

November 3, 2022

Woodbury Heights Planning/Zoning Board  
500 Elm Avenue  
Woodbury Heights, NJ 08097

Attn: Chairman and Members of the Board

**Re: Application for Change of Use/Site Plan Review  
Technical Review #1  
Block 3, Lot 8.03 – 19 Maple Avenue  
Applicant: Harsh Patel  
S&A File No. WH-1119**

Dear Chairman & Members of the Board:

As of October 13, 2022, we are in receipt of the above referenced application for a Site Plan Review. The Applicant has provided a plan entitled "Survey of Property", prepared by Morgan Engineering & Surveying, dated August 16, 2022 and architectural plans.

The subject property is located on Maple Avenue in the "HC" Highway Commercial Zoning District.

The Applicant is requesting an approval to locate his medical office into a portion of an existing one story building. The second portion of the building contains an existing massage therapy office. In accordance with §70-44, any change of use in a non residential building requires the Planning Board's review.

The Application has been submitted due to the proposed change of use for Mr. Patel's doctor's office in the building. The Applicant will be responsible to present testimony to the Board as to the proposed use and impact to the available parking on site.

### **Completeness Review**

The medical office area will contain two (2) offices, four (4) patient observation room facilities and waiting area. The site contains 23 parking spaces plus one handicap accessible space.

The Applicant has provided a survey plan depicting the current condition on site. A new handicap ramp entrance is proposed. No further site plan modifications are proposed. As no site improvements are proposed, many of the completeness criteria for site plan are not applicable.

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The Applicant will need to provide testimony as to parking, lighting and buffering on the site.

Based upon the information provided, we offer the following technical comments:

**Technical Comments:**

1. We defer to Mrs. CuvIELLO for the proposed use and parking requirements.
2. Hours of operation should be clarified.
3. The Applicant must clarify if there is a basement in the building and the proposed use for same.
4. The plan does not reflect any lighting in the parking area. It appears there are flood lights mounted on the building. This should be clarified as it appears the business may operate after sunset during the winter months.
5. The Applicant should clarify the existing number of employees, offices, etc. for their portion of the building to verify sufficient parking exists. The parking requirement is 1 space/200 sf but not less than 3 spaces per observation room.
6. The Applicant must clarify the parking needs for the adjacent massage therapy office (i.e. number of offices, therapy rooms).

We are acceptable to the Application being presented to the Board.

If you should have any questions regarding the matter, please call our office at your earliest convenience.

Very truly yours,

**SICKELS & ASSOCIATES, INC.**



Mark R. Brunermer, P.E., C.M.E.

Woodbury Heights Planning/Zoning Board Engineer

MRB:kc

cc: B. Michael Borelli, Esquire, WHP/ZB Solicitor (via email)  
Tiffany Morrissey, WHP/ZB Planner (via email)  
John Ciocco, Applicant's Attorney (via email)  
Harsh Patel, Applicant (via email)