

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, February 23, 2016

Chairman Owens called the meeting to order and read the commencement statement.

Roll Call:

Mrs. Costa	Absent
Mr. Dority	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mrs. Washington	Present
Councilman Hutchison	Present
Mr. Dintino	Present
Mr. Reagan	Present
Chairman Owens	Present

Mr. Dintino was seated for Mr. Kricun.

Mr. Reagan was seated for Mrs. Costa

Applications for Review

#161007CPFS	Preliminary & Final Major Site Plan
Paramount @ Chews Landing, LLC	Block: 206013, Lot 3
Zoned HC	Inspira Urgent Care – Imaging Center

Appearing before the Board is Richard Goldstein, Esq. attorney for the Applicant. Mr. Goldstein introduced the project and described the location, which is at the western corner on an irregularly shaped lot on a separate building from the major shopping center. He briefly mentioned that the Checkers Fast Food Restaurant closed on or about November 2013. The proposed development is for an Inspira urgent care and imaging center with the demolition of the former Checkers site development, which would revert back to parking.

Mr. Goldstein introduced Morris Levy, Principal who was sworn in by the Board. Mr. Levy also described the project indicating that the lighting for the entire complex is on a timer but would accommodate the Board by reducing the lighting at a reasonable hour.

Mr. Goldstein introduced Ragen McKinney, Director of Inspira Urgent Care who was sworn in by the Board. Ms. McKinney indicated the proposed hours for the urgent care are from 7:00 AM – 8:00 PM and would accept walk-ins and the hours for the imaging center are 5-days and would also take walk-ins and scheduled appointments.

The facility would hire 10 – 12 employees with one doctor at all times and deliveries are typically two times per week and trash once per week. Medical waste is managed by a 3rd party contractor. In response to the EMS review letter the facility would typically not have ambulance service or need emergency signage.

Mr. Goldstein introduced Michelle Barnett, a Certified Health Care Designer with the architectural firm and was sworn in by the Board. She explained the interior layout of the facility, which exceeds requirements for standard interior office designs and has designed over thirty (30) urgent care facilities.

Mr. Goldstein introduced Kevin Blackney, AIA who was sworn and accepted as an expert by the Board. Mr. Blackney described the exterior building elevations, which includes stone piers with a lot of fenestration and crown molding. The channel signs are backlighted.

Mr. Goldstein introduced Marie Baaden, PE, who was sworn and accepted as an expert by the Board. Mr. Goldstein entered Exhibit A-1 – Site Plan. Mrs. Baaden described the civil engineering of the proposed site development.

Mr. Bach, Board Engineer addressed the location of the existing escape lane for the existing Dunk'n Donuts and Mr. Lechner, Board Planner addressed adequacy of the trash enclosure.

Mr. Dintino inquired and the applicant addressed management of the medical waste.

Mr. Reagan inquired and the applicant addressed the proposed signage that includes three "Inspira" and three logos and the ability of the building to change names should another business utilize the building.

Mr. Goldstein introduced Michael, PE, Traffic Engineer who was sworn and accepted as an expert by the Board. Mr. Brown discussed the AM, PM, and Saturday peak hours indicating that this type of facility provides a low trip generation. He also addressed open items from Mr. Lechner's report such as public transit routes, school bus stops, connecting sidewalks on Chews Landing Road and the Veteran's Park Walkway.

Mr. Bach, PE, Board Engineer reviewed his report and addressed traffic comments.

Mr. Lechner, PP, AICP, Board Planner reviewed his report. He inquired and the applicant addressed the adequacy of the lighting for the rear parking lot along Kelly Driver Road.

Mrs. Washington inquired and the applicant addressed all the existing urgent care facilities in the area. Mrs. McKinney stated that Inspira is a hospital based urgent care and does not anticipate any issues regarding lack of business.

Mr. Hutchison stated there is an existing and future need for this type of land use and there may be a need to educate the community and the business should be successful.

Mr. Reagan inquired on pain management and the public attempting to get prescription pain medication. Mrs. McKinney stated they maintain a data base to address this public concern and they do not store any narcotics at this location and would refer a patient to their primary care physician.

Chairman Owens inquired and the applicant addressed the phasing of demolition of Checkers and the existing Blockbusters while having the Dunk'n Donuts open.

Mr. Dintino inquired on the traffic circulation and stops signs. Mr. Bach indicated the center is "free-flowing" but would provide a closer review of the site.

With nothing further from the Board, Chairman Owens opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided a complete description of the application and the Applicant satisfying the positive and negative criteria for the grant of the variances for the proposed signage.

Mr. Hutchison made a motion to approve seconded by Mr. Reagan.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Minutes for Memorialization

Minutes from October 13, 2015.

Mrs. Washington made a motion to approve the minutes from October 13, 2015, seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes

Minutes from October 27, 2015.

Mrs. Dority made a motion to approve the minutes from October 27, 2015, seconded by Mrs. Washington.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Minutes from November 24, 2015.

Mr. Guevara made a motion to approve the minutes from November 24, 2015, seconded by Mr. Dintino.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mr. Dintino	Yes
Chairman Owens	Yes

Minutes from January 12, 2016.

Mr. Hutchison made a motion to approve the minutes from January 12, 2016, seconded by Mr. Reagan.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#151036M	Minor Site Plan
1840 P Cheeseman Road, LLC	Block: 14003, Lot 13
Zoned IN	

Mr. Dintino made a motion to approve seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Dintino	Yes
Chairman Owens	Yes

#161002RDSPW	Redevelopment Agreement
Lee & Marie Meinhart	and Site Plan Waiver
	Block 11604, Lots 6, 10 and 11

Mr. Hutchison made a motion to approve seconded by Mr. Reagan.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

#161004
Blackwood Clementon Road
Redevelopment Plan

Ordinance O-15-19
Block 18612, Lot 4
Berlin-Cross Keys Road

#161005
Amendment to Zoning Map

Ordinance O-15-20
2015 Reexamination Report
recommendations, BWD and Signs

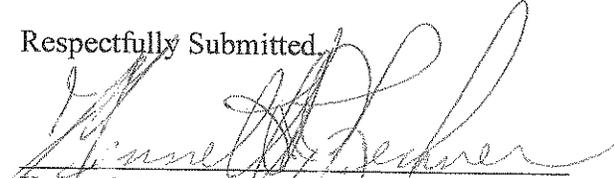
Mr. Hutchison made a motion to approve both ordinances seconded by Mr. Reagan.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Meeting adjourned.

Respectfully Submitted,



Kenneth D. Lechner, PP, AICP
Acting Recording Secretary