

## MINUTES

### PLANNING BOARD

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

October 19, 2016

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

Mr. Woodruff 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.

#### Roll Call:

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

Mr. Woodruff was named Acting Chairman on the motion by Mr. Graziano, seconded by Mr. Niceforo and carried by unanimous voice vote.

#### Adoption of Minutes:

September 21, 2016

A motion was made by Mr. Niceforo, seconded by Mr. Graziano, to adopt the Minutes of the Regular Meeting of September 21, 2016 as presented. The voice vote was unanimous.

#### 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 has submitted revised plans dated October 7, 2016, Parking Study, Environmental Impact Study and a drainage report. They have reviewed the updated report from Neglia and will comply with the issues raised in the report.

Daniel Lee, engineer, previously sworn, presented the revised plan and discussed the changes that have been made to the plan including the expansion of the existing fence 40' along the property line. Mr. Lee stated that he met with the Board Engineer at the site to discuss the fence and the condition of the ditch. The expansion of the fence will act as a deterrent for anyone trying to enter the site from Grassman Place. Copies of the reports on the clean-up of the ditch and the maintenance of the detention facilities have been submitted to the Board Engineer and the Board Engineer has confirmed that they are in good condition. The applicant will comply with the additional comments made in the Neglia report with respect to drainage and will actually decrease the amount of runoff from the site.

Brian Natale, Vice President of Operations and Security for Summit Medical Group, previously sworn, discussed the measures being taken to decrease the amount of employee parking on the site and eliminate parking problems. He stated that barricades have been put on the grass areas to encourage parking on the paved areas. Mr. Natale further stated that the parking study concluded that there is sufficient parking on site during peak hours.

Mr. Cunningham showed Mr. Natale some photographs he had taken with his phone upon visiting the site on October 5 at approximately 3 p.m. Mr. Natale further discussed the measures being taken to improve the parking conditions. In response to questions from the Board, Mr. Natale stated that the applicant intends to continue the employee shuttle program and has expanded the valet parking program on the site. He indicated on the plan the location of the valet stations and parking areas.

### **Open to Public**

The meeting was opened to the public for questions regarding Mr. Lee's testimony, Mr. Natale's testimony and for comments and questions with regard to the application. There were no members of the public present and the meeting was closed to the public.

Discussion took place regarding the conditions of approval and the proposed resolution prepared by the Board Attorney. It was noted that the culvert and detention system maintenance reports are required to be submitted annually and that the employee shuttle program will be maintained.

**Adoption of Resolution;**

A motion was made by Mr. Graziano, seconded by Mr. Niceforo, to approve Application #SP-4-16: Summit Medical Group, One Diamond Hill Rd., Bl. 3601, L. 6 (OR-Zone) for preliminary and final site plan approval to construct an addition to the existing medical office building, subject to the conditions discussed and further subject to the requirements, restrictions and limitations set forth in the Resolution of Memorialization adopted by the Board.

The Motion was carried 6-0 with Mr. Woodruff, Mr. Niceforo, Mr. Graziano, Mr. Mangold, Mr. Bocchino and Mr. Cunningham voting in favor. There were none opposed.

**Adjournment:**

A motion was made by Mr. Graziano, seconded by Mr. Cunningham, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:15 p.m.

Regina Giardina, Secretary Pro-Tem