

RESOLUTION 2017 - 19

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
GRANTING PRELIMINARY AND FINAL SITE PLAN AND MINOR SUBDIVISION
APPROVAL TO THE APPLICANT, KENNEDY UNIVERSITY HOSPITAL, INC. FOR
BLOCK 117, LOT 13 AND BLOCK 81, LOTS 3.03, 3.06 AND 3.07
435 HURFFVILLE-CROSS KEYS ROAD
APPLICATION #1994**

WHEREAS, the Applicant, Kennedy University Hospital, Inc., whose mailing address is 1099 White Horse Road, Voorhees, New Jersey 08043, has made an application for property located at 435 Hurffville-Cross Keys Road and Block 117, Lot 13 at 540 Egg Harbor Road requesting Preliminary and Final Site Plan and Minor Subdivision Approval to construct an addition to an existing hospital, construction of a new parking structure and the relocation of an existing pump station as part of a phased project; and

WHEREAS, Kennedy University Hospital, Inc. is the owner of Block 81, Lot 3.03 and 3.06; and

WHEREAS, Kennedy Property Corp. is the owner of Block 81, Lot 3.07 and Block 117, Lot 13; and

WHEREAS, the subject property is located at 540 Egg Harbor Road also known as Block 117, Lot 13 in the INS-Institutional Zone and Block 81, Lots 3.03, 3.06 and 3.07, 435 Hurffville-Cross Keys Road in the INS – (Institutional - Acute Care Hospital) Zone; and

WHEREAS, the Applicant was represented by Robert Mintz, Esquire, at the December 5, 2017 hearing on this matter; and

WHEREAS, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

WHEREAS, the Applicant is requesting the following variance(s), which variances were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12:

1. Section 285-145.A – Lot area for proposed Lot 13.05
2. Section 285-145.B – Lot width for proposed Lot 13.05
3. Section 285-145.C – Lot depth for proposed Lot 13.05
4. Section 285-145.D – Lot coverage for proposed Lot 3.07
5. Section 285-146.A(2) – Height of parking structure
6. Section 285.146.H(1) – Rear yard setback of pavilion
7. Section 285.146.H(1) – Side yard setback of parking structure
8. Section 285.188.A – Accessory structure side yard setback
9. Section 285.188.B – Accessory structure in front yard

10. Section 285-146 – Front yard setback if County takes right-of-way, Block 81, Lots 3.03, 3.06 and 3.07; and

WHEREAS, the Applicant is requesting the following wavier(s) which waivers were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:550-12:

1. Land Development Checklist – Submission information
2. Section 220-47.B – Frontage for proposed Lot 13.05
3. Section 220.36.G – Length of access aisle; and

WHEREAS, in support of the application, the Applicant submitted a Preliminary and Final Site Plan submission received October 16, 2017, consisting of the following:

Sheet	Title	Date	Latest Revision Date
C1.00	Cover Sheet	10-16-17	---
C1.01	Surrounding Site Feature Plan	10-16-17	---
C1.02	Sheet Index Plan	10-16-17	---
C1.03	Overall Existing Conditions	10-16-17	---
C1.04	Existing Conditions and Demolition Plan – Temporary Parking (Phase I)	10-16-17	---
C1.05	Existing Conditions and Demolition Plan – Hospital Campus (Phase II)	10-16-17	---
C1.06	Existing Conditions and Demolition Plan – Sanitary Pump Station (Phase II)	10-16-17	---
C1.07	Tree Survey/Tree Removal Plan	10-16-17	---
C1.08	Site Plan – Temporary Parking (Phase I)	10-16-17	---
C1.09	Site Plan – Hospital Campus (Phase II)	10-16-17	---
C1.10	Site Plan – Sanitary Pump Station (Phase II)	10-16-17	---
C1.11	Grading and Drainage Plan – Temporary Parking (Phase I)	10-16-17	---
C1.12	Grading and Drainage Plan – Hospital Campus (Phase II)	10-16-17	---
C1.13	Grading and Drainage Plan – Sanitary Pump Station (Phase II)	10-16-17	---
C1.14	Utility Plan – Hospital Campus (Phase II)	10-16-17	---
C1.15	Utility Plan – Sanitary Pump Station (Phase II)	10-16-17	---
C1.16	Lighting Plan – Temporary Parking (Phase I)	10-16-17	---
C1.17	Lighting Plan – Hospital Campus and Sanitary Pump Station (Phase II)	10-16-17	---
C1.18	Lighting Details	10-16-17	---
C1.19	Sanitary Sewer Profiles	10-16-17	---

C1.20	Storm Sewer Profiles	10-16-17	---
C1.21	Storm Sewer Profiles	10-16-17	---
C1.22	Construction Details	10-16-17	---
C1.23	Storm Sewer Details	10-16-17	---
C1.24	Storm Sewer Details	10-16-17	---
C1.25	Storm Sewer Details	10-16-17	---
C1.26	Soil Erosion and Sediment Control Plan – Temporary Parking (Phase I)	10-16-17	---
C1.27	Soil Erosion and Sediment Control Plan – Hospital Campus (Phase II)	10-16-17	---
C1.28	Soil Erosion and Sediment Control Plan – Sanitary Pump Station (Phase II)	10-16-17	---
C1.29	Soil Erosion and Sediment Control Notes and Details	10-16-17	---
C1.30	Pumping Station, Valve Chamber and Details	10-16-17	---
C1.31	Pumping Station Site Plan and Details	10-16-17	---
C1.32	Pumping Station and Details	10-16-17	---
C1.33	Minor Subdivision – Block 81, Lots 3.06 and 3.07	10-16-17	---
C1.34	Minor Subdivision – Block 117 Lot 13	10-16-17	---
L1.00	Landscape Plan	10-16-17	---
L2.00	Planting Plan	10-16-17	---
L3.00	Landscape Details	10-16-17	---
L4.00	Planting Details	10-16-17	---
1 of 2	Plan of Outbound and Topography	04-13-16	03-24-17
2 of 2	Plan of Outbound and Topography	04-13-16	03-24-17
A.02	New East Bed Tower – Exterior Elevations	10-16-17	
A.03	New East Bed Tower – Exterior Elevations	10-16-17	
A.04	Parking Garage Exterior Elevations	10-16-17	
A.05	Perspective Views	10-16-17	
AC.100	Level OG Floor Plan	10-16-17	
AC.101	Level 01 Floor Plan	10-16-17	
AC.102	Level 02 (Typical) Floor Plan	10-16-17	
AC.103	Level 03 Floor Plan	10-16-17	
AC.107	Level 07 Floor Plan	10-16-17	
A2.00	Level OG – Bed Tower – Overall Plan	10-16-17	
A2.01	Level 01 – Bed Tower – Overall Plan	10-16-17	
A2.02	Level 02 – Bed Tower – Overall Plan	10-16-17	
A2.03	Level 03 – Bed Tower – Overall Plan	10-16-17	
A2.04	Level 04 – Bed Tower – Overall Plan	10-16-17	
A2.05	Level 05 – Bed Tower – Overall Plan	10-16-17	
A2.06	Level 06 – Overall Plan	10-16-17	

A2.07	Level PH – Bed Tower – Overall Plan	10-16-17	
A2.08	Level PH RF – Bed Tower – Overall Plan	10-16-17	
---	Project Narrative	10-17	
---	Stormwater Management Report for Proposed Temporary Parking Lot	10-17	
---	Stormwater Management Report for Proposed Patient Pavilion & Parking Structure	10-17	
---	Traffic Impact Study	07-16	10-17
---	Phase I Environmental Site Assessment	10-10-17	

Sheets C1.00 through C1.32, Sheets L1.00 through L4.00, the Project Narrative, and the Stormwater Management Reports were prepared, signed and sealed by Alan J. Ippolito, P.E., Consulting Engineer Services, 645 Berlin-Cross Keys Road, Sicklerville, New Jersey 08081 (856) 228-2200; and

Sheets C1.33 and C1.34 and Sheets 1 of 2 and 2 of 2 were prepared, signed and sealed by Adam R. Grant, P.L.S., Consulting Engineer Services; and

The Traffic Impact Study was prepared, signed and sealed by Michael R. Brown, P.E., Consulting Engineer Services; and

The Phase 1 Environmental Site Assessment was prepared and signed by Norman K. Rodgers, P.E. and Michael C. Dupras, M.S., Consulting Engineer Services; and

Sheets A.02 through A2.08 were prepared by CallisonRTKL, Inc., 2101 L Street, NW, Washington, District of Columbia 20037, (202) 833-4400; and

WHEREAS, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearing on the application and on each of the following:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, submitted a report dated November 22, 2017.
2. Thomas E. Cundey, P.E., C.M.E. Board Engineer, submitted a report dated November 21, 2017.
3. Richard E. Fini, PE, PP, CME, Planning Board Environmental Engineer, submitted a report dated November 8, 2017; and
4. Washington Township Environmental Commission review letter dated December 1, 2017; and

WHEREAS, based upon the above, the Board, at the December 5, 2017 hearing date, finds as follows:

1. Robert Mintz, Esquire stated he is representing the Applicant, Kennedy University Hospital, Inc.
2. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, stated, first, as to a determination of completeness on this application, he prepared a report dated November 22, 2017 which noted outstanding submission items. However, since that report, the Applicant has submitted responses to all of the items or, as a condition of approval, has agreed to provide them. As such, the application can be deemed as complete.
3. Mr. Mintz stated he has at this meeting tonight various officers from Kennedy Hospital as well as the Professionals for the Applicant who have done work on this project.
4. Mr. Mintz stated Notice of this application was completed and proof of said notification has been submitted to the Board. Real estate taxes have been paid for the portions of the subject property which are not "not-for-profit".
5. Mr. Mintz started his presentation by providing a background to the Board on this application.
6. Alan Ippolito, P.E., Applicant's Professional Engineer, testified as an expert engineer, about the Applicant's Exhibits. Mr. Ippolito stated Exhibit A-5 is a colored rendering of the landscape plan, Exhibit A-6, color rendering of Landscape Plan and Exhibit A-7 is the Phasing Plan for the project.
7. Mr. Mintz stated the project has been broken up into different parts. First, there is the "Parking" aspect of the project or Phase 1. At present, there is ground surface parking for the hospital and medical office which will be replaced with a parking garage with an underground basin. The Applicant needs to also provide parking for the area to be disturbed for the hospital addition.
8. Mr. Mintz stated the existing ground near the helipad site will become a temporary parking location, which may remain as such for approximately 3-4 years during construction and will then be removed and restored to its original condition once construction is completed (Phase 1A).
9. Mr. Mintz stated Phase 1B (the underground basin) on Block 81, Lot 3.06 will begin once the temporary parking lot has been constructed across Egg Harbor Road. The existing hospital surface parking lot will become the location of the parking garage with an underground basin. Once the underground basin is completed, then construction of the parking garage abutting the basin will start at the site (Phase 2). The hospital parking garage will need to use a portion of the existing lot from where the medical office buildings are located. As such, the medical office building lot will become smaller in size and will then not meet all land use requirements including parking spaces on site.

10. Board Chairman Frattali asked about pedestrians crossing the roadway from the temporary parking lot across the street from the hospital.
11. Mr. Mintz stated the Applicant's Engineer will address his concerns as part of his testimony on the application.
12. Mr. Mintz stated once the medical office building lot is re-designed, the new hospital parking garage will handle the parking for the medical offices.
13. Mr. Mintz stated Phase 3 would be construction of the new "Patient Pavilion". Kennedy Hospital is currently licensed for more beds than they have available for patients. Kennedy Hospital proposes to provide more private rooms. The new "Pavilion" would be seven (7) stories including a terrace from the Pavilion. Based on the design, the Pavilion location will become the internal center of the hospital.
14. Mr. Mintz stated the Applicant proposes no changes to the side of the hospital where PJ Wheilhan is located. The parking will remain the same except the existing pump station on site will be removed and relocated across the street. The pump station will require a variance and sub-division approval since it will be titled over to the Washington Township Municipal Utility Authority when completed.
15. Mr. Mintz stated the Applicant and their professionals had appeared before the Environmental Commission on November 16, 2017 to review the project.
16. Mr. Mintz stated the Applicant continues to work with the County to obtain approvals and any approvals tonight by this Board would be conditioned upon County approval. Mr. Mintz stated that the Applicant may need one (1) additional variance not listed and would be dependent upon the final County approval along Hurfville- Cross Keys Road. If so needed, then the frontage on the roadway and the parking lot would be less than five (5) feet from right-of-way. So, to the extent the County does require it, Mr. Mintz is requesting the Board to conditionally approve a variance for same tonight.
17. Mr. Petrongolo stated he has discussed this issue with Mr. Mintz and he is okay with same but any Board approval should be conditioned upon the Applicant working this issue out with Mr. Petrongolo as to the landscaping needs for same.
18. Mr. Mintz stated the Applicant was agreeable to same.
19. Board Member D'Ariano asked about the parking for the site.
20. Mr. Petrongolo responded the new parking spaces in the parking garage will be well above the required number of parking spaces needed per Township Ordinance.
21. Mr. Mintz stated this site, uniquely, is zoned to allow excess parking spaces above 105%.

22. Mr. Mintz stated the unresolved issue with the County involves the right-of-way on Hurffville Road is one entry to be closed to the entrance location for the ER and the main hospital entrance on Hurffville-Cross Keys Road to remain.
23. Mr. Mintz stated, in general, the Applicant is requesting a sub-division/lot line adjustment at the medical office site, a sub-division for the new pump station location and preliminary and final site plan approval. Most of the Board professional's comments have been addressed. The property is not in a Well Head Protection Area. The Applicant is in receipt of the Fire Marshall's report.
24. Mr. Mintz stated the project is exempt from any COAH obligation based upon the hospital use and is likewise not applicable to a parking garage.
25. Mr. Petrongolo stated he has provided Mr. Mintz's information to the Township's COAH Counsel and has discussed same with him. Mr. Petrongolo stated if this project is exempt, then COAH would not apply but if not exempt, then the Applicant will need to follow the law.
26. Mr. Mintz stated when the hospital campus was originally built, the project had a full drainage plan designed and approved for the entire site.
27. Mr. Mintz stated a helipad is proposed on the top of the new Pavilion and Applicant will keep the existing ground helipad. The reason for the new helipad is due to the helipad not being exclusive to the hospital's use but can be used by others. No fueling or maintenance is proposed for the pad site. Basically, the existing helipad site is for local helicopters and the new one is just a landing pad. However, the existing hospital rooftop helipad will be removed.
28. John Graham, Chief Administrative Officer for Kennedy Washington Township Hospital, testified about the proposed new project. Mr. Graham provided the Board with background information as to the plans to expand services and facilities as the hospital continues to grow. Mr. Graham gave statistics about the number of ER visits, hospital visits and surgical procedures performed at the three (3) existing Kennedy Hospitals. He also explained about the hospital's recent merge with Jefferson Hospital and how the two have partnered together to provide hospital services, medical services, medical procedures and programs including additional neuro-surgeons, a stroke program, a neuro-science program with Jefferson Hospital including a robot to check on patients in their stroke program. Also, Kennedy Hospital does a lot of work with the Rothman Institute, Jefferson-Sidney Kimmel Cancer Center and many other new physicians. This new project will give Kennedy Hospital a chance to grow its services since we have now run out of space to provide same.
29. Mr. Graham testified the ER is already packed. Patients needing to be admitted to the hospital are kept in the ER due to lack of beds. The hospital has 216 beds but is licensed for 230 beds. The new expansion will provide approximately 60 new beds which will allow the hospital to expedite patients from the ER to a bed.

30. Mr. Graham testified he is ready tonight to answer any questions the Board may have about the project.
31. Mr. Graham testified the new Tower is a seven (7) story facility with ground level access to the outside with a patient/visitor cafeteria.
32. Mr. Mintz handed out to the Board Exhibits A-1 to A-4.
33. Mr. Graham reviewed the new floors to be built and the different uses for each floor.
34. Mr. Mintz stated the Applicant cannot start any work on the pavilion portion of the project until they receive NJDCA approval.
35. Mr. Mintz stated the Applicant is not requesting any signage approval tonight and if needed, will come back at a later time.
36. Mark Palmer, Applicant's Architect from Washington DC, testified about Exhibits A-1 to A-4 to the Board.
37. Mr. Palmer testified Exhibit A-2 shows the roof line and the façade. The building is seven (7) stories with screened mechanicals on top. However, the building height does meet Township Ordinance.
38. Mr. Petrongolo testified Exhibit A-4 is the parking garage. The Applicant proposes eight (8) levels at a height of seventy-three (73') feet where Township Ordinance permits four (4) stories at a height of sixty-eight (68') feet. The benefits from the additional parking justifies the need for additional stories.
39. Mr. Petrongolo testified about the Pavilion and glass coverage for level one (1). Township Ordinance requires 30% glazing and the Applicant proposes 42%.
40. Mr. Petrongolo testified about the accessory building and stated the Applicant meets the Township 50% open space requirement.
41. Mr. Mintz stated Exhibit A-2 is not completely finished but is about 80% to 85% accurate.
42. Eric Dinges, Applicant's New Jersey licensed Architect, testified as an expert that he agrees and concurs with the prior testimony given by Mr. Palmer on this application.
43. Michael Brown, P.E., Applicant's Traffic Engineer, testified as an expert about the traffic study. Mr. Brown stated the study showed no added trips. Internal circulation was safe as to the gap analysis, Applicant will need to work out with the County.
44. Board Chairman Frattali asked the Applicant's Engineer about pedestrians crossing the street from the temporary parking lot location on Egg Harbor Road to the hospital.
45. Alan Ippolito, P.E., Applicant Engineer, testified the Applicant has not proposed anything in particular at this point.

46. Mr. Graham testified the Applicant will have a shuttle service to pick up and bring employees to the hospital from the temporary parking lot. The hospital's intention is to shuttle people across the roadway.
47. Board Chairman Frattali asked about fencing of the temporary parking lot.
48. Mr. Mintz stated the Applicant will work with the Board Professionals to provide appropriate fencing to address the temporary parking location.
49. Mr. Mintz stated the project is not a new campus but a fill-in to an existing campus site.
50. Mr. Ippolito testified current drainage is open and above ground but now the Applicant will go underground with drainage.
51. Mr. Mintz stated the Applicant will need to re-locate the existing MUA pump station at the hospital site to across the street.
52. Mr. Ippolito testified the re-location of the MUA pump station will require a variance and access to the pump site will be by way of an easement with the surrounding area to be landscaped.
53. Board Chairman Frattali asked about the underground tank.
54. Mr. Ippolito testified the existing underground tank will not be disturbed.
55. Mr. Mintz stated the Applicant has received approvals A and B from the MUA but the new pump location does require the Board to grant variances.
56. Mr. Ippolito testified the current medical office building location exceeds Township Ordinance requirements; however, once sub-divided, the site conditions at that location will be improved.
57. Mr. Mintz commented on the impervious thickness and acknowledged that the Applicant's Engineer will work with the Board Professionals to address same.
58. Mr. Mintz stated no new loading dock(s) are proposed for this project.
59. Mr. Mintz addressed the existing lot and stated the rehabilitation center has sufficient parking at its Center.
60. Mr. Mintz stated the Applicant will have to address landscaping with the County and as part of its application before the County Planning Board.
61. Mr. Ippolito stated a check will be forwarded to the Environmental Commission for the tree permit application. Mr. Ippolito also testified about the new teledata system. The Applicant is proposing to construct a new loop system with a conduit going across the street and then back to the hospital site.

62. Mr. Ippolito commented on the Phasing Plan marked as Exhibit "A-7". Also, the Applicant is in agreement with the comments contained in the Board professionals' reports and will meet those comments.
63. Mr. Ippolito stated the various variances and waivers requested for this Application are appropriate and will have no impact on the area. He stated this development will have the least impact in the area given the existing site conditions as well as the proposed modifications to the existing site.
64. Mr. Petrongolo stated while he generally wants an Applicant to give specific testimony for each and every waiver and variance, on this application, such a detailed explanation is not necessary. This is one site and the testimony is regarding the overall relief as to the overall site.
65. Lance Langraph, P.P., Applicant's Planner, testified as an expert the hospital site consists of multiple lots but was built as one hospital site with additional in-fill areas to be developed for additional hospital space which also requires construction of a parking garage. He stated there are approximately 14 different variances involving setbacks and other similar relief which are all tied together to the overall development.
66. Mr. Langraph testified one of the biggest variances is the parking garage height. However, the height for this accessory structure is not a D variance but rather a C-1/C-2 variance. In general, the proposed use is inherently beneficial since the use is part of the hospital, which provides a needed public service to the community which meets the positive criteria for a C-2 variance. As to any negative impact, there is no negative impact. At this point, the entire site complies with the Township's Master Plan. There are some minor discrepancies with some existing requirements but the project in and of itself, is a good project, with good planning and the project meets the requirements for granting of the C-2 variance.
67. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, prepared a report dated November 22, 2017. Mr. Petrongolo testified since the preparation of his report, the Applicant has submitted a revised set of plans that have been reviewed and have met almost all of his previous comments. The Applicant has done a great job in getting the responses and changes completed and back to the professionals for review and comment. Basically, all of the design comments have been addressed or will be addressed by the Applicant.
68. Mr. Petrongolo stated as to the variances and waivers, they are necessary for the hospital use, which use is in and of itself an inherently beneficial use. In addition, a lot of the variances are as a result of existing conditions and due to the new improvements and buildings to be built on the site. Those improvements being the new pavilion tower and the parking garage, which will impact existing internal lot lines. The parking garage will have ample parking spaces but will be actually eight (8) levels where four (4) levels are permitted. In addition, the Applicant will be moving the MUA pump station across the street which will result in a land locked

parcel and as such, variances are needed for the new pump station. There will be an accessory structure for the oxygen tanks on site in the front yard.

69. Mr. Petrongolo stated the subject property does have road frontage on two (2) streets, including a loading area.
70. Mr. Petrongolo concluded his comments by stating most of his previous comments have now been met by the Applicant. With respect to plantings and design of those plantings, the Applicant has agreed to work with his office to address same.
71. Mr. Petrongolo stated one item not listed on his original report would require a waiver pursuant to Township Ordinance 220-31 for a five (5) foot landscape buffer along Hurffville-Cross Keys Road.
72. Mr. Petrongolo stated the Applicant has agreed to work with his office regarding lighting. Also, on the current hospital site, there is an existing medical trailer that will be relocated. The trailer will be put out front on the parking lot off of Hurffville-Cross Keys Road. It will be a temporary trailer while the new hospital portion is built but will be removed from the parking lot when the addition is completed. The Applicant originally required a variance for fencing but that variance is no longer needed due to revisions in the plans. The Applicant has not proposed any new signage at this time and if needed, will come back to the Board at a later date.
73. Richard E. Fini, PE, PP, CME, Board Environmental Engineer, prepared a report dated November 8, 2017. Mr. Fini testified that he is okay with a waiver of the Environmental Impact Statement. With respect to the Environmental Worksheet submitted, there are no impacts to the various items outlined in the report. An Environmental Assessment Phase 1 Report dated October 10, 2017 was submitted to the Board. Mr. Fini stated the Applicant is required to provide for proper waste removal from the site. Mr. Fini stated that Lot 13 is the subject of a previous NFA from NJDEP based upon historic landfill buried but has been remediated. Also, there is an underground storage tank, which is registered and a conforming tank at this time.
74. Mr. Fini stated there are also existing heaters and boilers used on the hospital site, which all have valid permits.
75. Mr. Fini stated the Applicant, per Township Ordinance, is required to submit an insurance certificate for professional liability for the Phase 1 report and an indemnification statement for the Phase 1 report.
76. Mr. Mintz stated that the project site is not a remediation site.
77. Mr. Fini stated the Board has previously waived the requirement for pollution liability coverage and he would be okay with just the indemnification.
78. Mr. Fini addressed the Township Tree Compensation Ordinance. Approximately 29 trees will be needed due to the development. Mr. Fini is unaware of the Applicant's

proposed compensation plan as to whether trees will be planted on site or a cash contribution will be made to the Township Tree Fund.

79. Mr. Mintz stated the Applicant will work with Mr. Fini to address and conclude the tree compensation requirements for this application.
80. Mr. Fini stated the Applicant is required to meet Best Management Practices.
81. Mr. Mintz stated the Applicant is okay meeting those standards.
82. Mr. Fini stated the Applicant is to provide cut and fill quantities for this project.
83. Mr. Mintz stated the Applicant will again review the plans but believes that the subject site requires fill.
84. Mr. Fini stated this would then be a net fill project and therefore, no topsoil will be removed from the site. However, the Applicant is required to bring only certified clean soil onto the site.
85. Mr. Fini stated the Applicant proposes two (2) 20 foot x 10 foot trash enclosures.
86. Mr. Mintz stated the Applicant has an existing recycling program at the facility and will comply with Township Ordinance regarding same including reporting information to the Township.
87. Mr. Fini stated the Applicant should provide a demolition recycling plan for disposal of demolition materials.
88. Mr. Mintz stated the Applicant will provide same.
89. Mr. Fini stated the Applicant is also required to properly remove any other waste generated from the site.
90. Mr. Mintz stated the Applicant would comply with same.
91. Michael Angelastro, P.E., Board Professional Engineer, testified that based upon the revised plans and letters submitted by the Applicant, the Applicant has addressed concerns raised in his report; and

WHEREAS, the December 5, 2017 meeting was open to the public and the following individuals from the public commented on the application:

1. Vicki Binetti, Vice Chairperson, Environmental Commission, testified that the Environmental Commission submitted a letter dated December 1, 2017. The Commission met with the Applicant on November 16, 2017. As to the highlights of the meeting and letter, she noted the Environmental Commission had no objection to the request for waiver of the Environmental Impact Statement. Furthermore, she noted that the comments by Mr. Fini are appropriate and the Commission had good statistics to review, except some ambiguity over proposed plantings.

Finally, she stated the Applicant still needs to obtain a tree removal permit, which would need to be provided along with additional information regarding same.

2. David Rippert, 522 Egg Harbor Road, stated he has lived at the property for approximately 12-13 years. He testified approximately 5 to 6 years ago more stores were added along his street and in the immediate area. Now, the Applicant proposes an additional heliport. He believes this will have a negative impact on his property. He can no longer enjoy his property due to all of the improvements in the area as well as the heliport. The road has been widened, which has generated additional traffic in front of his property. What will 60 additional beds mean to the area? More beds mean that the hospital will require more services. He has seen a 27% increase in traffic on Egg Harbor Road and can barely get out of his house. Now, the Applicant proposes to build high rise buildings of approximately 6 to 8 stories. Previous action by the hospital is insignificant compared to what is being proposed at this time. He doesn't know what to do or what impact the changes will have on his property value. There will be additional patients. Another helicopter pad, which will increase noise pollution. He is concerned over the impact on his property. Nothing he can do as a homeowner with respect to the dangerous conditions on the street. Plus everything else being built on the current roadway. He stated he knows that the hospital is part of the Master Plan but didn't realize his house was located within that plan.
3. Helmut Frasch, 17 Willow Oak Court, states he lives across from the hospital. At the back of his house is the hospital. His main problem is the heliport. At least 8 to 10 flights per day and late night. Creates a lot of noise. Hasn't been as bad lately but is a form of noise pollution and the traffic is an obvious problem but not much help in addressing the traffic problem; and

WHEREAS, the Planning Board of the Township of Washington has made the following findings:

1. The subject property is located in the INS and Institutional - Acute Care Hospital Zone.
2. The Applicant is requesting Preliminary and Final Site Plan and Minor Subdivision Approval to construct an addition to an existing hospital, construction of a new parking structure and the relocation of an existing pump station as part of a phased project.
3. It was the finding of the Planning Board and Planning Board Professionals that the Applicant had demonstrated both the positive and negative criteria necessary for granting the requested variances and waivers. It was the finding of the Planning Board that the variances and waivers could be granted without substantial detriment to the public good and the intent and purposes of the zone plan and zoning

ordinances and that said variances and waivers were required given existing site conditions as a hospital and consistent with the Township's Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Washington Township Planning Board that the application for Preliminary and Final Site Plan and Minor Subdivision Approval with variances and waivers for the Applicant, Kennedy University Hospital, Inc. is hereby **GRANTED** subject to the following terms and conditions:

1. Applicant to provide any remaining submission items to the Township Planner.
2. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.
3. All of the initial findings of fact, conclusions and conditions as set forth in the "Whereas" recital paragraphs of this Resolution as set forth above are hereby incorporated by reference herein as further findings of fact and conditions as applicable.
4. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters except as noted on the record.
5. The Applicant is hereby granted the following variance(s):
 - a. Section 285-145.A – Lot area for proposed Lot 13.05
 - b. Section 285-145.B – Lot width for proposed Lot 13.05
 - c. Section 285-145.C – Lot depth for proposed Lot 13.05
 - d. Section 285-145.D – Lot coverage for proposed Lot 3.07
 - e. Section 285-146.A(2) – Height of parking structure
 - f. Section 285.146.H(1) – Rear yard setback of pavilion
 - g. Section 285.146.H(1) – Side yard setback of parking structure
 - h. Section 285.188.A – Accessory structure side yard setback
 - i. Section 285.188.B – Accessory structure in front yard
 - j. Section 285-146 – Front setback County Road if right-of-way taken
6. The Applicant is hereby granted the following waiver(s):
 - a. Land Development Checklist – Submission information
 - b. Section 220-47.B – Frontage for proposed Lot 13.05
 - c. Section 220.36.G – Length of access aisle
7. This approval is conditioned upon the following:
 - a. Applicant to work with the Board Planner to address landscaping for the site.

- b. Applicant to provide submission of required cut and fill data to Board Professionals.
 - c. Applicant to satisfy any COAH obligations, if any, are legally required, as a result of this project.
 - d. Applicant to work with Board Planner to address lighting for the project
8. This approval is granted upon the following:
- a. Project to be constructed per the Phasing Plan as outlined on Exhibit A-7.
 - b. A conditional variance for less than five (5) feet from the Hurffville-Cross Keys Road right-of-way along the roadway and parking lot which is still subject to County approval for this project. Applicant to work with Board Planner to address landscaping needs, if required by County approval.
 - c. Existing Hospital rooftop helipad to be removed upon completion of new helipad on Patient Pavilion.
 - d. Applicant to submit appropriate tree permit fee to the Environmental Commission.
 - e. Applicant to work with Board Professionals to address the required tree compensation for this project.
 - f. No signage was submitted by the Applicant for this project. If any signage is needed in the future, Applicant will return to the Board.
 - g. Applicant to provide all appropriate easements for this project to Board Professionals for review and approval.
 - h. Applicant granted approve to have a medical trailer out front on the parking lot off of Hurffville-Cross Keys Road. The trailer will be a temporary trailer while the Pavilion is being built and will be removed from the parking lot upon completion of the Pavilion.
 - i. Applicant is not required to provide any Environmental Impact Statement.
 - j. Applicant is not required to submit pollution liability coverage but must provide the appropriate indemnification statement per Township Ordinance.
 - k. Per Section 285-188(B), Applicant granted approval to have an accessory structure (“medical gas storage”) in a front yard along Egg Harbor Road.
9. The applicant shall submit for review and approval the minor subdivision deeds to the Board Solicitor prior to execution by the Board and filing at the County Clerk’s Office.
10. The minor sub-division approvals shall expire in 190 days unless the Applicant files a plan or records the minor sub-division deeds within such time pursuant to statute.

11. In addition to the findings outlined in this Resolution, the following are also noted in addition to all other comments and findings incorporated in this Resolution and further broken down by project:

Temporary Parking Lot

- a. Applicant granted approval to construct a temporary non-compliant impervious parking lot on Lot 13 for three to four years and to be used while the proposed Patient Pavilion and parking garage are being constructed. Upon completion of project, the temporary parking lot to be returned to original condition by Applicant.
- b. Applicant to work with Board Professionals to address fencing at the temporary parking lot as it pertains to pedestrians crossing Egg Harbor Road.
- c. Applicant to work with Board Professionals regarding the impervious thickness of the temporary parking lot.

Parking Garage

- a. Per Section 285-146(A)(2), the parking garage is granted approval for eight (8) levels where four (4) levels are permitted.
- b. Per Section 285-188(s), parking garage structure is granted approval for a side yard of 4.07 feet and a combined side yard of 10.85 feet where a side yard setback of 10 feet and an aggregate side yard of 25 feet is required.

Hospital

- a. Per Section 285-146(H)(1), the Patient Pavilion is granted a rear yard setback of 72.19 feet where 100 feet is required.

Medical Office Building

- a. Per Section 285-145, the Applicant is granted a lot coverage variance.
- b. Granted minor sub-division/lot line adjustment for Block 81, Lots 3.06 and 3.07

MUA Pump Station

- a. Granted minor subdivision approval for a new undersized and landlocked parcel for a MUA Pump Station.

- b. Per 285-145, granted variances for pump station lot area, depth and width.
 - c. Per Section 220-47(B), granted a variance to create a new lot which will not front on an improved street.
12. Twelve (12) copies of the final site plan should be submitted for review, approval and signature.
13. The Plan is subject to review and approval of the following authorized review agencies, if applicable and if not already received, evidence of these approvals must be submitted to the Planning Board office prior to final signature:
 - a. Gloucester County Planning Board;
 - b. Gloucester County Soil Conservation District
 - c. Gloucester County Utility Authority
 - d. Washington Township Municipal Utilities Authority
 - e. Washington Township Fire Marshall
 - f. New Jersey Department of Environmental Protection
 - g. New Jersey Department of Community Affairs
 - h. Any other outside agency approvals that may be deemed necessary approval of and/or required for this project
14. If an inspection escrow, performance bond and/or maintenance bond are required with this application, an estimate of all on/off site improvements (excluding structures) must be reviewed and approved by the Washington Township Engineer. Any required performance Bond and/or inspection escrow and/or maintenance bond must be posted prior to the signing of any plans or deeds. Performance bonds and/or inspection escrows will be posted only for that portion of the Project where construction is about to commence.
15. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.
16. The Applicant must submit a certification that all real estate taxes on the property that isn't exempt have been paid to date.

BE IT FINALLY RESOLVED that the Applicant shall cause a brief notice of this Resolution to be published in the South Jersey Times at the Applicant's expense and to forward a copy thereto to the Board within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the aforesaid meeting held on December 5, 2017 and is hereby adopted at the meeting held on December 19, 2017.

WASHINGTON TOWNSHIP
PLANNING BOARD


ALBERT FRATTALI, Chairperson

ATTEST:


CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali, Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle, V. Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. D'Orazio, II	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input checked="" type="checkbox"/>
Joseph J. Perry, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
M. D'Ariano, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
M. Martin, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Bidinger, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
B. Dennis (Alt #1)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
R. Centrone (Alt #2)	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on December 19, 2017 memorializing the action taken by the Board on December 5, 2017.


Christine Ciallella, Secretary

Date: 12/19/17