

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
OCTOBER 2, 2014 – 7:30 P.M.**

The Delran Township Planning Board regular meeting of Thursday, October 2, 2014, was called to order by Mr. Brady at 7:30 pm, in the Delran Township municipal building.

The Open Public Meetings Act Announcement was read by Mr. Brady and the pledge of allegiance was performed.

**ROLL CALL**

**Present:** Mr. Brady, Mr. Belin, Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mr. Diehl, Mrs. Rovinsky and Mr. Singer.

**Absent:** Mr. Hejnas, Mr. Williams and Mr. Porecca.

**RESOLUTIONS**

- 1. Paula Pinho  
PP2014-3  
Block 2, Lot 1  
41-43 Alden Ave  
Minor Subdivision**

**Mr. Morrow made a motion to memorialize Resolution PP2014-2 and Mr. Singer  
Seconded.**

**Voted in the Affirmative:** Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mr. Hejnas, and Mrs. Rovinsky Mr. Singer.

**Abstained:** Mr. Diehl and Mr. Belin

- 2. Paula Pinho  
PP2014-4  
Block 2, Lot 1  
41-43 Alden Ave  
Minor Subdivision**

**Mr. Cathel made a motion to memorialize Resolution PP2014-4 and Mr. Morrow  
Seconded.**

**Voted in the Affirmative:** Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mr. Hejnas, and Mrs. Rovinsky Mr. Singer.

**Abstained:** Mr. Diehl and Mr. Belin

## **PUBLIC HEARINGS**

### **Patient First**

Steven Nemad, Attorney for the applicant. Mr. Nemad explained that patient first is an emergent care center. Started in the 80's in Virginia. Mr. Nemad also stated that there are other applications for patient first in other towns. The builder builds the building and retains ownership and leases the building to Patient First.

Sam Reauro, engineer for the applicant. Mr. Renauro stated that he designed this application. One waiver requested is for a traffic impact study.

#### **Exhibit A-1 – Arial Photo**

#### **Exhibit A-2 color rendering of site plan.**

There are no new driveways proposed. This site will not need a new Highway access permit from DOT.

The second waiver is for signage. The applicant is requesting to submit the signage proposal at the permitting stage. Patient First will be submitting that information themselves not the builder. Mr. Renauro stated that he can submit the information if the board wishes to have it. Mr. Renauro stated the sign will have wall signs on the building. There will also be a free standing sign located towards the North end of the property.

The property can also be accessed from the Esquire Liquors.

Mr. Brady stated that this property will probably draw a considerable amount of pedestrian traffic. Mr. Nemad stated that they will tie into the sidewalk for this traffic. Mr. Renauro stated that the applicant would be agreeable to build a skywalk to ensure the safety of the pedestrians that will be visiting the site.

Mr. Wright, Developer for Patient First. Mr. Wright stated that there are currently 2 Patient First in the process of being built and a few more on the way.

Mr. Wright stated that the hours are 8:00Am-10:00PM. There are usually 50 patients a day in the beginning. After open sometime it will increase to approximately 100 people per day. Patient First is a family organization.

The center will create 50-60 jobs. There are usually 2-4 employees at the center every day.

Mr. Wright stated that these centers provide care at a reduced rate. Also the time spent is usually within an hour.

Mr. Catrambone asked if the applicants would be interested in assisting in the enhancement of a skywalk with lights, signs, anything that will ensure the pedestrian traffic. Mr. Catrambone also stated that the other business would be asked to help also. Mr. Nemad testified that his applicant would contribute to the skywalk.

Mr. Brady asked if a pedestrian traffic study going to be done. Mr. Nemas said that they were not planning to provide on but if requested by the board, they would do so. Mr. Brady stated that there is no pathway created for this property from one business to the next. He feels that there should be stripping for this property. Also there should be a sidewalk that runs parallel along the driveway.

**Mr. Singer made a motion to grant the check list items waivers and Mr. Diehl Seconded.**

**Voted in the Affirmative:** Mr. Brady, Mr. Belin Mr. Diehl Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mrs. Rovinsky and Mr. Singer.

Mr. Renauro presented the site plan for Patient first. The proposed site accesses are from Route 130 and also from the rear of the property. There is a cross access from Esquire Liquor Store. There is standalone storm water Basin. There are sewer and water on site. The applicant proposes a generous lighting pln. All lights will shine down, not to over spill into any other parcels.

The lots meet the 60 percent impervious coverage, but with the addition of the sidewalk that number will raise a very small amount.

The applicant is proposing a beautiful building with a large landscaping plan. At the present this is a vacant grass lot.

Mr. Renauro stated that this application will enhance the community.

The soil test that was done on the parcel has shown that the soils are poor, but the drain will still work properly. With that the applicant proposes a detention basin.

Mr. Nemas testified that the second variance required is for lot frontage.

This subdivision will be filed by deed.

Mr. Nemas stated that the deliveries made to the site will only be panel trucks, nothing larger.

Mr. Brady questioned if there were any special medical waste pick up from the site. Mr. Nemas stated that a licensed medical waste company has to pick up and disposed of. The medical waste is kept in the building in seal containers until Pick up to ensure that it does not become a hazard to the community.

Mr. Hall, board engineer, spoke of the easements on the property. Mr. Renauro stated that the sewer easements that exist will be relocated.

### **Open to the public**

1. **George Ward**, live directly behind the property. Had concerns with the style of the building. Mr. Ward also asked if the lighting will be lit all night. Mr. Nemas stated that the lighting that will remain on will be security lighting. There is a dirt access road. Will that be an access into the property and will it be paved? Mr. Renauro testified that the road will remain the same.

Mr. Nemad stated that the power pits on the top of the building will shield the equipment that will be placed on top. Also will lessen any noise that may generate from the systems.

2. **Christian Shaffer**, Ms. Shaffer stated that she is on the emergency squad for Delran. She was asked if ambulances will be coming to the center. Mr. Nemad stated no. This is more of a doctor office setting but specializing in urgent care. No cardiac arrest patients will be brought to this facility. Ms. Shaffer asked if the fencing on Rutgers be changed. Mr. Nemad stated no.
3. **Kelly Bohein**, 29 Rutgers Drive, Asked if the Pegasus Corp will retain ownership of the balance of the parcel, Mr. Nemad stated yes. Patient First will have a 20 year lease for this property.

### **Closed to the public**

One of the members asked the applicant if they would consider making the parking spaces 10 feet wide instead of 9, or even if only some are 10 feet, not all? Mr. Nemad stated that they would be willing to do that. Mr. Hall stated that the best spaces to change would be the one along Route 130.

Mr. Brady asked if there would be a fence around the storm water basin. Mr. Nemad testified that the basin will not be deep. Mr. Brady stated the feeling of the board is that a fence is not needed.

**Ms. Rovinsky made a motion to grant preliminary and final to Patient First and Mr. Belin Seconded.**

**Voted in the Affirmative:** Mr. Brady, Mr. Belin Mr. Diehl Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mrs. Rovinsky and Mr. Singer.

### **MINUTES**

#### **1. Regular Meeting – September 4, 2014**

**Mr. Cathel made a motion to approve the minutes from the September 4, 2014 meeting as presented and Mr. Morrow Seconded.**

**Voted in the Affirmative:** Mr. Brady, Mr. Morrow, Mr. Catrambone, Mr. Cathel, Mr. Hejnas, and Mrs. Rovinsky Mr. Singer.

**Abstained:** Mr. Diehl and Mr. Belin

### **OPEN TO THE PUBLIC**

**No comment from the public**

Sal Sciclano, board attorney discussed the property of Sweeds Run in regard to the rezoning of this property. The current is general commercial and they wish for it to be residential.

## **ADJOURNMENT**

**Mr. Singer made a motion to adjourn at 9:23PM and Mr. Deihl seconded.  
Motion passed with a unanimous voice vote.**