

**ZONING BOARD OF ADJUSTMENT
MEETING AUGUST 21, 2013**

The caucus meeting began at 7:00 P.M. and the meeting began at 7:30 P.M.

Members present were:

Edwin Bergamo
Elaine Greenberg
George LoBiondo
Allan Bernardini
William Guccio
Ryan Flaim

Members absent were: Allan Angelo, Jeffrey Francesconi, and Robert Ortega

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Officer Patrick Finley, and Principal Planner Stephen Hawk.

The Chairman entertained a motion to approve the minutes from the June 19, 2013 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Guccio: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Abstain
Mr. Bernardini: Yes
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the June 19, 2013 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Guccio: Yes
Mrs. Greenberg: Yes
Mr. Flaim: Abstain
Mr. Bernardini: Yes
Mr. Bergamo: Yes

Applicant- **Community Health Care, Complete Care**-785 W. Sherman Ave, Block 7001, Lot 16, Zone B-3.

The applicant was represented by Theodore Ritter, Esq. The applicant is seeking a use variance and if approved will return for a formal site plan approval. Complete Care has been in operation in Vineland for 39 years. They are a federally funded non-profit organization. They have four locations in Vineland. There is one on Landis Avenue, one on Brewster Road, one in the former Newcomb site, and one in the new Bottino's Shop Rite Center. The proposed facility will offer services such as women's health, family and pediatrics, dental, mental health, and pharmacy. Health care fee will be a \$20.00 and then a fee based on the patient's income. Cumberland County is an approved county for federal funds due to high poverty rate. The hours of operation

will be 8:00AM to 5:00PM, Monday through Friday. There will be some evening and Saturday hours if needed. The proposed building will be 19,000 square feet with 37 treatment rooms.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion that the use as proposed is an inherently beneficial use.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Abstain

Mr. Bernardini: Yes

Mr. Bergamo: Yes

Randall Scheule, Professional Planner, testified on behalf of the applicant. Exhibit A1, is a revised site plan. Exhibit A2, is an aerial photograph showing surrounding uses. He does not believe that the use creates a substantial detriment to the public good. Looking at the B-3 zone and the area, the benefits outweigh the impact. There are other medical uses along West Sherman Avenue, and the medical use is similar to the others in the surrounding area.

Mr. Finley indicated that this proposed use is a more intense medical center. That is the reason why they are before the board.

James Curtis Edwards, Executive Vice-President for Facilities and Corporate Compliance. Initially there will be 25 full time employees and about 1,000 patients per month. There will be no laboratory facilities on site and all lab work will be sent out. Complete Care has 18 locations in Cumberland, Gloucester, and Cape May counties.

Mr. Hawk wanted to know the projection numbers at full capacity.

Mr. Edwards explained that there would be 40 employees when they reach their full capacity. The goal will be to be opened 7 days a week with some evening hours. Monday through Friday will be 8AM to 5PM with two evening hours until 9PM. Saturday and Sunday would be open 4 hours per day 12PM until 4PM.

Mr. Hawk wanted to know if this was an urgent care center or a regular doctor's office.

Mr. Edwards explained that he does not consider it to be an urgent care office. They will be treating minor things that they would not have to go to the emergency room for. It would be more of a convenience center.

Mrs. Greenberg wanted to know if they would refer someone to the emergency room if they could not treat them.

Mr. Edwards explained that they would send the patients to the emergency room if they could not treat them.

Salvatore Corvino, Licensed Architect, testified on behalf of the applicant. He explained that a majority of the trees in the rear will remain. 79 parking spaces are required and they will be providing 111 parking spaces. They will be eliminating the driveway on the east side closest to the drive for the U-Sell Flea Market. The site is large enough for future expansions. They will be planning an underground storm water system.

Mr. Bergamo explained that scheduling patients will help with parking.

Mr. Hawk indicated that he was pleased to hear about the design desire for an underground storm water system. The back area is fully wooded and when there is more than an acre of forested area, there are some replacement requirements when trees are removed. Any kind of underground storage will be helping in meeting the storm water management requirements. There is going to be some relief required by the board. There is going to be a side buffer variance. The parking and loading area is actually 0.5' away from property line and 5' is required. There will also need a design waiver for tree island breaks without trees in the parking lot. He also believes parking is a concern. It is a very big facility with potentially 50 employees. Under a medical office standard square footage is divided by 200 and then add employees. Now they need a 148 parking space requirement. The standard is based on square footage. They should consider the amount of parking that they provide for this facility.

Mr. Ritter explained that they would address that at the site plan process.

Mr. LoBiondo wanted to know if the projected number for employees. He also wanted the percentages for patients being seen by appointments and walk-ins.

Mr. Edwards indicated that there they prefer 100% appointments but federal law they have to take in walk-ins. They have 80% scheduled by appointments, and 20% walk-ins. There will be approximately 14,000 patients treated in a year at full capacity.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Bergamo: Yes

Chairman made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes

Mr. Guccio: Yes

Mrs. Greenberg: Yes

Mr. Flaim: Yes

Mr. Bernardini: Yes

Mr. Bergamo: Yes

Meeting adjourned at 8:40 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment