



Exhibits:

A-1 Medical Office Building Rendering

A-2 Building Elevation

A-3 Site Plan

A-4 Aerial Photograph

Mr. Eastman was accepted as an expert. He described the design of the building. It will be a 2 story 65,000 sq foot building. There are (2) wings proposed. He then described the color and material schematics of the proposed building.

The signs were then discussed. There are (3) building mounted signs being proposed. There is an electronic free standing sign that will be internally illuminated being proposed as well. There will be no scrolling, flashes, or images.

Mr. Kevin Dixon was accepted as an expert. He discussed the existing conditions of the property while referring to exhibit A-4. The site fronts both on Jimmie Leeds and Great Creek Road. The lot is an "L" shaped lot that is long and narrow.

Mr. Dixon then started to discuss exhibit A-3 , the site plan. They had to position the building the way they did due to the irregular shape of the lot. The stormwater management was discussed. At this time they are still waiting for their CAFRA permit. AtlantiCare will maintain the basins and all stormwater management.

The trash enclosure was then discussed. At this time it is located within the 100-foot buffer. They feel it is the best location. The applicant will work with Mr. Polistina to find the best location. They might lose some parking spaces if it gets moved elsewhere. If they reduce the number of parking spaces they will need a variance. Mr. Polistina discussed his idea of where the trash enclosure should be and that a variance for parking would be fine. Board chair asked the size of the parking spaces, he would rather see a few less parking spaces to make wider spaces. The application will work with Mr. Polistina for the parking and trash enclosure. The variance would be for 315 parking spaces.

The applicant will be enlarging the trash enclosure to handle the recycling.

Mr. Dixon discussed the traffic pattern, curbing and sidewalk.

The parking meets the ADA requirements as a professional office. There will be no rehabilitation or physical therapy at this location.

The landscaping and lighting was then discussed. They are proposing down lit LED lamps in the parking lot. There are approximately 250 trees and 130 shrubs being proposed. The applicant will work with the engineer before and during construction to modify the landscaping. There will be no fountain on site. There is a waiver required to remove top soil from the site, some of the top soil will need to be removed. They will preserve as much as they can.

The applicant has agreed to work with the Fire Department with the location of the fire hydrant.

The positives and negatives of the variances were then discussed, and also the waivers.

### **BOARD QUESTIONS AND COMMENTS:**

Board member Maxwell asked if they really need a sidewalk along Jimmie Leeds Road. Board member Geese stated that the applicant should be sure to plant deer resistant arborvitaes in that location.

Board member Clute inquired about a bench for those waiting for NJ Transit.

Board Chairman Sooy stated that if an Urgent Care does go there that they should designate spaces near the building just for their patients.

8:09 pm the chairman called for a break.

8:17 pm the chairman called the meeting back to order.

Mr. Polistina discussed the curbing. The applicant is requesting to keep some of the original curbing and only add new where it's needed. Mr. Polistina stated that they should take out the old and put all new in due to the fact that the existing curbing is only 3 inch reveal now and the new curbing will have a 6 inch reveal. Maintenance reports of stormwater facilities are required by the state and annual reporting is due to the Township annually by April 1<sup>st</sup>. Mr. Polistina discussed the requested variances and also added 233-11c regarding the parking, the applicant will be requesting 315 spaces where 325 are required. Next, the waivers were discussed.

### **BOARD QUESTIONS OR COMMENTS**

None.

### **PUBLIC QUESTIONS OR COMMENTS**

Mrs. Lynn Fittipaldi stated that she was in favor of the application.

Board solicitor, Mr. Ridgway, gave a summary of the application.

There was clarification regarding the curbing and the applicant has agreed to replace all of the curbing to have a 6 inch reveal. There was also clarification that the applicant will see if there is a possibility to have a bench or something for NJ Transit patrons.

A motion to approve application 1-19 AtlantiCare Medical Offices was made by Maxwell and seconded by Clute.

All in favor: Ayers, Clute, Geese, Guercioni, Maxwell and Sooy.

Opposed: None

### **PUBLIC QUESTIONS OR COMMENTS**

None.

Meeting adjourned 8:31 pm.