

**WASHINGTON TOWNSHIP PLANNING BOARD  
MARCH 3, 2009 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Boyer at 7:05 p.m. The Open Public Meetings Act Statement was read, followed by salute to the flag.

Roll call was taken as follows:

**PRESENT:** Mayor Lyons (left meeting at approximately 7:15 p.m.), Mrs. Martin, Mr. Boyer, Mr. Campbell, Mr. Mastrogiovanni, Mc Connell, Mr. McPoyle, Mr. Sparacio, Mr. Winstead and Mr. D'Ariano

**ABSENT:** Mr. Johnson

**STAFF PRESENT:** Diana Tutolo, Board Secretary; Jeff Daniels, Solicitor; Jon Bryson, Engineer; John Pettit, Engineer; Rich Fini, Environmental Eng.; Scott Sadler, Traffic Eng.; Jay Petrongolo, Planner

Mr. Daniels swore in Professionals.

**APPLICATIONS:**

**Kennedy Health Facilities  
535 Egg Harbor Rd.  
81/3.03, 3.05, 3.06 & 3.07**

Mayor Lyons and Mrs. Martin recused themselves from this application. Robert Mintz represented the applicant. Paul LaPierre P.E., Brian Kanefsky A.A. and Brian Locke, Kennedy representative were present.

This is a work session for the applicant, Kennedy Health Facilities. The applicant is proposing to expand an existing nursing facility to include a 60 bed rehabilitation center. The application also includes a minor subdivision. The site is in an Institutional Zone (INS). An acute care facility is a permitted use within the zone. Mr. Mintz explained that the focus will be on rehabilitation. A cul de sac is to be the technical front of the building, which will allow easement access to the Kennedy controlled office building. This will give secondary access to Hurffville Cross Keys Rd. Mr. Mintz further explained visitors will be able to reach the facility from Egg Harbor Rd. or Hurffville Cross Keys Rd. By doing this it accomplishes an ordinance consideration and a Township consideration of keeping traffic on site. Also, it will not force drivers to go back onto the highway or come back around to re-enter.

Mr. Mintz noted the nursing facility faces Egg Harbor Rd, when expanded a front yard variance will be required. The main entry for the new construction is

technically the back of the building therefore, the rear yard variance will also be necessary. A drainage basin will be shared with the existing Kennedy office building. The basin will be expanded. Mr. Mintz further explained as a result of that expansion it will cross the line of two properties owned by separate entities all related to Kennedy. The applicant is proposing an easement to allow for joint utilization of the basin.

Mr. Mintz noted that visitation to the facility is not expected to be high during the day. Ninety-three employees are expected to work the day shift, which is considered the high shift. That figure will drop down to forty to forty-five employees at night.

As far as signage, Mr. Mintz noted that the applicant wished to add a third panel to an existing sign. The existing sign sits on an island, which is on a County right-of-way. The applicant will ask the County if it can be moved. Mr. Mintz passed façade renderings to the Board members to review. No signage details have been submitted. Architectural designs were also available. The new facility will use similar brick as the nursing home. The design will also be consistent with the hospital design.

Mr. LaPierre explained that the facility will be using a permanent oxygen storage supply system. Subsequent to the submission of the plans, they have modified the parking stall area to allow for the oxygen enclosure, which will be landscaped.

#### **PROFESSIONALS:**

Mr. Petrongolo addressed his 2/12/09 review letter. Mr. Petrongolo discussed completeness issues. He suggested sidewalks for access to the hospital. Mr. Mintz responded that they are trying to keep pedestrians from walking thru the parking lots. They do not anticipate pedestrian traffic. Mr. Mintz explained that if the hospital in the future did a redesign it would impact almost the entire parking lot. Mr. Boyer suggested to Mr. Mintz the movement of pedestrian safety should be a consideration.

Mr. Petrongolo stated that he has not received sign details to date. The applicant will provide details for a monument sign.

The applicant will comply with COAH requirements.

Mr. Fini addressed his 2/25/09 review letter. Mr. Fini did receive a tree planting and removal application along with the required fee. The applicant has agreed to replant 33 trees on site. Mr. Fini recommended a Conservation Easement for the trees.

He requested the soil removal and import calculations. There may a requirement for soil removal, which would determine the need for a soil removal permit.

The Environmental Commission has no objection to a waiver for an Environmental Impact Statement or for the Phase I waiver. He noted that the removal of top soil or other soil condition of the soil will be determined before it is taken off site. Mr. Boyer asked if Mr. Mintz would meet with Mr. Fini and Mr. Daniels to discuss the deed restriction for the infiltration basin. All agreed.

Mr. Sadler addressed his 2/24/09 letter. Mr. Sadler asked the applicant to justify the 9' x 18' parking spaces in lieu of 10' x 18'. Mr. Mintz stated that for this site there will not be a lot of traffic coming in or out due to the type of facility it is. Mr. Boyer asked Mr. Sadler to discuss this matter with Mr. Mintz. Mr. Sadler questioned the traffic circulation around the cul de sac. Mr. LaPierre explained what the traffic pattern will be. Mr. Sadler stated he would like the applicant to provide striping and signing to clarify.

Mr. Bryson addressed his 2/17/09 letter. Mr. Bryson stated there were several waivers requested. Mr. LaPierre addressed waiver and plan requirements. Mr. Bryson and Mr. LaPierre will work out technical review comments. Mr. Bryson noted that type of material to be used for the proposed retaining wall, which will be on the one side of the expanded basin, has not been determined. The applicant agreed to submit a shop drawing to the Township Engineer before the start of construction. The Board was okay with this. The applicant confirmed the minor subdivision will be filed by deed. Mr. Mastrogiovanni asked Mr. Mintz if the issue of the zone has been resolved. Mr. Mintz said he was confident that the site falls under Acute Care, which is covered in both the Highway Commercial and Institutional zones.

**Katherine Stoyko Estate**  
**449 Hurffville Grenloch Rd.**  
**198/12**

David Franks represented the applicant. The applicant, Katherine Stoyko Estate requested minor subdivision approval. The property is 12.25 acres. It is to be divided into three parcels. The property is in the Rural zone.

#### **PROFESSIONALS:**

Mr. Pettit addressed his 1/19/09 letter. He had no problem with granting requested waivers. An updated survey must be submitted. The applicant will be filing the subdivision by deed. Mr. Pettit brought up the issue of sidewalks. The Board and the applicant agreed that sidewalks would be constructed when lots are developed. Mr. Pettit suggested this agreement be mentioned in the resolution and put on the plans.

A motion was made by Mr. Campbell and 2<sup>nd</sup> by Mrs. Martin to open to the public. No one in the public wished to comment. A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mr. McPoyle to close to the public.

Mr. Boyer entertained a motion for minor subdivision approval with conditions, waivers and variances.

A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mr. Mastrogiovanni.

Roll call was taken as follows:

In favor: Mr. Campbell, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. McPoyle, Mr. Sparacio, Mr. Boyer and Mr. Winstead  
Mayor Lyons was not present for vote.

Opposed: none

Abstained: none

**Application approved: (8-0)**

**10 minute break**

**Republic First Bank**

**5171 Rt. 42, 5191 Rt. 42 & 104 Ganttown Rd.**

**81/3.03, 3.05, 3.06 & 3.07**

Damien Del Duca represented the applicant. This a work session for the applicant Republic First Bank. Mr. Del Duca explained that the site consists of three properties, an Exxon Station, the Golden Luck Motel and a small office building. All three structures will be demolished. Metro Bank will be the name of the proposed bank. The site is in Area I of the Washington Square Redevelopment Area. Highway Commercial requirements apply, along with design standards and special requirements of the Redevelopment Area. William Ommundsen P.E. gave a general overview of the project. He noted that a 3314 sq. ft. bank is proposed. 3150 sq. ft. was originally submitted. Minor changes have been made such as; 4 drive thru lanes, a 15' by pass lane, and 42 parking spaces. They are proposing a storm water drainage system to collect storm water which will be directed into an infiltration system in front of the drive thru. Mr. Ommundsen noted that there is variable wall on the adjacent property from the Black Horse Pike to as high as 8' ft. to Willow St. It is an old, unattractive block wall. They are asking to have it painted and will landscape the area in front of the wall. Mr. Sparacio asked if the wall can be covered. Mr. Ommundsen agreed to work with the Planner as far as plantings along the wall.

Karl Pehnke P.E. the applicant's Traffic Engineer stated that they will be eliminating the driveway on Ganttown Rd. He noted that the proposed site will generate less traffic than the three existing sites.

**PROFESSIONALS:**

Mr. Petrongolo addressed his 2/27/09 review letter. Mr. Petrongolo stated that he has had several conversations with the applicant's professionals. He stated that most of his comments they have agreed to comply. Mr. Petrongolo noted that Belgian block interior curbing is required as per the Redevelopment Plan. The applicant is proposing concrete. Mr. Petrongolo asked if this would be a variance or waiver. This will be clarified at the voting session.

The applicant is proposing 9' x 18' parking spaces where 10' x 18' is required. The Board prefers 10' x 18' parking spaces. Mr. Petrongolo stated that the

applicant is asking for variances for lighting. The proposed light fixtures for the site are inconsistent with the Redevelopment Plan. Design guidelines for the Redevelopment Plan do not allow red for the façade of the building, nor does it allow flat roof designs for buildings. Mr. Petrongolo has no objection to the roof line as there are multiple levels. Mr. Petrongolo questioned Mr. DelDuca about sidewalks and Mr. DelDuca noted that the applicant is proposing 4' sidewalks along the perimeter and 5' sidewalks along the Black Horse Pike.

If sign details are not submitted the applicant will apply for a separate sign application before the Board.

Landscaping issues will be worked out with Mr. Petrongolo and the applicant's Landscape Architect.

Mr. Fini addressed his 2/25/09 review letter. Environmental Impact Worksheet indicates no impacts are proposed to wetlands, woodlands or grassland habitat. Mr. Fini stated that all tanks are to be properly removed. No Further Action for both the gas station and the motel will be necessary. Mr. Fini noted that a Tree Planting and Removal permit must be submitted. There is only one tree on the site, so no fee is necessary.

Mr. Sadler addressed his 2/25/09 review letter. Mr. Sadler had no issues with the applicant's traffic study. Mr. Sadler did have an issue with the 9' x 18' parking spaces, especially the 4 parking spaces along each corner. Mr. Sadler stated that vehicles may have trouble backing out of the spaces. Mr. Sadler noted that the applicant should consider a crosswalk from the handicap spaces to the handicap ramp.

Mr. Bryson addressed his 2/25/09 review letter. Mr. Bryson noted the variances and waivers requested by the applicant. Mr. Bryson stated that the use of 6" stormwater drainage pipe is not recommended. It should be changed to 12". Mr. Del Duca stated that the applicant will work with Mr. Bryson with any outstanding comments.

## **RESOLUTIONS:**

NO. 09-13 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD DESIGNATING A CONFLICT ATTORNEY FOR THE WASHINGTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2009

NO. 09-14 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING FINAL MAJOR SITE PLAN FOR THE APPLICANT, FBF REALTY, LLC

NO. 09-15 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY MAJOR SUBDIVISION APPROVAL TO THE APPLICANT, JOSEPH SCAFISI

**MINUTES:**

The minutes for 11/6/08, 11/12/08, 12/2/08 & 12/16/08 were tabled.

A motion was made by Mr. Campbell and 2<sup>nd</sup> by Mr.Sparacio to approve the minutes of January 20, 2009. All eligible members voted in favor of the January 20, 2009 minutes.

Open Meeting to the Public:

A motion was made by Mrs. Mastrogiovanni and 2<sup>nd</sup> by Mrs. Martin to open to the public.

No one in the public wished to comment.

A motion was made by Mr. Mastrogiovanni and 2<sup>nd</sup> by Mr. McPoyle to close to the public. All in favor.

**ADJOURNMENT:**

A motion was made by Mr. Mastrogiovanni and 2<sup>nd</sup> by Mr.Sparacio to adjourn the meeting. All in favor. The meeting adjourned at 10:00 p.m.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held March 3, 2009 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo  
Planning Board Secretary

Cc: Business Administrator  
Council  
Director of Community Development  
Township Clerk  
Tax Assessor  
File