

**MINUTES**

**PLANNING BOARD**

**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

Regular Meeting

September 21, 2016

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Craig Johnson in the Public Meeting Room.

Mr. Johnson confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

**Oath of Public Officers – Membership Changes**

Mr. Michael Mangold – replacement of unexpired term to end 12/31/19

The oath of office was administered by Mayor Woodruff prior to the start of the meeting.

**Roll Call:**

Members present were Mr. Johnson, Mr. Woodruff, Ms. Graziano, Mr. Mangold, Mr. Bocchino and Mr. Cunningham. Mr. Willard, Board Attorney, and Mr. Evan Jacobs, Board Engineer, were also present.

**Adoption of Minutes:**

September 7, 2016

A motion was made by Mr. Woodruff, seconded by Mr. Graziano, to adopt the Minutes of the Regular Meeting of September 7, 2016 as presented. The voice vote was unanimous.

**Adoption of Resolution;**

**The Connell Company App.#SP-3-16 – Amendment to Resolution Approving Application**

This Resolution amends the August 17, 2016 Resolution adopted by the Planning Board to reflect amendments to the Application made by the Applicant during the course of the hearing increasing the sign mural on the west elevation of the building to 1,340 sf and adding a grille sign of 37.3 sf to the east elevation of the building.

Mr. Willard explained the reasons for the amended resolution.

A motion was made by Mr. Woodruff, seconded by Mr. Johnson, to adopt the above Resolution. The voice vote was unanimous with Mr. Johnson, Mr. Woodruff and Mr. Cunningham voting in favor. There were none opposed.

**Application for Review:**

**App.#SP-4-16: Summit Medical Group, One Diamond Hill Rd., Bl. 3601, L. 6 (OR-Zone)**

Applicant is seeking preliminary and final site plan approval to construct an addition to the existing medical office building. The proposal is to expand the existing Radiation Oncology department with this 3,800 square foot, one-story addition. The Applicant is also proposing other related site improvements and requesting various submission waivers.

Tom Malman, attorney for the applicant, stated that the applicant is seeking preliminary and final site plan approval for a 3,800 square foot one-story addition to the existing site. Mr. Malman reviewed the waivers being requested in connection with the application.

Daniel Lee, engineer, was sworn, gave his educational and professional background and was accepted as an expert witness. Mr. Lee presented Exhibit A-1 – aerial photograph of the site showing the existing conditions and with the proposed addition superimposed. Mr. Lee described the site and the existing conditions and stated that there are no variances required for the proposed addition. Mr. Lee stated that the existing parking lot accommodates 885 vehicles, 80 of which are ADA. The existing total impervious coverage is 30.4%, 40% is permitted and the proposed total impervious coverage will be 30.7%. Mr. Lee presented Exhibit A-2 – enlarged, colorized version of sheet C-4 showing the proposed 3,800 building. The applicant is also proposing some landscaping improvements, walkways, lighting and some drainage improvements. In view of the concerns expressed with regard to drainage, the applicant is prepared to redesign the drainage system to make sure there is no increase in run off. Summit Medical Group has maintained the drainage system on their own site and records of the maintenance can be provided. The new lighting proposed includes a 14' light fixture and three sconces on the building. The applicant will review the lighting to address the concern expressed by the Board Engineer. There are six trees proposed to be removed and the applicant will comply with the ordinance with respect to replacement and will comply with the request of the Board Engineer regarding species of trees. The applicant intends to comply with all of the recommendations in the Neglia report.

In response to questions from the Board, Mr. Lee indicated on the plan the location of the detention basins.

**Open to Public**

The meeting was opened to the public for questions regarding Mr. Lee's testimony.

Murthy Vishnubhatla, Grassman Place, asked questions regarding parking on Grassman Place by employees or visitors to the site. He stated that some people are walking through his backyard and also stated that there are employees smoking behind his house.

Brian Natale, Vice President of Operations and Security for Summit Medical Group, was sworn and stated that he is familiar with the operations at the site and parking conditions. Mr. Natale stated that the addition being proposed would contain two pieces of equipment for use by the oncology treatment center. This equipment will not fit into the existing infrastructure and the addition is designed around the equipment. The proposed addition will marry-up to the existing structure. There will be some renovations to the existing building to modify it to fit the new structure. The proposed addition will be 3800 square feet and the majority of the structure will be the two pieces of equipment and supporting equipment rooms. The addition will require five new employees and they project a maximum of three patients per hour. This facility will enable Summit Medical Group to provide first class cancer care on site.

Mr. Natale further stated that in 2013 the applicant entered into a maintenance and operation manual under which they agreed to maintain all underground detention systems on the property. That maintenance is done monthly and supporting reports can be provided. They also agreed in 2013 to maintain the Ghost Pony Road culvert and supporting documentation can be provided for that maintenance as well.

With respect to parking, Mr. Natale stated that the applicant already has some parking measures in place including an off-site shuttle program for employees that was instituted three years ago. There are currently 100 employees who are shuttled to and from a site in New Providence. They intend to increase that number to 150 employees and also intend to increase enforcement to keep people from parking on the grass areas. With respect to Grassman Place, they have encouraged the residents to call about any problems and they have addressed those parking issues. They received a call about the smoking and are now patrolling that area to make sure that people are not smoking on site. The facility is smoke-free.

**Open to Public**

The meeting was opened to the public for questions regarding Mr. Natale's testimony.

Murthy Vishnubhatla, Grassman Place, asked how this will affect property values. He stated that people smoking by the fence is his main concern.

Mr. Natale stated that the applicant would be willing to extend the fence 40-50'.

Mr. Johnson asked Mr. Natale to consider the fence extension and also to do the necessary policing to prevent smoking by the fence. Mr. Bocchino suggested that the Board Engineer visit the site and provide his findings at the next meeting.

Jim Coughlin, 113 Diamond Hill Road, asked questions regarding the maintenance of the culvert. He stated that nothing was done for years and then after the meeting in 2013 there were people cleaning up the culvert. He also stated that the water dams up and floods the back of the parking lot.

Mr. Natale stated that the applicant agreed three years ago to maintain the underground detention systems on their property on a monthly basis and this has been done by a contractor who provides monthly reports. They also agreed to maintain the culvert from their property to Ghost Pony Road and that is also done on a monthly basis.

Mr. Johnson asked the Board Engineer to look at the detention and the culvert when he visits the property and give his opinion.

Mr. Coughlin asked how the applicant and the Board can consider putting another building on that property given the amount of traffic during rush hour, the number of accidents that have taken place and the number of ambulances going in and out of the facility. He stated that there were supposed to be no left hand turns permitted from Diamond Hill Road. There used to be double yellow lines and they were removed and now it is a legal turn.

Mr. Natale stated that left hand turns are permitted from Diamond Hill Road to the upper driveway only. The lower driveway is exit only and only right hand turns. Summit Medical Group has not removed any signs or markings on Diamond Hill Road.

Joseph Saphire, architect, was sworn, gave his educational and professional background and was accepted as an expert witness. Mr. Saphire presented Exhibit A-3 – interior floor plan for the addition and adjoining building. He reviewed the renovations to the interior of the existing building and the 3800 square foot addition. Mr. Saphire presented Exhibit A-4 – colorized rendering of the exterior of the one story addition against the existing brick structure, and Exhibit A-5 – photos of views of the proposed addition.

In response to questions from the Board, Mr. Saphire stated that the color shown on the exhibits was chosen to make the new building stand out as a destination point and the addition will not be visible from off the site.

**Open to Public**

The meeting was opened to the public for questions regarding Mr. Saphire's testimony. There were no members of the public who had questions.

Mr. Malman stated that the testimony is basically done and the applicant will come back with the parking study.

**Open to Public**

The meeting was opened to the public for questions or comments regarding the application. There were no members of the public who had questions or comments.

The hearing of App.#SP-4-16: Summit Medical Group, One Diamond Hill Rd., Bl. 3601, L. 6 (OR-Zone) was carried to the October 19, 2016 meeting of the Board with no further notice required.

**Adjournment:**

A motion was made by Mr. Woodruff, seconded by Mr. Graziano, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 9:15 p.m.

Regina Giardina, Secretary Pro-Tem