

Borough of Woodbury Heights Planning/Zoning Board
500 Elm Avenue Woodbury Heights, New Jersey 08097

JUNE 7TH 2010 MINUTES

The meeting was called to order at 7:02 pm by Chairman Phalines. He asked that all rise and pledge allegiance to the flag. He announced that the meeting conformed to the 'Open Public Meetings Act.'

Roll Call found the following present; Mr. Conley, Mr. Flynn, Mr. Packer, Mr. Deeck, Councilman Scull, Mr. Baresich, Mr. Holmstrom, Mr. Hart, Mr. Smith and Mr. Phalines. Absent were Mayor Elton, Mr. Martino and Mr. Lunn. Also, present was Gerald Sinclair, Board Solicitor, Tiffany CuvIELLO, Board Planner, Mark Brunermer, Board Engineer and Don Edwards, Engineer. Chairman Phalines announced that he wanted to make the members of the Board and applicant aware to please speak clearly and into the microphone one at a time as it would make it easier for the secretary to do the minutes.

The minutes of the April 5th meeting were approved on a motion made by Councilman Scull, seconded by Mr. Conley and roll call vote as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mr. Deeck, yes, Councilman Scull, yes, Mr. Baresich, abstained, Mr. Holmstrom, yes, Mr. Hart, yes, Mr. Smith, yes and Chairman Phalines abstained. The minutes of the May 3rd meeting were approved on a motion made by Mr. Conley, seconded by Mr. Deeck and roll call vote as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mr. Deeck, yes, Councilman Scull, abstained, Mr. Baresich, abstained, Mr. Holmstrom, yes, Mr. Hart, yes, Mr. Smith, yes and Chairman Phalines, yes.

Chairman Phalines then acknowledged Mr. Sinclair for a solicitor's report. Mr. Sinclair stated that he had nothing for this evening.

Application 2010-005: American Commercial Development for amended site plan and sign variances. Chairman Phalines invited Brian Schaffer of Dembo & Saldutti who is the attorney for American Commercial to step forward. Before proceeding, Chairman Phalines asked Mr. Sinclair if all was in order. Mr. Sinclair stated that he received and reviewed the notices and found all to be in order and the Board has jurisdiction to hear the application. Mr. Schaffer introduced Mr. Ragan and stated that Mr. Ragan would introduce those present from the University of Penn Medicine. He also requested that they be sworn in collectively. Mr. Ragan, of 30 Jackson Road, Medford, NJ proceeded to introduce the

following; Mr. Ron Barg, President of Penn Medicine, Ms. Karen Slover, Director of the Critical Care Health Program, Mr. Dave Thompson, who is the project manager and Michael Stein of Compass Signs. Mr. Sinclair asked that they please rise to be sworn in. Chairman Phalines stated that he is very pleased with the progress at the site and is grateful to Mr. Ragan and Penn Medicine for choosing to locate in Woodbury Heights. Mr. Ron Barg, stated he is the Executive Director of CCA, which is a community based practice for the University of Pennsylvania, Michael Stein, of Compass Sign Company, 3920 Nebraska Street, Levittown, Pa, Dave Thompson, Penn Medicine and Karen Slover, Director of Hospice University of Penn Medicine. Rick Ragan stated that they are here to go over items that were discussed at the May 3rd meeting. #1 being the increase in square footage from 7500 to 8800, #2 the signage, #3 the rear entrance to the building and #4 some technical issues from our professionals review letters. Mr. Ragan started with the additional square feet to 8800 with an elevation where it shows they are adding a canopy and two doors. He noted that another question raised was the disposal of medical waste. He asked Mr. Barg to address that issues and he stated that they use a company called Steri (?) Cycle. He stated that the two services in the rear will be physical therapy & occupational therapy and administrative offices for Hospice & Home Health Care. Mr. Barg stated that there will be no patients there. Mr. Conley clarified that the physical & occupational will have patients. Mr. Barg stated correct. Mr. Brunermer asked for clarification for the waste. Mr. Barg stated that the medical waste is kept inside in a locked area and that it is picked up once a week. Ms. CuvIELLO asked for more detail on the therapy offices as to the amount of patients and if they will be parking or being dropped off. Mr. Barg stated roughly 2800 to 3500 visits per year for physical therapy. Mr. Barg stated that they are mostly the same patient doing multiple sessions. Ms. CuvIELLO asked what the hours of operation were going to be. Mr. Barg stated that he was not really sure and Ms. Slover interjected that the hours of operation are daily with one evening extended to 8 pm and once they establish a base, in around six months, they will do a Saturday morning session from 8-12. Ms. CuvIELLO proceeded to do the math and figured that they would have approximately 70 to 80 patients per day. Mr. Deek corrected her stating that it would be per week, not per day. Of course everyone chuckled at her math. Mr. Phalines stated that using Ms. CuvIELLO formula, Mr. Ragan would probably want to review the lease agreement. (Lots of laughter) Mr. Conley asked if the new section would be connected to Penn Medical and Mr. Barg said yes on the inside. Mr. Ragan stated he would like to address the non medical waste. He stated that the dumpster would have been where the additional space is being added to the building. He pointed out that he would like to make the masonry enclosure 8 feet high so that no one would have to see the trash containers. He stated that there would be two bins inside, one for trash

and one for recyclables. Ms. CuvIELlo states that she sees the reason for putting it at the back instead of close to the buildings. Mr. Phalines asked if Mr. Brunermer would like to comment on that. Mr. Brunermer states his concern is the odor. He feels that if it is not picked up in a timely matter the smells would affect the residents. Mr. Phalines states that he is not worried about the view of the containers as that can be handled through landscaping, which is fairly dense already. Councilman Scull states that the odor would still be there even if the enclosure was closer to the building. Mr. Brunermer states that it would have time to dissipate. Mr. Ragan states that it is a business and the most food that would be in there is lunch waste. He feels it would be minimal and if necessary they would increase the pick ups. Right now they are looking at twice a month. Mr. Brunermer asked how often the containers are emptied at L.A. Fitness and Mr. Ragan states he believes it is once a week. Mr. Phalines states that at his offices he has a once a week pick up. Mr. Conley is in agreement with Mr. Ragan that the dumpsters be away from the building for fire purposes. He noted that with the activity that is going to occur there, there won't be the problem like in the past when Caldor was there and many fires were started in the dumpsters. Mr. Holmstrom states that there is electrical cabinet and a fire riser and hydrant located back there and the dumpster being at the back of the lot would be better. Mr. Ragan states that he would like to go on to the sign package. His detailed testimony is attached to these minutes. Mr. Ragan asked Michael Stein from Compass Sign Company if he had anything to add. Mr. Stein states that they feel due to the clientele, adequate signage is a must in regards to directing them to where they need to be going. Mr. Stein noted that once again the sign on the building itself states 'Penn Medicine of Woodbury Heights.' Ms. CuvIELlo asked about the sign that directs them to the rear of the building also says "exit" and is concerned of people using as a main drive isle. For the comfort of the board, Mr. Ragan states they will take the word "exit" off the sign. (Sign #8b)

Mr. Phalines called on Ms. CuvIELlo to go over her review letter. She states that most of her concerns have been addressed in the testimony and is satisfied with the testimony for the variances; her only concern is the sight visibility in placement of the directional signs and that there is no interference with the landscaping and that they are set back enough on the island. She is also wondering if the sidewalk should be put in along Moore Street in case anyone is walking there. Mr. Ragan states that he is hoping to have that done by October 1st or when Bruster's opens, which ever comes first. Mr. Conley asked about Bruster's and Mr. Ragan said that they have gotten their financing and that it is a modular building so it won't take long for them to be up and running and they are waiting for their permit. He is looking for doing possibly a 5 foot sidewalk and he will put in a low retaining wall in. Mr. Brunermer asked if it could be an option to

have 3 foot of grass strip and 4 foot sidewalk to act as a buffer for traffic. Mr. Brunermer prefers that there be a grass buffer between pedestrians and the traffic. Ms. CuvIELlo stated that she has done a site inspection of the landscaping along the rear of the property. Mr. Ragan is sending her a sketch of the additional landscaping that will be done. Ms. CuvIELlo states that there is some steel still at the back of the building. Mr. Ragan states that he has been 'recycling' the steel to erect the building and will use the remaining steel to build the next building.

Mr. Phalines called on Mr. Brunermer for his review letter. Mr. Brunermer states that there really isn't that much, we have discussed the trash enclosure he asked Mr. Ragan about the street numbers for the buildings for 911 responses. Anne stated that she spoke to the Assessor today and he understood that the construction department was looking into the addresses. Brian, the assessor, stated that he had several emails from Deidra at the construction office that they are working on it. (Note: I asked Deidra about this after the meeting and Deidra said that they are still in the process.) Mr. Conley stated that he is concerned as Fire Chief should they get a call, they want to make sure they are at the right location. Mr. Brunermer stated that perhaps Kelly (Mr. Ragan's assistant) should take the plans to the postmaster and see if they can't get this taken care of. Mr. Brunermer states that in the back there was supposed to be an island around the light post and he didn't see it when he was out there. Mr. Ragan stated that it was done today. Ms. CuvIELlo and Mr. Phalines stated they were at the site today and would have noticed if it was not done. Mr. Brunermer was satisfied. Mr. Brunermer asked Mr. Ragan what he was using for the trash enclosure. Mr. Ragan said the 3 walls would be made of brick to match the building and the gates would lock so no one could get access. Ms. CuvIELlo suggested that bollards are installed to protect it when the trash truck is backing up to empty. Mr. Ragan thanked her for that great idea. Mr. Phalines asked if that was all that Ms. CuvIELlo and Mr. Brunermer had; and they said yes. He then entertained a motion to open the meeting to the public. The motion was moved by Councilman Scull and seconded by Mr. Packer and signified by 'aye'. There being no comments, a motion was made by Councilman Scull, seconded by Mr. Conley and signified by 'aye'. He then asked for comments from the board. Mr. Conley stated that he was glad Mr. Ragan provided copies of what the signs were going to look like as he is not happy with the sign that is on the old Y-BY site. It was his understanding that Mr. Allen was putting in a retail jewelry store; not 'we buy and sell gold'. Mr. Ragan stated that we should ask him to come back to the board because he too remembers Mr. Allen testifying to a jewelry store. Mr. Conley states that other than that, he, as an architect feels the project is great. Mr. Hart stated that he would like to make sure that the trash is emptied regularly to avoid any problems. He feels that it should be

emptied at least once a week. Mr. Ragan stated they will maintain that area. (Councilman Jacob appeared at the door and Chairman Phalines invited him in). Mr. Phalines asked Mr. Sinclair if he is satisfied. Mr. Sinclair had only one question, that being is the additional square footage part of Phase I or Phase II? Mr. Brunermer stated that it should be part of Phase I for the record. A motion was made by Mr. Deeck, seconded by Councilman Scull and the roll call vote was as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mr. Deeck, yes, Councilman Scull, yes, Mr. Baresich, yes, Mr. Holmstrom, yes, Mr. Hart, yes and Chairman Phalines, yes to approve the application for site plan amendment and sign variances. Chairman Phalines thanked Mr. Ragan for a wonderful presentation.

A motion was made by Mr. Conley, seconded by Councilman Scull to adjourn the meeting at 8:01 pm.

Submitted by,

Anne L Deeck, Secretary