

**FEBRUARY 20, 2012**

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, February 20, 2012.

The meeting was called to order at 7:05 PM.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
James Saring	Member
Michael Mattioni	Member

Bernadette Kearney	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter

Absent: Robert Sassi

The Pledge of Allegiance was recited.

Ms. Kearney advised that the Zoning Board will consider the matter for the Rapoza Application at 880 Township Line Road. Ms. Kearney stated that there was an appeal for this matter in 2008, and a Settlement Document was sent by Edward Hughes, Esq.

Member Mattioni made a motion that the Zoning Board sign the Settlement Agreement for the Rapoza Application. Member Esposito seconded the motion. Members Mattioni, Esposito, Saring, and Frangiosa voted in favor of the motion. The motion passed by the vote of 4-0.

The Board heard the following:

633 PLYMOUTH ASSOCIATES, L.P.: On an application for a Special Exception from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVIII, Section 2800.D.3.

The Special Exception requested is as follows: To permit a Sleep Lab at a proposed healthcare facility.

The property is located at 633 West Germantown Pike in "Limited Commercial" Zoning District.

Joseph Kuhls, Esq. was present to represent the applicant in presenting their application.

Mr. Kuhls advised that the applicant seeks a Special Exception for use at 633 West Germantown Pike. Mr. Kuhls stated that the site in question is 2.2 acres. Mr. Kuhls advised that a 30,000 square foot, 2 story office building exists on the site. Mr. Kuhls stated that there are 134 associated parking spaces.

Submitted for inclusion into the record was the following:

A1) Application Packet

Mr. Kuhls advised that a Sleep Lab, Wound Care Center, Moss Outpatient Rehabilitation, and Urgicare are being proposed for the site. Mr. Kuhls stated that three of the uses are already permitted on the site by right. Mr. Kuhls advised that the fourth use, the Sleep Lab, needs a Special Exception because of the hours of operation.

Mr. Kuhls advised that approximately 15,000 square feet of the building will be leased by the Albert Einstein Healthcare Network. Mr. Kuhls stated that Plymouth Township Council has taken no position on the application. Mr. Kuhls advised that the Plymouth Township Planning Agency recommended approval for the Special Exception requested.

Mr. Kuhls advised that after typical business hours the patients will be at the Sleep Lab from 6:00 PM to 7:00 AM Monday thru Friday. Mr. Kuhls stated that the patients will be going through sleep analysis during this time. Mr. Kuhls advised that there will be 4 testing rooms. Mr. Kuhls stated that there will also be a control room for staff. Mr. Kuhls advised that 4 patients can stay at the site overnight.

Mr. Kuhls advised that the door of the Sleep Lab faces Germantown Pike. Mr. Kuhls stated that the abutting residents will not be affected by patients going in and out. Mr. Kuhls advised that there will be no noise coming from the Sleep Lab.

Mr. Steven Pierce was sworn-in to testify.

Mr. Pierce advised that he is a Network Construction Director for the Albert Einstein Healthcare Network. Mr. Pierce stated that he agrees with all of the statements made by Mr. Kuhls.

Mr. Kuhls advised that the Zoning Officer has reviewed the parking at the site. Mr. Kuhls stated that it was determined that there is ample parking at the site.

Ms. Kearney asked if the applicant has withdrawn the relief for signage. Mr. Kuhls advised that signage relief has been withdrawn.

Submitted for inclusion into the record was the following:

A2) Email From Joseph Kuhls To David Conroy Indicating The Withdrawal For Signage Relief.

Member Mattioni asked how many employees will be at the site overnight. Mr. Pierce advised that 2 or 3 technician employees will stay overnight. Member Mattioni asked how much space will be taken up for the Sleep Center. Mr. Kuhls stated that 2,500 square feet will be used for the Sleep Center.

Member Esposito asked if the other three uses will not be available to the Sleep Center patients from 6:00 AM to 7:00 PM. Mr. Kuhls advised that the after hours patients will only have access to the Sleep Center, and no access to the other three uses.

Chairman Frangiosa inquired about the total square footage of the building. Mr. Kuhls advised that the total square footage is about 30,000 square feet, and the applicant will lease 15,000 square feet. Mr. Kuhls stated that there is a possibility that more can be leased in the future for the operation.

Chairman Frangiosa asked if the ratio for patients to staff could be higher. Chairman Frangiosa commented that some patients might have drug related sleep problems. Mr. Pierce advised that there could be 3 staff members for 4 patients.

Chairman Frangiosa asked what happens when there is an emergency situation with a patient. Mr. Pierce advised that 911 will be called, and there will be contact with the hospital. Mr. Pierce stated that the Sleep Center is an outpatient facility.

There were no questions from the audience. There was no testimony for or against the applicant from the audience.

The Board discussed and decided as follows:

633 PLYMOUTH ASSOCIATES, L.P.: Member Esposito made a motion that the Special Exception requested be approved subject to the following:

- 1) If there are 4 patients on-site there will be no less than 3 staff members at the site.

Member Saring seconded the motion. Members Esposito, Saring, Mattioni, and Frangiosa voted in favor of the motion. The motion passed by the vote of 4-0.

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,  
*Richard Clifford*  
Richard Clifford