

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
August 20, 2019**

- **ZBA#2019-13 Moorestown Equities, LLC Block: 6505 Lot: 14.02 Zone: SRC-1/R-2
East Main Street & Marter Ave. Decision Due: September 19, 2019**
Use Variance for medical office building (CHOP), Multiple Bulk Variances for impervious coverage, parking setbacks, front yard and side yard setbacks

Mr. Damien DelDuca, attorney for the applicant introduced himself to the Board and briefly provided a background of the property and previous application that was denied. CHOP will be leasing about 14,000 sq. ft. of the proposed 24,417 sq. ft proposed building being built on the land. The applicant has a signed agreement with CHOP to use this proposed building as medical use if the application is approved as long as the applicant will provide 5 parking spaces per 1000 sq. ft. of just for CHOP patients. CHOP will be a primary pediatric care unit with no surgeries or testing being done at the facility. Mr. DelDuca believes CHOP signed a 15 year lease with the applicant.

Mr. DelDuca introduced exhibits A-1 thru A-9 showing the different stages of the building and landscaping to the Board, he then introduced the professionals to the Board and asked Mr. Thorndike to swear them in.

Mr. John McDonough- Project Manager
Mr. Cliff Quay- Engineer
Mr. Adam Catherine- Traffic Engineer
Dr. Laurence Ahr- Senior Physician with CHOP

Mr. Thorndike swore in and accepted the all the Professionals as experts and asked Mr. DelDuca to continue giving testimony. Mr. DelDuca asked Dr. Ahr to briefly explain what this facilities main function would be and why CHOP was looking to move from their current location in Mt. Laurel. The proposed office hours would be Monday-Thursday 7:30am to 8pm, Friday 7:30am-5pm, and Saturday 8am-12pm and closed on Sunday. During those business hours there would be about 6 to 7 Doctors/Nurse Practitioners and about 15-20 other staff including nurses and front desk staff. After 5pm the total number of staff would be about 8 total people in the building. There will be no large truck deliveries on this site just small courier vans that would come to drop off office supplies and pick up medical waste. CHOP feels this location is the best since it is near major thoroughfares and would like to have the room to expand if need be in the future.

Mr. Quay was called to bring testimony about the ways the parking lot would be situated and how the traffic would be working coming in and out of the lot. Mr. Quay explained there would about 60-70% impervious coverage when the project would be complete. There will be about 76 ft in the back between the building and the neighbors behind the building. The applicant is proposing fencing, evergreens and heavy buffering between the building and the neighbors to help with any sounds and lighting. There will be street shrubbery along Main St. along with fencing and shrubs along the sidewalk for a pleasing sight. Mr. Quay reviewed the letter from Michelle Taylor and gave explanation to her questions and comments in the letter. Mr. Quay also testified to exhibit A-7 which showed the proposed building materials, building height, and angles as to which the building would be facing. There will be roof top AC units however they will not really be seen due to placement and height of the roof. The lights on the building will be hidden from the buffering but at this time there could not be specifics given on the lighting since that is something that is figured during site plan.

Mr. Adam Catherine, Traffic Engineer, gave his testimony to the updated traffic count that was prepared in May 2019. From the 7:30am-8:30am morning peak hours there were a total of 64 trips (in and out) with a majority of the trips being into the proposed medical building. During evening peak from

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4:45pm-5:45pm there was a total of 85 trips (in and out) a majority being out, there was not a study done during Saturday since most of the activity would be happening in the medical buildings during the week. The increase in the traffic is less than a 3 second delay; in Mr. Catherine's opinion most people traveling that route will not even notice the increase in the traffic. There will be a right turn only allowed from Main St which will be a more beneficial way for the people to get into the parking lot. Powerback will not be allowed to use the parking lot on this proposed lot and vice versa for those employees of CHOP. The applicant will also agree to a sign NO TRUCKS being posted in the parking lot. According to ITE there is a 112 parking space requirement and CHOP is proposing 126 so they are meeting the criteria.

Mr. John McDonough, Planner, presented Exhibit A-10 (planning exhibit) and explained the 6 part planning for this application. Mr. McDonough also spoke to Moorestown's Master Plan and how he felt this application fits into the Master Plan. Mr. McDonough then reviewed the positive and negative criteria of the application. He also testified that he didn't believe this application will make a substantial impact to the surrounding area.

PUBLIC COMMENT:

Joan Ponessa - 215 Locust

Ms. Ponessa representing MEAC read the letter (ZBA-1) from the MEAC meeting stating they remained concerned about storm water management and about the retention ponds surrounding the run-off. They also do not find the traffic study creditable since there has been an increase in traffic since the addition of Top Golf in Mount Laurel and the Shopping Center.

Edward Carido

Mr. Cardio asked if there would be any changes to the roads, since they are County Roads there will no changes to the roads according to Mr. Catherine. The applicant also is not going to be accepting any application for the vacant spaces that are not office use. Mr. Cardio also expressed that he felt 126 spaces was too many for the area and there was not enough staff on site. He also wanted to know if changes could be made to the application once it had been approved. Mr. Thorndike explained that minor changes could be made such as color or buffering selections but no major changes could be made without having to come to the Board again.

Roslynne Novak- 633 E. Main St. Unit 8

Ms. Novak expressed her concern for the buffering and it not being sufficient to mask the sounds and the lights that would be coming from the proposed buildings. She was also concerned about the right turn only lane on Main St. and making it become a major thoroughfare even though it is not supposed to be the intention of Main St.

Alfred Salvato- 607 E 2nd St.

Expressed concern about the parking and how many spots were being allotted for the buildings to use. Asked about signage but since that is something that will be discussed and finalized for the site plan there was nothing that would be spoken about at this time. Mr. Salvato just asked that the signage be tastefully done.

Greg Lane- 232 Winding Way

Mr. Lane testified that he did not hear a compelling argument for why the application was here and should be approved. He did not feel this was an appropriate use for the site.

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Andre Maglione- 105 S Dudley

Mr. Maglione expressed concern about the commercial equipment being too loud and the lights being too bright. He was told there is not typically a back-up generator for a medical office building. The current landscaping will be redone if the application is approved and will finalize when the site plan is done. There was also expressed concern about the storm water run-off since the applicant will be sharing the basin with Powerback. The applicant testified they would be placing additional underground systems in to aid in storm water run-off.

Robert Zieniuk-626 E. Main

He expressed his concern about unauthorized parking in the lot and was told by the applicant that the owners of the medical office buildings would be required to call a tow truck to have the unauthorized vehicles towed and there would be signage placed around the parking lot stating that.

Heidi Giodano-601 Oldershaw

Ms. Goodano expressed her concern about the right turn only from Main St. Into the parking lot and fears that it may be unsafe for the children that would be walking along Main St. going to school.

Harry Mayer-349 E 2nd St.

Mr. Mayer wanted to know if the applicant thought about changing the plans so they would comply with all the variances and ordinances they are seeking relief for so they would not have to come before the Board in order to seek so much relief for things. The applicant testified they felt the application was good how it was and was also harder to do since the property is in 2 different zones.

- A motion to approve this application with substantially constant Site Plan representing what was presented during this meeting was made by Mr. D'Antonio seconded by Mr. Koory. The voice vote for the USE VARIANCE ONLY was unanimous in favor. There was no vote for the Bulk Variances at this meeting, they were carried to the site plan hearing at a future date. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.
- With no further business to discuss, Ms. Schill made a motion, seconded by Mr. Koory to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 11:19pm