

RESOLUTION 2018- 20

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
GRANTING MINOR SITE PLAN APPROVAL TO THE APPLICANT,
BUNKER HILL PLAZA ASSOCIATES, LLC
BLOCK 80.13, LOTS 8.10 AND 8.11
1 & 3 PLAZA DRIVE
APPLICATION #2003**

WHEREAS, the Applicant/Owner, Bunker Hill Plaza Associates, LLC, whose mailing address is 701 Cooper Road, Suite 7, Voorhees, New Jersey 08043, is requesting minor site plan approval to expand their existing parking facilities by twenty-two (22) parking spaces; and

WHEREAS, the property is located in the NC – Neighborhood Commercial Zone of the Township of Washington; 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, in support of the application, the Applicant submitted a Minor Site Plan submission received May 15, 2018, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 5	Cover	05-08-18	---
2 of 5	Existing Conditions and Demolition Plan	05-08-18	---
3 of 5	Site and Details Plan	05-08-18	---
4 of 5	Grading, Drainage and Details Plan	05-08-18	---
5 of 5	Soil Erosion and Sediment Control Notes and Details	05-08-18	---

The plans were prepared by Jay F. Sims, P.E., Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, New Jersey, 08081, (856) 228-2200; 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, LLA, RLA, PP, Board Planner, submitted a report dated May 23, 2018.
2. Ricard Fini, PE, PP, CME, Board Environmental Engineer, submitted a report dated June 12, 2018.
3. Michael Angelastro, Ph.D., PE, PTOE, Board Engineer, submitted a report dated June 14, 2018; and

WHEREAS, the Applicant was represented by Leonard Schwartz, Esquire, at the June 19, 2018 hearing on this matter; and

WHEREAS, based upon the above, the Board, at the June 19, 2018 hearing date finds as follows:

1. Leonard Schwartz, Esquire stated he is representing the Applicant for a minor site plan approval to expand the Applicant's existing parking facilities by twenty-two (22) parking spaces to fifty-five (55) parking spaces.
2. Joseph M. Petrongolo, LLA, RLA, PP, Board Planner, first addressed completeness of the application. Mr. Petrongolo stated there are outstanding submission items identified in his letter dated May, 23, 2018. Mr. Petrongolo stated he did not have an objection to the waiver of some of the items listed in his letter; however he does have an objection to the waiver of submission items 20, 48, 64, 68, 69 and 71. The Applicant has agreed to provide responses to those

submission items in his letter report. Otherwise, Mr. Petrongolo had no objection to the application being deemed complete conditioned on the Applicant providing responses to the submission items as noted above.

3. Kenneth Schatz, the Applicant, testified he is the primary owner of Bunker Hill Plaza located in Washington Township. Mr. Schatz testified he is before the Planning Board seeking Minor Site Plan approval to expand his existing parking facilities. The current parking facilities consist of 106 parking spot with overflow parking ending up on Plaza Drive. Mr. Schatz testified the employees of Cooper Health Systems use to park in the Shopping Center lot; however after the Real Estate Office opened, they started parking on the street. Mr. Schatz testified he desires to build a parking lot for employees only. He does not want to connect the proposed parking lot or intermingle it with the other existing parking lots. The goal is to keep the Cooper Health System employees off the street.
4. Joseph M. Petrongolo, LLA, RLA, PP, Board Planner, submitted a report dated May 23, 2018. Mr. Petrongolo testified he has gone over most of his items with the Applicant.
5. Mr. Petrongolo addressed the issue regarding parking calculations. Per Section 285-196.I, the parking requirement for medical offices is one (1) parking space per employee plus four (4) parking spaces per doctor. Additionally, as per Section 285-196.A, the number of proposed parking spaces shall not exceed the minimum permitted number of spaces by 105% or five (5) spaces. Mr. Petrongolo stated the Applicant will provide calculations to show why they do not need a variance.

6. Mr. Petrongolo stated the Applicant is proposing a dead end parking lot. Mr. Petrongolo has no objection to the dead end parking lot since keeping the lot separate from the other parking lots will be a benefit to the site.
7. Mr. Petrongolo stated the Applicant will provide documentation to show the site is compliant with ADA requirements.
8. Mr. Petrongolo stated parking in front yards is prohibited as per Section 220-21. Mr. Petrongolo stated the Applicant will be requesting a waiver of this Section.
9. Mr. Petrongolo recommended that existing Lots 8.10 and 8.11 be consolidated. Mr. Petrongolo stated as proposed, Lot 8.11 will not have any structures onsite and will consist of a parking field and stormwater management basin. Mr. Petrongolo stated a use variance will be necessary to permit parking as a primary use of the lot as per Section 285-96. Mr. Petrongolo stated the Applicant is willing to consolidate the lots.
10. Mr. Petrongolo addressed the issue of landscaping and advised the Applicant is requesting a waiver of Sections 220-31.C(1), 220-31.C(2) and 220-36.C. Mr. Petrongolo stated the Applicant's ultimate goal may be to build on the subject lot. Mr. Petrongolo has no objection to the waiver of landscaping because there is no need to put landscaping in just to have to remove it at a later date.
11. Mr. Petrongolo stated the Applicant is requesting a waiver of parking lot lighting as required in Section 220-45.G. Per Section 220-45.G, all parking areas shall have an average of 1.0 footcandles. Mr. Petrongolo further stated the Board does not waive the requirement of parking lot lighting. As per Mr. Petrongolo, the

Applicant currently has lighting on the subject lot and will conduct a nighttime test to determine if they are compliant with the parking lot lighting requirements.

12. Board Chairman Frattali asked where do the patients for the medical buildings park.
13. The Applicant stated they currently have 106 parking spots for patients to park in.
14. Mr. Petrongolo clarified the patient parking by stating all of the buildings share the current parking lots.
15. Ricard Fini, PE, PP, CME, Board Environmental Engineer, submitted a report dated June 12, 2018. Mr. Fini stated this project does not require an Environmental Impact Statement or Environmental Worksheet Statement. Mr. Fini stated the Phase I Environmental Site Assessment is not a required submittal for a minor site plan application but he recommended the Applicant disclose whether lot 8.11 has any recorded deed restrictions or easements.
16. Mr. Fini stated the Tree Preservation and Maintenance Ordinance does not apply to this application.
17. Mr. Fini stated a Parking Lot Operation and Maintenance Plan is recommended, including quarterly parking lot sweeping.
18. The Applicant testified the proposed parking lot will be managed with the other parking lots.
19. Mr. Fini stated that an Integrated Pest Management Plan (O & M Plan) is recommended.

20. Mr. Fini stated a report of cut and fill quantities must be submitted to determine the need for a soil removal permit and/or approval from the Planning Board for topsoil removal.
21. Jay Sims, PE from Consulting Engineering Services, the Applicant's Engineer, testified that 480 cubic yards of soil had been removed.
22. Mr. Fini stated there will be no soil imported or brought to the site.
23. Mr. Fini stated all businesses and commercial properties must comply with the Township Recycling Ordinance. Mr. Fini recommended the Applicant's recycling plan show the quantities reported as well as indicating materials, container volume and collection frequency.
24. Mr. Fini stated there is one (1) trash enclosure shown on the plans but it does not have gates. Mr. Fini recommended the existing trash enclosure be provided with operable gates to secure all four sides of the containment enclosure.
25. Michael Angelastro, Ph.D., PE, PTOE, Board Engineer, submitted a report dated June 14, 2018. Frank J. Seney, PE, PP, CME appeared at the hearing on behalf of Mr. Angelastro.
26. Mr. Seney stated the Applicant has agreed to all of the items contained in their report.
27. Mr. Seney stated he concurs with the testimony provided as it pertains to items 4, 5 and 6 in their report regarding parking calculations, a dead end parking lot and compliance with the ADA; and

WHEREAS, the meeting was opened to the public and no one from the public commented on the application.

NOW, THEREFORE, BE IT RESOLVED, on the 10th day of July 2018, by the Washington Township Planning Board that the application by the Applicant, Bunker Hill Plaza Associates, LLC for Minor Site Plan approval with variances and waivers on property known as Block 80.13, Lots 8.10 and 8.11 on the Washington Township Tax Maps, be and is hereby **GRANTED**, pursuant to the plan submitted and subject to the following terms and conditions:

1. 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.
2. 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.
3. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters unless otherwise noted on the record.
4. The Applicant is granted the variances and waivers as identified on the record and/or agreed to by the Applicant and/or as contained in this Resolution.
5. This approval is granted upon the following:
 - a. Applicant shall provide an older survey in satisfaction of item #10 as contained in the Board Planner’s report dated May 23, 2018.
 - b. Applicant shall provide documentation as to items numbered 48, 64, 68, 69 and 71 as contained in the Board Planner’s report dated May 23, 2018.

- c. Applicant is granted a waiver of the remaining submission items listed in the Board Planner's report dated May 23, 2018.
- d. Applicant shall provide parking calculations to the Board's Professionals to show why a variance is not needed.
- e. Applicant shall provide documentation to the Board's Professionals to show the site is ADA compliant.
- f. Applicant shall complete a light survey to determine if they are compliant with the parking lot lighting requirements and submit the survey results to the Board Professionals for review and approval.
- g. Applicant is not required to submit an Environmental Impact Statement or an Environmental Impact Worksheet to the Board.
- h. Applicant shall submit a Parking Lot Operation and Maintenance Plan.
- i. Applicant shall submit an Integrated Pest Management Plan.
- j. Applicant shall submit a Recycling Plan.
- k. Applicant shall provide a trash enclosure with operable gates.
- i. Applicant is granted the following waivers:

Section 220-1	Parking in front yard
Section 220-31.C(1)	Parking lot perimeter landscaping
Section 220-31.C(2)	Parking lot landscape islands
Section 220-36.C	Parking lot shade trees

6. The Minor Site Plan is subject to review and approval of the following authorized review agencies, if required, and 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. Washington Township Environmental Commission
- d. Washington Township Municipal Utilities Authority
- e. Washington Township Fire Marshall
- f. Any other outside agency approvals that may be deemed necessary.

7. 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.


8. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.

9. The Applicant must submit a certification that all taxes on the property have been paid to date.

BE IT FINALLY RESOLVED that the Applicant shall cause a brief notice of this Resolution's decision to be published in the South Jersey Times at the Applicant's expense and 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 June 19, 2018 and is hereby adopted at the meeting held on July 10, 2018.

WASHINGTON TOWNSHIP
PLANNING BOARD


ALBERT FRATTALI, Chairperson

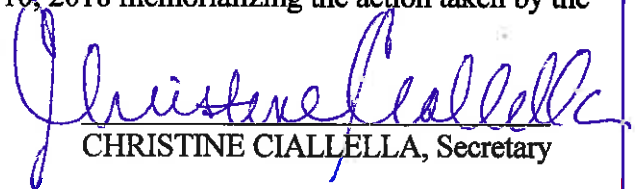
ATTEST:


CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input 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 checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
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 type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. Metz, Jr., IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" 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 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 July 10, 2018 memorializing the action taken by the Board on June 19, 2018.


CHRISTINE CIALLELLA, Secretary