

May 2, 2017

MINUTES OF THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN

The meeting of the Planning Board of the Township of Pennsauken, County of Camden, State of New Jersey, was held on the above date at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Trudy Painter called the meeting to order at 6:30 P.M. Roll call showed the following members to be present: Larry Cardwell, Dennis Cowgill, Al Dyer, Joe Blinberry, Michael Dreger, Jim Talarico, and Chairwoman Trudy Painter, constituting a quorum. Also present were: Ray Jordan, Engineer; John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Chairwoman Painter announced the meeting was being held in compliance with the Open Public Meeting Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Site Plans

ILP Center Associates, L.P. 5000 N. Crescent Boulevard, Block 5106, Lot 1.  
Zoning District: C-2, Redevelopment.

Erin Szulewski, Esq., Parker McCay, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mt. Laurel, New Jersey 08054 represented the applicant.

Joseph Andolino, Vice President Center Construction, 277 Fairfield Road, Suite 102A, Fairfield, New Jersey 07004, Matthew Henn, Division Vice President, DeVita Kidney Care, New York, New York and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

Ray Jordan reviewed his letter dated April 19, 2017.

This applicant proposes the creation of two separate units in the building that was previously occupied by the Thriftway Supermarket. DeVita Dialysis Center will occupy nearly half of the north portion of the former supermarket, the remaining portion will be occupied by a future tenant. This application was presented at the April 4, 2017 work session of the Pennsauken Planning Board.

Centers performing dialysis treatment usually have some patients brought to the center by shuttle bus. At times the shuttle buses remain until patients are ready to leave or shuttle buses may arrive early to pick up patients. The Planning Board was concerned as to where the shuttle buses would park so as not to create congestion in front of the building and disrupt the center's traffic circulation.

The applicant testified there will be three 10'x25' shuttle bus parking spaces along the east side of the building next to the loading area and away from the front of the building, designated for parking. The lighting is adequate.

The building has been vacant. Attorney Szulewski stated the applicant will do regular maintenance. A maintenance agreement was presented.

Four photos were presented showing the current landscaping and were marked as Exhibit A-1

#### Public

The meeting was opened to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

Solicitor Piarulli conducted fact finding. The application is complete. Taxes are current. The notices were proper. Affidavit of ownership was presented. The applicant is to comply with Ray Jordan's letter dated April 19, 2017. Waiver of Environmental Impact Study was requested.

Jim Talarico moved to grant preliminary and final approval and approval of waivers. The applicant is to comply with Ray Jordan's letter dated April 19, 2017. Al Dyer seconded the motion which carried unanimously on roll call vote.

Chairwoman Painter stated the application complies with the zone and the Master Plan and will be for the public good.

The public portion of the meeting was closed at 6:50 P.M. The work session continued.

#### Site Plans

Urgent Care, R/E, LLC 6602-30 S. Crescent Boulevard, Block 5836, Lots 1 and 9, Zoning District: C-2, Redevelopment.

Mauricio Cuellar, Esq. 591 Mantua Boulevard, Suite 200, Sewell, New Jersey 08080 represented the applicant.

Frank Lauletta, Jr. Consultant, 2001 College Drive, Suite 11, Gloucester Twp, New Jersey 08021 and John Tesoriero, 1014 Berlin Road, Cherry Hill, New Jersey 08034 were present.

The applicant proposes to open an Urgent Care.

There will be 5 employees per day and 40 patients a day. Employees have 12 hour shifts, 3 days a week.

Hours of operation will be 8:00 A.M. to 8:00 P.M. seven days a week.

Medical trash will be removed by a medical waste company. Trash pick up will consist of paper products. Deliveries will be once a week. The medical supplies will be delivered by UPS and office supplies will be delivered by Fed X.

Ray Jordan stated he needs a copy of the survey showing both lots.

John Dunn joined the meeting at 7:00 P.M.

A variance for parking spaces for 9' x 18' was requested. There are 42 parking spaces which includes 3 handicap spaces. They are to be shown on the plans. Lighting is to be shown on the plans.

Walid Rafeh, 6325 S. Crescent Boulevard, Block 5818, Lot 4. Zoning District: C-2

Redevelopment. Additional Uses.

Wafel Rafeh and Hanan Refeh were present.

The applicant requested to convert Unit D into 4 apartments. They originally proposed two and are now requesting 4. They will remove the dock. This application has to go before the Redevelopment Authority and then they will come back to the Planning Board.

Public

The public portion of the meeting was reopened. Roll call showed the same members to be present.

Bills

Bills were presented from Solicitor Piarulli in the amount of \$2,000.00. Jim Talarico moved the bills be paid, seconded by John Dunn, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:40 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary