

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
February 3, 2022

MEMBERS PRESENT:

William Barker
David Zipin
Robert P. Musgnug
Christopher M. Chesner
Joseph Maguire
Henry Balikov
Naoji Moriuchi
Lisa Petirello
Melissa Arcaro-Burns

STAFF PRESENT

Nancy Jamanow, Planning Board Secretary
Matthew Wieliczko ESQ, Board Attorney
Danielle Gsell, Alternate Recording Secretary
Michelle Taylor, P.P, A.I.C.P Board Planner
Christopher Noll, Board Engineer
Scott Taylor, Board Landscape Architect

Absent: Kevin Aberant, Elyse Brown

Chairperson Barker called the meeting to order in the virtual meeting at 7:02 pm by reading the information to connect to the meeting and the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

Members of the Public (called in)

ADOPTION OF RESOLUTIONS:

- PB#2022-09, Adoption of Planning Board Rules and Regulations
 - A motion to approve this Resolution was made by Mr. Chesner seconded by Mr. Moriuchi. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

MINUTES:

- None.

NEW BUSINESS

- **PB#2021-48, Sam Lepore**, 569 Sentinel Road, Block 5703 Lot 21, Minor Subdivision

Mr. George Matteo, attorney for the applicant, introduced himself to the Board as well as the applicant and Bill Nicholson, the Engineer. Mr. Matteo explained the applicant was seeking a waiver for soil testing on the property as well as a minor subdivision on his current lot. Mr. Matteo testified this is an oversized lot the applicant would like to subdivide and build another home on it. This application meets all the bulk standards and has been reviewed by the Board Planner. The application has been given conditional approval from the county on 1/12/2022 for the minor subdivision. Mr. Wieliczko swore in Mr. Lepore and Mr. Nicholson so they could testify to the application. He also swore in all Board Professionals so they would be able to testify as well to their review letters in response to the application. Mr. Nicholson was asked to

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
February 3, 2022

review the application with the Board and explain what the applicant would like to do. He testified that no conditions given from the County would affect or change the application that was presented to the Board and Professionals. Mr. Nicholson reviewed the current lot size and what the new proposed lot size would be. Since this is an oversized lot when divided each lot will exceed the allowed lot size. Mr. Lepore has agreed to comply with all the conditions in the Board Professionals letters. Ms. Taylor spoke to her review letter dated 12/30/2021 citing the request for the 1978 report noted on the survey regarding the density of the area. This report had not been provided to her at the time of the hearing for review. Mr. Taylor spoke to his review letter citing the need to work with the applicant on getting better buffering for the buffer needed for the subdivision. He also cited the need to maintain as many trees on the properties as well. Mr. Noll spoke to his letter dated 12/30/2021, he also cited wanting to maintain as many trees on the property as well. He would like see the storm water move away from the house and would like to work more with the applicant on storm water management. He would request soil testing for pesticides, arsenic, and lead according to the DEP guidelines only on the newly created lot since the other lot is existing in which the applicant agreed to have done. Ms. Taylor asked the Board to consider making a condition of approval be the applicant needs to provide a copy of that 1978 report cited in the surveyors report.

BOARD COMMENT:

Mr. Barker asked about driveway plans and how the new and existing lots would be able to get in and out since the roads are really busy and would be considered unsafe. Many of the other Board members asked about the soil testing expressing their concern about it needing to be done to make sure that it is safe for the house to be built. They also expressed concerns about the storm water and its run off. Most Board members would like to see the 1978 report about the density and how it would relate to having another home placed in the R2 district.

PUBLIC COMMENTS:

Dr. Mark Schwartz- 3 Sunset Ct.

He expressed his concern about the density in the area and how he felt this would be an issue since there are already a lot of houses in the area. He feels this application is a bad idea and would not be beneficial for this area. He also felt having a driveway that came out onto Westfield Rd. was unsafe and should not be approved.

Mr. Seth Berk- 564 Eaglebrook Dr.

He expressed his concern for the bike path and this application interfering with that since the driveway would need to come so close to the path. He testified to the fact he see many small children and families using that path and would not like to see anyone get hurt. Mr. Matteo testified there was not a design for a house at this time but when and if that time came this issue could be addressed.

Mr. Holzinger- 567 Sentinel Rd.

He expressed his concern for this application and the fact that if approved and a house was built on this property they would be able to see into his family room where he and his family spend a majority of their time. He also was concerned about the storm water runoff and how it would be affecting his house.

Mr. Wayne Takio- 4 Sunset Ct.

He testified he is feeling the same concerns as his neighbors and how approving this application would affect the density and the feel of the current neighborhood.

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
February 3, 2022

Since there were so many concerns about the density and wanting to see that 1978 report Mr. Wieliczko asked Mr. Matteo if he would be willing to carry the application until that report could be obtained and reviewed by the Board and the Board professionals so they would more accurately see how this application would be affecting the surrounding areas. Mr. Matteo also spoke to the storm water and landscaping comments made and how he and the applicant would be working with the professionals to rectify the concerns. Mr. Matteo expressed his concerns about the applicant incurring additional costs for carrying the meeting since they are virtual and the ID numbers change each meeting. He asked if the meeting could and would be carried to a date certain for no new notice requirement. Nancy said that it could and would happen as long as the reports requested were given in time to the Board and Board Professionals for review. Mr. Matteo also asked that the public portion of the meeting be closed since they had their time already to give their concerns and comments. Mr. Wieliczko said he would not limit the scope of the meeting but would allow the applicant to come back without new notice required. Mr. Matteo agreed to the conditions of the application being carried to the March 3, 2022 meeting.

- **PB#2021-46, Moorestown Mall/Preit Associates**, 400 Route 38, Block 3000 Lot 2, 3, 3.01, 3.02, & 5, Preliminary and Final Major Subdivision with Variances

Mr. James Burns, attorney for the applicant asked that the witnesses be sworn in to be able to provide their testimony. Mr. Wieliczko swore in the following witnesses:

Mr. Dan Pascale- from Moorestown Mall LLC
Mr. Donald Sweeny- Land Surveyor

Mr. Burns asked Mr. Sweeny to testify to the application before the Board. He reviewed the land survey plan and what is being transferred to Bel Canto and Cooper Health. Exhibit A-1 was presented to the Board showing the revised sub-division map as well as Exhibit A-2 a Key Map to better understand what was being divided. The applicant has testified they are willing to comply with all concerns cited in all professional review letters. Mr. Sweeny spoke to the subdivision and how it would be an improvement to the area as well as how Bel Canto and Cooper Health planned on using the area. There were questions about the area labeled 2E on the key map and what the plan of use was for that. Mr. Sweeny testified that area was slated for DOT use and would be kept that way so they would bypass needing permits from the DOT in the future.

BOARD COMMENTS:

Many Board members asked about the parking spaces being given to Cooper Health and if they feel there would be enough so that persons using Cooper Health facilities would not need to park in the mall area and take spaces away from those patronizing the mall. There were questions and comments about the increase in traffic and how the applicant felt it would be impacting the opposing streets. Mr. Burns stated he didn't feel there would be an issue with parking or crossing in the area around Cooper Health. There was discussion about the berms and how the parking will affect those according to the redevelopment plan. Mr. Pascale stated he could not discern which persons will be using the mall but parking somewhere else in the mall area. He also said there will not be a gate or fence placed around the Cooper Health parking facility and it will have to be something Cooper and the Mall will have to deal with as problems arise.

Mr. Burns summed up the application and thanked the Board for their time and attention in this application. Mr. Wieliczko reviewed the conditions set for this application and what the Board should be focusing on when thinking about approving this application.

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
February 3, 2022

PUBLIC COMMENTS:

NONE

A motion to approve this application was made by Mr. Maguire seconded by Mr. Musgnug The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- **PB#2021-47, Cooper Health Systems**, 400 Route 38, Block 3000 Lot 2, Preliminary and Final Site Plan with Variances

Mr. Michael Floyd, attorney for the applicant asked that the witnesses be sworn in to be able to provide their testimony. Mr. Wieliczko swore in the following witnesses:

Dr. Anthony Mazzarelli- CEO for applicant
Ms. Christine Winn- Senior VP of ambulatory Services
Mr. Bob Stout- Engineer
Mr. David Shropshire- Traffic Engineer
Mr. Kent Doss- Head of Architecture
Ms. Tiffany Morrissey- Planner

All professionals were accepted as experts by the Board so they could testify to the application. Exhibits A-1 through A-8 were shown to the Board detailing to the design and layout of the proposed Cooper Health Building. Dr. Mazzarelli gave a brief overview of Cooper Health and how they run their ambulatory services in other areas. He also gave statistics about how many patients they have seen over the last year and how they plan on working this proposed facility.

Ms. Winn was than introduced to give more specific details about how the facility will operate and how they plan on making this facility patient friendly and easily accessible. She testified the proposed facility will be 3 floors high and will not be an overnight facility. This facility will not contain a trauma center, nursing facility or hospital. This facility will be used for outpatient surgeries, physical therapy and specialist visits. There will be about 200 part-time and full-time employees with hours of operation being 5am-10pm with most peak time hours being 8am-5pm. During those peak hours there will be about 50% to 70% staffing. Ms. Winn did state she is confident about the number of parking spaces requested by Cooper. All Trash and Bio-Hazard Materials will not be visible from the outside of the building but will be inside in a secure location. Signage is important to the applicant because they use it to make the patients feel safe and secure that they know where they are going when they see the standard "Cooper" signage.

Mr. Stout was asked to review exhibit A-2 and A-3 showing the aerial and landscaping plan for the proposed facility. He was also asked about the proposed lighting for the building and the parking lot. He spoke in length about the lighting and the parking/patient drop off would work. There will be a seating area and bike rack on the property for those that need to wait for someone who is inside the facility. The applicant is installing bio-pods around the facility to aid in storm water runoff and filtration. He also spoke about the impervious coverage and how the redevelopment plan changed the impervious coverage overall. There was also much testimony about the proposed signage and how the applicant was using the signs to make the patients feel welcomed and comforted by knowing they are coming to the right place and will be taken care of. The applicant agrees to all recommendations to the landscaping by our Board professional and noted they will be including a lot of additional greenery in the area surrounding the facility.

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
February 3, 2022

Mr. Shropshire, traffic engineer spoke to the traffic assessment completed on the property. There was testimony about the increase in the am peak hours but didn't feel that would have a large impact on the area around the facility. He does feel the plan is good and will be beneficial to the area and again feels the parking requested is sufficient for the facility.

PUBLIC COMMENT:

Val Sirani- 208 Highland Dr.

Ms. Sirani thought the presentation was well presented and the design of the building was beautiful. She asked about how the facility planned on transporting emergency patients and if they anticipated needing a helicopter landing pad placed on the roof. The applicant stated they had an emergency ambulance transport plan in place and did not find a need for the pad on the roof. She also wanted to know if the applicant thought they would be good neighbors to the mall. Yes, they felt they would be good neighbors and also felt they would actually increase some business in the restaurants since there would more people coming and going while visiting the facility and they would patronize the surrounding restaurants and stores within the mall.

Mr. Floyd summed up the application and recapped what the applicant would be working on with the professionals. He felt this was a good application and was confident the applicant would be able to comply with all demands from the professionals.

Mr. Wieliczko reviewed the variances the Board was going to be approving as well as the conditions set forth to obtain approval and what they should be considering when making a decision about the application.

- A motion to approve this application was made by Mr. Zipin seconded by Mr. Moriuchi The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Mr. Chesner made a motion, seconded by Ms. Burns to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 12:07am.