:** Rhonda Feld, Esq. – Applicant's Attorney; Joel DeFraytas, PE – Applicant's Engineer; Sean Weinberg – VP Politz School; Philip Coons, RA – Applicant's Architect; and David Shropshire – Applicant's Traffic Engineer & Planner.

**Exhibits Submitted:** A-1: Revised First Floor Layout; A-2: Color Renderings; P-1: Photograph from 6 Laurel Terrace; P-2: Photograph from sunroom of 6 Laurel Terrace; and P-3: Letter from Politz Day School to Republic Waste.

Ms. Feld introduced the application for the proposed classroom and gymnasium/multi-purpose room addition to the Politz Day School and gave an overview of the subject site. Ms. Feld explained that other than their continued request for a parking variance, all other variances are pre-existing nonconforming conditions not to be impacted by their application. Ms. Feld added that the site has sufficient parking for the intended uses.

Mr. Weinberg described the Politz Day School's operations and noted that school is in session from September to June with classes starting as early as 7:30am and going to 4pm with after care following until 6pm. The start of the school day is staggered with pre-school children starting at 7:30am and Kindergarten through 8<sup>th</sup> grade starting at 8:30am. Mr. Weinberg noted that the school currently does not have a gymnasium and that when they received a prior approval to build the gymnasium, they did not have the funds to complete that portion of the project. Mr. Weinberg explained that recreation currently takes place behind the existing building but that they lack options for recreation during the winter and inclement weather. Mr. Weinberg noted that there are currently 196 enrolled students (there were 193 students when the application was originally filed) and the student population is spread out across the grades. In regard to the modes of transportation used by students to get to the Politz Day School, Mr. Weinberg stated that it includes a combination of carpooling, drop-offs, walking (which constitutes a significant amount overall), and via school bus (but only for

Kindergarten through 8<sup>th</sup> grade students). Due to the staggered start times for pre-school and Kindergarten through 8<sup>th</sup> grade, students are arriving at different times, thus lessening the traffic impact.

Mr. Weinberg stated that there are 22 full-time and 30 part-time employees and those employees arrive at school via different modes of transportation. Mr. Weinberg stated that the school has not had a parking problem. In terms of the layout of the proposed addition, the first floor is to consist of flex space (a/k/a "maker's space"), three (3) classrooms, resource rooms, and administrative offices. Mr. Weinberg explained that the flex space is important for their teaching model. The second floor will consist of a multi-purpose room/gymnasium with 195 seats. Mr. Weinberg noted that the school will host occasional evening events and that a good turnout usually involves 40 parents (with only 20 parents at graduation). Mr. Weinberg stated that he expects to add ten (10) additional students to the overall student population but that this will not require the need for additional employees. Deliveries to the site only consist of basic office supplies. Mr. Weinberg stated that the synagogue operates from Friday night through the weekend when the school is not in session. The synagogue has a 478 seat capacity but that they average 75-100 people for services. The synagogue is managed by the Rabbi, assistant Rabbi, and office manager.

Mr. DeFraytas noted that the Politz Day School received its original approval back in 2001 and that the approval included a gymnasium in Phase II of the school's development. The gymnasium was not built due to funding issues. Mr. DeFraytas gave an overview of the site and the surrounding residential area as well as an overview of the site circulation and associated parking areas. Mr. DeFraytas discussed the function of the adjacent detention basin and then went through the pre-existing nonconforming conditions related to the residential buffer setback, the residential parking setback, street frontage, and parking (89 total parking spaces). Mr. DreFraytas noted that the 7,263 SF 2-story addition is being placed on an existing play area at the back of the site. Mr. DeFraytas affirmed that there are no proposed changes in the access points to the site but that they are proposing new landscaping (replacing dead & dying trees and infilling in other areas) as well as retrofitting the existing outdoor lights. The applicant agreed to work with the Department of Community Development and the Planning Board Engineer on the species and location of the infill landscaping. Mr. DreFraytas stated that there are no significant changes in the stormwater management plan and that the existing detention basin can accommodate the needs of the site. Roof drains from the proposed addition will be connected underground. The applicant agreed to replace/repair any fencing along their property lines as needed. Mr. DeFraytas stated that he believes the addition is sufficient for the school's needs. The applicant stated that they would like to keep their remaining paved outdoor play space as it is home to an outdoor basketball court which is utilized by the older kids.

Mr. Coons submitted exhibit A-1 and explained that while changes to the first floor plan have been made (in terms of total number of proposed classrooms – 3) the footprint of the proposed addition remains unchanged. Mr. Coons gave an overview of the proposed addition's layout, ADA access, and security. Mr. Coons also discussed the multi-purpose room/gymnasium on the second floor. Mr. Coons described the colors and materials of the proposed addition via exhibit A-2. Rooftop mechanical equipment will be located on the top of the first floor bump out and will be adequately screened. Mr. Weinberg stated that they are not married to the proposed colors as they may reface the existing building as well. The applicant stated that they are amenable to the colors of the proposed addition and will work with the Department of Community Development to ensure the building has more context/cohesiveness in terms of colors and materials.

Mr. Shropshire discussed the parking requirements for the school, daycare, and synagogue. Mr. Shropshire noted that 270 parking spaces are required where there are 89 existing parking spaces. Mr. Shropshire stated that based upon their traffic counts, the peak parking demand equals 42 cars which occurs between the hours of noon and 2:30pm. Mr. Shropshire stated that the increase in ten (10) students may result in the need for two (2) additional parking spaces resulting in a new peak demand need of 44 spaces; however, the site can accommodate this change as there are 89 parking spaces. In regard to a question concerning peak parking demand during the High Holidays, Mr. Weinberg stated that congregants are primarily walking to synagogue.

**Public Discussion:** Mr. Joseph Cameron of 6 Laurel Terrace stated that he is concerned about the noise, particularly from students and rooftop mechanical equipment, coming from the subject site and submitted exhibit P-1 and P-2 which contained photographs from his property looking towards the Politz Day School. Solicitor Burns explained that the purpose of the gymnasium is to bring more kids inside and Mr. Cameron requested that the school possibly erect a fence around the outdoor play area to help reduce potential noise.

Ms. Ruth Poh of 2104 Acqueduct Lane stated that she supports the application as it is benefit to the kids and stated that she believes there is adequate parking; however, Ms. Poh stated she is concerned about the proposed color scheme of the building and that it should be more muted and blended and that it should not stand out. Ms. Poh also noted here concerns about potential noise impacts from the rooftop mechanical equipment, concerns about drainage, and dead trees.

Mr. James Poopert of 12 Laurel Terrace stated that he is concerned about congregants parking on Laurel Terrace and noise coming from the site (from the students and during trash pick-up). Mr. Poopert submitted exhibit P-3 which contained a letter from the synagogue to Republic Waste Services advising the trash removal company to only pick up

trash during permitted hours. Mr. Poopert stated that the issue seems to have since been resolved. Mr. Weinberg ensured the Board that they recognize the issue and will continue to monitor any problems. Mr. Pooper stated that a sound dampening fence would help reduce noise. Lastly, Mr. Poopert stated that he is concerned about lights shining into the neighborhood.

Ms. Barbara Gluck of 415 Hialeah Drive stated that she wanted to know whose responsibility it is to install and maintain landscaping buffer areas and lighting. A discussion ensued regarding these provisions of the Zoning Ordinance.

Ms. Shari Goldberg of 7 Isaac Lane noted that during the approval for the synagogue's mikvah that the fence and landscaping that is currently installed around the perimeter of the site was approved by the Board. Ms. Luciani added that the applicant is adding additional infill landscaping in the residential buffer area.

Ms. Janice Lahuta of 445 Hialeah Drive echoed similar concerns with regard to the color scheme of the proposed building and potential noise impacts.

Ms. Feld noted that the applicant held a neighborhood meeting the week prior to the meeting and that some of these items noted by the public were addressed at that meeting. Mr. Weinberg stated that children will be inside more of the time as they will utilize the proposed gymnasium. Mr. Weinberg added that when kids go outside to the outdoor play area that they will reduce the amount of kids outside at any given time. Mr. Weinberg affirmed that they sent a letter to Republic Waste Services concerning the issue with the trash pick-up time and if problems persist, they will find a new company to pick up their trash. With regard to lighting, Mr. Weinberg stated the applicant will put shields on the existing wall-mounted lights in order to reduce light spillage. Mr. Weinberg affirmed that the rooftop mechanical equipment will be screened by a parapet or similar sound blocking wall. Ms. Feld went through the Planning Board Engineer's review letter will comply with all comments except as noted on the record. The applicant also agrees to a night light function test. Ms. Feld went through the Department of Community Development's review letter and will comply with all comments (including planting evergreen's at a 6' planting height). Lastly, the applicant agreed to work with the Department of Community Development on infill landscaping.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Carolyn Jacobs made a motion, which was seconded by Sam Kates, to approve the application with the conditions as stated. Affirmative votes by Jacobs, Hung, Dougherty, Kates, Kalitan, and Griffith. The application is approved.

Prior to starting the second agenda item, Ms. Panitch returned to Planning Board meeting.

**Agenda Item 2:**

**17-P-0016**

Block(s) 149.01 Lot(s) 13

Zone: Highway Business (B2) Zone

*Relief Requested: A minor site plan with bulk (C) variances to convert a vacant personal service use into a pediatric urgent care medical office building (PM Pediatrics) along with various site improvements.*

**Delta Interiors Construction, Inc.**

828 Haddonfield Road

Cherry Hill, NJ

**Applicant's Representatives:** Robert Mintz, Esq. – Applicant's Attorney; John Kornick, PE – Applicant's Engineer; and David Biehl – PM Pediatrics.

**Exhibits Submitted:** A-1: Witness Authorization Letter dated 8/21/17; and A-2: Color Site Plan Rendering with Aerial Photograph.

Mr. Mintz submitted exhibit A-1 and gave an overview of the subject site and surrounding area. Mr. Mintz explained that the existing building was once a Hollywood Tans and that the building will undergo major façade and site improvements for the purpose of opening a pediatric urgent care.

Mr. Biehl reiterated that the proposed use is a pediatric urgent care only (not a pharmacy) and that no appointments are necessary. Mr. Biehl explained that most urgent cares do not see children. The urgent care will be open from noon to midnight on Monday through Saturday and noon until 10pm on Sunday. There will be 4 to 7 employees on the max work shift and that peak hours are generally before and after dinner time on weekdays and early on weekends. There will be no ambulances going to the site. The building is approximately 5,000 SF and will have 10 exam rooms. There will be adequate seating for patients and wait times are typically 8 to 10 minutes.

Mr. Kornick submitted exhibit A-2 and gave an overview of the site and prior usage of the site. Mr. Kornick explained that peak times for the pediatric urgent care are different from other uses in the immediate area and that the use will generate approximately 20 trips per day. Mr. Kornick went through the pre-existing nonconforming conditions pertaining to lot coverage, open space coverage, residential buffering, and residential parking setback and explained that they will not be exacerbated. Mr. Kornick detailed the proposed re-facing of the building in order to modernize its look in terms of

materials, color, and architectural design. Mr. Kornick stated that the site currently has 43 parking spaces but it will be reduced down to 36 spaces for the purpose of providing more open space and that there will still be sufficient parking. Mr. Kornick discussed the functionality of the 15' wide rear yard drainage easement in that it is an underground pipe. Mr. Kornick added that the easement is within the residential buffer so they are limited in what they can plant there because they do not want roots interfering with the pipe. Mr. Kornick stated they plan to construct a 6' tall vinyl fence in the residential buffer area; however, Ms. Luciani stated they are more looking for a "Lourdes" style fence which consists of horizontal board-on-board wood fencing. Mr. Kornick stated that they prefer to stick with vinyl due to maintenance concerns with the wood fence. The applicant agreed to work with the Department of Community Development and the Planning Board Engineer on the landscaping in the residential buffer and along Haddonfield Road. Mr. Kornick discussed the proposed lighting (with shields) and that it will not impact the property behind the site. They will also be removing PSE&G's halogen lights. Mr. Kornick affirmed that the trash enclosure will be able to accommodate the site's trash & recycling needs and that the trash enclosure will be updated to comply with current Zoning Ordinance requirements. Medical waste will be stored internally and picked up by a licensed hauler. Trash pickup will be restricted to 7am to 10pm in compliance with the Camden County Noise Ordinance. Staff will be directed to park in the rear of the site and a parapet will screen the rooftop mechanical equipment.

Mr. Kornick detailed the pediatric urgent care's proposed signage plan. Mr. Kornick explained that the freestanding sign is to be re-faced with an address feature to be installed on top of the existing sign. A discussion ensued regarding the necessity of the height of the sign. Mr. Kornick stated that they can comply with the sign text area for the freestanding sign. Mr. Kornick discussed the proposed façade signage and the requested variance. Mr. Kornick noted how the office use is more limited with regard to the size of the façade signs as compared to retail uses. After discussion, Mr. Kornick stated that they will eliminate the proposed façade sign on the north elevation and then discussed how façade signs are important for identification, especially when dealing with a busy adjacent roadway (Haddonfield Road) when trying to identify the urgent care center. Mr. Kornick stated that he believes the proposed window graphics are necessary as they let customers know what services they provide especially when a pediatric urgent care use is not common. The window graphics also provide privacy for patients sitting in the waiting room. Multiple Planning Board members stated that the graphic stating "Open Every Day Until Midnight" is the most important but that it would work better on the freestanding sign. Mr. Kornick stated that the graphic stating "X-Ray and Lab On-Site" is also important but that they could do away with the graphics stating "Pediatric Urgent Care" and "No Appointment Necessary."

Mr. Biehl stressed the importance of their proposed signage as it identified their services which can be very helpful to parents and kids in distress. The Planning Board discussed removing the window graphics and replacing them with a perforated film for privacy. A discussion of the possibility of installing a monument sign instead of a freestanding sign ensued. Following the discussion, Mr. Mintz stated that they will remove the window graphic signs and will look at redesigning the freestanding sign into a monument sign with some of the window graphic language. Mr. Mintz added that they will provide conforming signs or come back for variances. A discussion concerning the façade signs resumed and Mr. Kornick noted that a retail use would be permitted larger façade sign as compared to an office use. Mr. Kornick noted that while their pediatric urgent care falls under an "office" use, it is not a typical office style use. The Planning Board stated that they are generally in favor of the 67 SF south elevation façade sign provided the north elevation sign is removed.

Mr. Kornick went through the Department of Community Development's and ERI's review letters and discussed utilizing landscaping islands instead of striped islands in a few locations throughout the site. The applicant agrees to a night light function test and affirmed no floodlights will be utilized. The applicant will work with the Camden County Planning Board with regard to turning movements along Haddonfield Road. The applicant will pin the concrete wheel stops to the ground and will utilize stamped pavement at the entrance. The trash enclosure will be reconstructed to code and landscaped appropriately. The applicant will install bollards only in the rear of the property with concrete wheel stops being utilized elsewhere. Open space will be increasing by 1.7%, thus improving the existing nonconformity. A discussion ensued concerning a wood fence versus a beige vinyl fence and it was agreed that a beige vinyl fence would be acceptable.

**Public Discussion:** None

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Moly Hung made a motion, which was seconded by Carolyn Jacobs, to approve the application with the conditions as stated. Affirmative votes by Jacobs, Hung, Dougherty, Kates, Kalitan, Panitch, and Griffith. The application is approved.

**Resolution:**

**06-P-0029**

Block(s) 55.01 Lot(s) 1

Zone: Regional Business (B4)

*Relief Requested: A request for a second one (1) year extension of approvals for the OTB site on the former Garden State Racetrack site.*

**GS Park Racing, LP**

2200 Route 70 West

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Moly Hung made a motion which was seconded by Sam Kates, to memorialize the resolution for GS Park Racing, LP. Affirmative votes by Jacobs, Hung, Dougherty, Kates, Kalitan, Panitch, and Griffith. The resolution is memorialized.

**17-P-0014**

Block(s) 53.01 Lot(s) 3  
Zone: Highway Business (B2) Zone

*Relief Requested: A minor site plan with bulk (C) variances to relocate Whole Hog Café into a portion of the existing Wine Legend store (divide space) along with various site improvements.*

**WHC Cherry Hill, LLC**

1811 Route 70 West  
Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Moly Hung made a motion which was seconded by Sam Kates, to memorialize the resolution for WHC Cherry Hill, LLC. Affirmative votes by Jacobs, Hung, Kates, Kalitan, and Panitch. The resolution is memorialized.

**16-P-0039**

Block(s) 595.02 Lot(s) 1  
Zone: Shopping Center Business (B3) Zone

*Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct a 2,587 SF drive-through Panda Express restaurant along with various site improvements and signage.*

**Cherry Hill, UE, LLC**

500 Route 38  
Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Moly Hung made a motion which was seconded by Sam Kates, to memorialize the resolution for Cherry Hill UE, LLC. Affirmative votes by Jacobs, Hung, Kates, Kalitan, and Panitch. The resolution is memorialized.


**Meeting Adjourned:** at 11:42 PM.

**ADOPTED:** 9/5/17

**ATTEST:**



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**LORISSA LUCIANI, PP, AICP**  
**PLANNING BOARD SECRETARY**



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**JOHN OSORIO, CHAIRMAN**