

MINUTES
 PLANNING BOARD MEETING
 THURSDAY – APRIL 5, 2012 - 7:30 PM
 315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
John Zamboni	X			
Kevin Koch	X			
Robert Tarantino	X			
James Zizza	O			
Neil Curcio	X			
Tim Nugent, Alternate 1	O			
Michael Cresitello, Planning Board Attorney	X			
Richard O'Connor, Township Engineer	X			
Sgt. Pollock, Police Dept. Rep.	X			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Class from NJ Planning Officials
- B. Letter from Harbor Consultants ref: Welda, LLC dated march 2, 2012
- C. Letter from Richard O'Connor dated January 24, 2012 ref: Resolution Compliance, 10 Westfield Avenue
- D. Letter from Richard O'Connor dated January 5, 2012 ref: Completeness Review #2, Block 60, Lots 61 & 62
- E. Letter from Richard O'Connor dated January 18, 2012 ref: Technical Review Letter, Block 60, Lots 61 & 62
- F. Letter from Richard O'Connor dated March 5, 2012 ref: Technical Review #2 letter, Block 60, Lots 61 & 62

A motion to dispense with the reading of the correspondence was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

4. Site Plan

A. Welda, LLC, 1084 Raritan Road, Block 60, Lots 61 & 62

Stan Fink, Esq. stated that the application is for property located at 1084 Raritan Road and is located in the CN Zone – Neighborhood Commercial

There are 2 variances: 1 parking space which was removed for emergency parking & front yard setback. The property is 105 feet wide and 587 feet deep. The rear of the property is wetlands. The owner of the property is Welda, LLC with the sole member is Elsa Wexler.

The building will be used for Dr. Wexler's practice and also an orthopedic & pain management outpatient surgery facility.

Mr. Fink presented the following experts who were all sworn in and accepted by Mr. Zamboni and seconded by Mr. Koch. All Ayes

David Wexler, GI, 999 Raritan Road, Clark
Anthony Gallerano, PE, PP, Harbor Consultants
Gabriel Calenda, Architect
William Cohen, MSA Management Company - develops and operates outpatient surgical facility

Dr. Wexler was called and stated that he has been practicing since 1983. He is just planning to move his practice from 1 location to another.

Mr. Zamboni asked how many doctors are going to be in his office. Mr. Wexler stated that it will be just himself. He has 1 full time employee and 3 part time employees. His office hours are 6 hours a day, 3 days a week.

A motion to open the meeting to the public for questions of Dr. Wexler was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes.

A motion to close the meeting to the public for questions of Dr. Wexler was made by Mr. Laezza and seconded by Mr. Koch. All Ayes.

William Cohen was called and he stated that he helps get the State license from the Department of Health and get their equipment in. It is a 23 hour license. They plan to develop 2-3 surgical room centers. They will have about 25 doctors that use the facility by appointment. They are for same day surgery, no overnight stay. It is not for emergency surgery it is all elective appointments. The patients are brought in by transport service or by family member. In each room there is a Doctor, Technician, Anesthesiologist and Nurse.

If any other doctor comes into the practice other than orthopedic and pain management, then the State will have to come in and inspect the facility.

There will be 3 operating rooms. For each operating room there is (1) Stage 1 recovery, (1) Stage 2 recover and (1) pre-op. The patients arrive 1 hour before their procedure so their vitals can be taken and the IV set up. Then, the procedure is done, they are in recovery and then sent home. Usually about 3 hours in total. These facilities have virtually no infection rate compared to a hospital where there is 17-20 percent of getting an infection. The nurses clean after each procedure. Only about 20% of the time will all 3 rooms be used at once.

Mr. Mazzarella asked if it is possible to have 24 procedures during the day. Which means 42 transport services can be picking up and dropping off. Mr. Cohen stated that they could, but they are not staying they are only dropping off. Most of the time the house of operation is from 7 am to 5 pm.

Mr. Laezza asked how many professionals during an average day would be at the facility. Mr. Cohen stated that between 18-20 people would be working at one time.

Mr. Curcio asked if family members can be transported with patient. Mr. Cohen stated that they can be. Mr. Curcio also stated that the transport vehicle will have to back out if all the spaces are filled. He also stated that most insurance companies will not pay for transportation so he feels that most patients will be brought in by family members. Mr. Cohen stated that the cost of the transport is paid by the facility not the patient. He also stated that there are 5 other facilities in NJ.

Mr. Koch asked if this was for surgery only, no pre op or post op. Mr. Cohen stated that they cannot see patients at the facility. Dr. Wexler's practice is completely separate from this surgical unit. Mr. Koch asked where the transport parks to drop the patient off. Mr. Cohen stated that they just stop at the front door and unload the patient, bring them in and then the staff takes over.

DSgt. Pollock stated that they made the ambulance only spot so the ambulance can back in and turn around and pull out safely onto Raritan Road. The daily transport service was not brought up at the DRC meeting. He also stated that anyone can use it to turn around.

Mr. O'Connor asked where the HVAC location will be and if it will be an oversized unit or multiple units. Mr. Fink stated that Mr. Calenda will address this issue.

Mr. Buccarelli asked if oxygen will be piped into the building. Mr. Cohen stated that there is a medical gas room that holds oxygen and nitrogen. There is

pressure gages located throughout the building. Mr. Fink stated that this is just a shell of the building and there will be detailed drawings that will be submitted to the building department. Mr. Buccarelli asked how many cylinders of oxygen will be on site. Mr. Cohen stated that no more than 2.

A motion to open the meeting to the public for questions of Mr. Cohen was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

A motion to close the meeting to the public for questions of Mr. Cohen was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

Mr. Gabriel Calenda, Architect stated that he has designed the shell of the building. Mr. Fink asked where the HVAC units will be placed to the best of his knowledge. Mr. Calenda stated that he thinks that they will be placed on roof of the building. He stated that he worked a lot with Mr. Ciccone and is familiar with his work.

Mr. Laezza asked if they are asking the Board to approve a shell of a building then the Department of Community Affairs will determine the interior of the shell. Mr. Cohen stated that the DCA will approve the plans. Once the sealed plans are submitted, the township will give permits and inspect for occupancy.

Mr. O'Connor suggested that a condition that the HVAC units on the roof be properly screened and that no units will be on the ground.

Mr. Curcio stated that Mr. Ciccone should be the one here testifying to answer the Boards questions. Mr. Cresitello stated that these issues are all part of the outside of the building, not the interior and need to be answered. Mr. Fink stated that whatever the Board asks for will be complied with.

Mr. O'Connor stated that one 4x4 pad is the only pad that will be allowed on the ground.

Mr. Curcio asked Mr. Cohen about the storage and use of drugs and the security level. Mr. Cohen stated that there is an anesthesiologist work room with a locked cabinet and refrigerator. Also, at the nurses area there is a small locked refrigerator and small locked cabinet. The facility will be locked and alarmed. They do not have a security guard in the building. There are very strict procedures that have to be followed for drugs.

Mr. Koch asked how the medical waste is stored and picked up. Mr. Cohen stated that an outside company comes every other day to pick it up. There are medical waste containers and sharp boxes.

A motion to open the meeting to the public for questions of Mr. Cohen again was made by Mr. Koch and seconded by Mr. Zamboni. All Ayes

A motion to close the meeting to the public for questions of Mr. Cohen was made by Mr. Koch and seconded by Mr. Zamboni. All Ayes

Mr. Calenda showed the Board the color scheme and material that will be used for the shell of the building. The building will have a regal blue band and roof with the rest being off white stone.

A motion to open the meeting to the public for questions of Mr. Calenda was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Calenda was made by Mr. Zamboni and seconded by Mr. Koch. All Ayes.

Anthony Gallerano, PE, PP, Harbor Consultants was called

Exhibit A-1 Colored Site Plan

The main part of the building will be 1 level over parking. There is a small area that is 2 stories. The access will be a single driveway from Raritan Road which will be right turn in and out only. There are 5 handicapped spaces for a total of 48 parking spaces. The site will have an underground detention system. Landscaping and lighting will be provided as goes along with the ordinance.

Variances

1 parking space – 49 are required and 48 are proposed for safety reasons
Front yard setback – 37' required and 20' are proposed. Since the rear of the property cannot be used, it would be a hardship for the applicant to move the building farther back.

Mr. Gallerano stated that the concerns of the fire department have been met from their suggestions at the DRC meeting. He stated that they added a sprinkler connection to the front of the building. They added lighting on the right side of the building, a 4 foot sidewalk along the right side of the building for a fire ladder and they have raised the parking of the building from 10 feet to 12 feet so they can fit a fire truck under the building.

DSgt. Pollock asked about the ambulance being able to turn around in the parking lot to exit the property. He stated that if there are two ambulances there at one time and other people are coming in and out of the site, are the ambulances going to have to drive through the parking garage and turn around and come back out. The circulation is not very good. Mr. Mazzarella also asked how the garbage will be picked up. Mr. Gallerano stated that there will not be a dumpster, it will be cans that will be carried to the truck and carried out. They are also there on off hours and can turn around in the ambulance area. Mr. Curcio asked what they can do to make the larger vehicles from

having to back out of the parking lot. Mr. Gallerano stated that they can get rid of 1 or 2 parking spaces to make room for people to be able to turn around.

Mr. Zamboni asked DSgt. Pollock if 20' frontage is adequate for safety. He stated that it is, that is why they eliminated 1 space in the front.

Mr. Laezza stated that A&P had to put a water line in from Janie Lane. The applicant will have to pay the town and the town will have to pay the A&P back for use of the water line due to the developer's agreement. Mr. Gallerano stated that he was not aware of that but they will have to comply.

Mr. Curcio asked if it was safe to have 2 curb cuts within 10 feet from each other. DSgt. Pollock stated that it could cause a problem. People use the one curb cut to miss the light. Mr. Gallerano stated that they do not have any other access to their site. They agreed that some kind of signage will be used to let people know to look.

Mr. Mazzarella asked if the entire building is sprinklered. Mr. Gallerano stated that it is.

Mr. Curcio asked if there will be lights that are timed. Mr. Fink stated that yes, they will.

Mr. Zamboni asked if the landscaping is sufficient. Mr. O'Connor stated that it has to be approved by the Shade Tree Commissioner. He suggested that they screen the transformer pad.

Mr. Gallerano stated that the transformer pad will be on the right side of the parking lot at the front of the building which will be landscaped and screened.

Mr. Mazzarella suggested that we take away the two spaces to make the k-turn for a total of 46 spaces.

They will have a generator that runs on diesel fuel in case of power failure. It has to be diesel and not gas so it can be non-interrupted. The tanks are 40 gallons. Mr. O'Connor stated that there is not a way that a truck can refill the tanks. He stated that the truck will have to run a hose and then back out of the site or bring a 5 gallon tank in to refill. Mr. Buccarelli is okay with this. Mr. O'Connor stated that he would not put it where they are putting it, but if the fire department is okay with it and it is the applicant's problem to get it filled. He would like to see a small curb behind the sidewalk in case of an overflow; it does not wind up in the drainage system.

A motion to open the meeting to the public for questions of Mr. Gallerano was made by Mr. Koch and seconded by Mr. Koch. All Ayes.

A motion to close the meeting to the public for questions of Mr. Gallerano was made by Mr. Koch and seconded by Mr. Koch. All Ayes.

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Zamboni. All Ayes.

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

Mr. Fink stated that the variances for this application are minimal and the County has approved the plan. It is a surgical center that is very tightly run.

Mr. Laezza asked if anything will be built before the DCA approval. Mr. Fink stated that if the Board approves the application, the applicant starts to build the shell. At the same time, he is getting the approval for the interior. Mr. Cresitello stated that there will be no building permits until the sealed plans from the DCA. Mr. Fink agreed.

A motion to reopen the hearing was made by Mr. Koch and seconded by Mr. Zamboni. All Ayes.

Mr. Calenda stated that the sealed plans are needed before they obtain permits from the Township.

A motion to open the meeting to the public for questions of Mr. Calenda was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Calenda was made by Mr. Koch and seconded by Mr. Zamboni. All Ayes.

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

Mr. Zamboni made a motion to approve the application with the following conditions and was seconded by Mr. Curcio. Ayes: Mazarella, Laezza, Kurzawski, Zamboni, Koch, Tarantino, Curcio

Conditions: Eliminate 2 spaces for the K-turn area, screen around air conditioning unit, no ground mounted units except 1 4x4 pad, developers agreement with water line, signage at driveway, sprinklered, security lighting on site, landscaping plan approved by shade tree director, screen and curb generator, 3 space variance, front yard setback at 20', comply with Planning Board Engineer report, lot consolidation, no building permits until sealed plans from DCA.

5. New Business

Mr. Koch asked if there are any other overlay zones that the Board should be re-evaluating. Mr. Laezza stated that there are.

6. Old Business

7. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

8. Next Meeting

May 3

June 7

July 5

9. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes