

The Chairperson called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

Roll Call:

Present: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

Absent: Mr. Branch, Mr. Ravitz, Mr. Schwenke

Also present are Stuart Platt, Board Solicitor, and Jeremy Noll, Board Engineer

Mr. Stuart Platt swears in Board Engineer, Mr. Noll.

APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the set of minutes from the March 12, 2025 meeting, seconded by Mr. Nicini. Motion carries by assenting voice vote of all present board members, with Mr. Kleinman, Mr. Rashatwar, and Ms. Augustine abstaining/recusing.

Mr. Schallenhammer makes a motion to approve the set of minutes from the March 26, 2025 meeting, seconded by Mr. Jacob Platt. Motion carries by assenting voice vote of all present board members.

ORDINANCE ITEMS

Review of Ordinance 7-25 Amending Chapter 152: Zoning Districts to add 152.180 entitled Affordable Housing District II (AH-II)

Planning Board Solicitor Mr. Stuart Platt introduces the proposed ordinance amendment to the board. Mr. Platt explains that the ordinance is for an Affordable Housing Overlay for a new AH development in the Township, and it is being reviewed by the planning board to determine consistency with the Voorhees Township Master Plan and if a recommendation for its adoption can be provided to Township Committee. He states that the proposed ordinance has been reviewed by the Township's planners at CME as well as the Platt Law Office and would help fulfill the Township's 3rd round Affordable Housing obligation.

Seeing no questions from the board, Ms. Augustine opens the meeting to the public for questions/comments on the proposed AH ordinance.

Anthony Doyle
17 Fir Ln

Mr. Doyle asks about the process of approving affordable housing developments and for further information on the status of the subject affordable housing ordinance. Mr. Stuart Platt states that the planning board is responsible for reviewing proposed affordable housing ordinances for master plan consistency and, if found to be consistent, recommending the ordinance be approved by Township Committee. He states that the current review is not for approving the ordinance but just for reviewing it for master plan consistency and to determine if it can be recommended to Township Committee for approval.

Seeing no further public comments, Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to recommend that Township Committee adopt Ordinance 7-25 Amending Chapter 152: Zoning Districts to add 152.180 entitled Affordable Housing District II (AH-II), seconded by Mr. Rashatwar. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: None

NEW BUSINESS

PC#25-006

Brandywine Mainstreet LLC

Correspondence – Extension of Approvals (Apartments)

Main Street

Block 207; Lots 4, 4.08, 4.09, 4.24, & 4.25

Appearing before the board is the applicant's attorney, Mr. Robert Baranowski of law firm Hyland Levin Shapiro. Mr. Baranowski asks the board if both extension of approval applications could be voted on together as one application. Mr. Stuart Platt states that the applications should be reviewed separately as the testimony for each would be different but could rely upon the other. Mr. Baranowski agrees. For witnesses, Mr. Baranowski introduces Mr. Anthony Ziccardi, principal of Mainstreet Brandywine and Mr. Paul Witthohn, the applicants engineer. Mr. Platt asks Mr. Baranowski what the previously granted extension of approval lengths were for both applications. Mr. Baranowski explains that the resolution for the apartments site plan approval was memorialized on November 9, 2022, with initial approval lasting for two years through the same date in 2024. For the parking lot, he states that the resolution was memorialized on July 26 2023, with its initial approval lasting two years through July 26, 2025. Mr. Platt asks what lengths of approvals the applicant is currently seeking for both applications. Mr. Baranowski states that the applicant is seeking all three available 1-year extensions for each application.

At this time, Mr. Ziccardi and Mr. Witthohn are sworn in. Mr. Ziccardi testifies that a condition of approval for the site plan for the apartments was the creation of a parking lot to service the mansions at Mainstreet. He states that as the parking lot approval occurred in July 2023, and county and other outside agency approvals such as TWA from NJDEP were needed for the projects, their construction timelines had been delayed for both the apartments and parking lot. Mr. Ziccardi states that current economic conditions with high interest rates and lack of equity funding also contributed to delays in starting construction.

Mr. Vandegrift asks Mr. Ziccardi if construction would begin within the 3-year extension period if granted. Mr. Ziccardi explains that it is their intention and he is optimistic that they will be able to start construction within that timeframe. Mr. Vandegrift asks whether any work on the parking garage that was a condition of approval for the apartments has been done. Mr. Ziccardi states that no work has been done on the garage as, before any repairs for it can commence, other work with existing buildings and the parking lot must be completed first as per the previous resolutions. Mr. Nicini asks Mr. Ziccardi if any repairs may be needed now for the parking garage. Mr. Ziccardi testifies that approximately a year ago the garage had been inspected by the township and the recommendations from the inspection had all been satisfied and the top floor of the garage remains closed. He states that no work is currently needed for the parking garage.

Mr. Dinatale asks Mr. Ziccardi if his team is working on any other developments now. Mr. Ziccardi testifies that other than a hotel in Radnor, PA no other developments are in progress. Mr. DiNatale asks Mr. Ziccardi if current local economic conditions are also causing delays in starting construction of the projects. Mr. Ziccardi states that current economic conditions have made it difficult for their team to begin work, but they believe those conditions will change in the near future. Mr. DiNatale asks Mr. Ziccardi if he intends to sell the property to another developer in the near future. Mr. Ziccardi confirms this.

Mr. Schallenhammer asks Mr. Ziccardi if there are Tax abatement or Pilot programs for the site. Mr. Ziccardi states that there are programs available, and it would need to be discussed with

Township Committee. Mr. Platt states that if the project were to progress, there would be a five-year tax abatement program associated with the site as part of the redevelopment plan. Mr. Schallenhammer asks Mr. Ziccardi about how funds were organized for the project back when the site plan had first been approved. Mr. Ziccardi explains that the sequence of required approvals and economic conditions as well as lack of equity funding made it difficult for the team to start construction. Mr. Stuart Platt asks Mr. Ziccardi for elaboration on lack of equity funding for the project. Mr. Ziccardi explains that his team works with an equity partner for their projects, and they have not yet found one for the Mainstreet project. Mr. Platt asks Mr. Ziccardi if any outside agency approvals are still outstanding for the project and if the Township has caused any delays with the progress of the project. Mr. Ziccardi states that to his knowledge all have been obtained. He states that the township has not caused any delays in the progress of the project.

Mr. Jacob Platt asks Mr. Ziccardi if he anticipates needing to go before the board again if the requested 3-year extension is granted, extending the approvals to November 2027. Mr. Ziccardi states that he intends to start construction before then. Mr. Schallenhammer asks Mr. Stuart Platt whether only the 3 one-year extensions can be granted with approval, or if options for extensions of shorter lengths would also be possible. Mr. Platt confirms that extensions of shorter lengths could indeed be granted instead of all 3 one-year extensions. Mr. Platt asks Mr. Witthohn whether the applicant diligently applied for all necessary outside agency approvals for the application and obtained them. Mr. Witthohn confirms this.

Ms. Augustine makes a motion to open the meeting to the public, seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members.

Seeing no public comment, Mr. Jacob Platt makes a motion to close public portion, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. Jacob Platt makes a motion to grant a 24-month (2-year) extension of approvals for the application, seconded by Mr. Nicini. Motion fails to pass by the following Roll Call Vote:

AYES: Mr. Platt

NAYS: Mr. DiNatale, Mr. Vandegrift, Mr. Kleinman, Mr. Rashatwar, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: None

Mr. Schallenhammer makes a motion to grant an 18-month (1.5-year) extension of approvals for the application, seconded by Mr. DiNatale. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: Mr. Vandegrift

PC#25-007

Brandywine Mainstreet LLC

Correspondence – Extension of Approvals (Parking Lot)

Main Street

Block 207; Lot 4.25

Mr. Baranowski appears before the board again to represent the applicant. Mr. Baranowski explains that the application is for an extension of approvals for the previous approval of the parking lot at the Mainstreet site, which had been granted in July 2023 and the applicant seeks the extension of approvals for the same reasons given in the previous application’s testimony.

Seeing no questions from the board, Mr. DiNatale makes a motion to open the meeting to the public, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Seeing no public comment, Mr. DiNatale makes a motion to close public portion, seconded by Ms. Augustine. Motion carries by the assenting voice vote of all present board members.

Mr. Vandegrift asks who owns the parking garage on the site. Mr. Baranowski states that the current application is just for the auxiliary parking lot for the Mansion on Mainstreet, and the parking lot must be constructed before the other improvements for the project can be made. Mr. Nicini asks if the parking lot will have designated spots reserved for certain individuals and if the parking lot will have gates. Mr. Baranowski explains that the parking lot will be used for the Mansion and will have gates. He states that there will be an area of the parking lot designated for valet parking as well.

Seeing no further comments or questions from the board, Ms. Augustine makes a motion to extend the approvals for the application to the same date as the extension granted for the previous application: May 9, 2026; motion seconded by Mr. Jacob Platt. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: None

PC#25-001

Virtua West Jersey Health

Minor Site Plan

106 Carnie Blvd

Block 202.26; Lot 14

Appearing before the board is the applicant's attorney, Mr. Baranowski of law firm Hyland Levin Shapiro, as well as Ms. Julie Herb, Vice President of Virtua Health System. Mr. Baranowski testifies that the application pertains to the Virtua complex at 106 Carnie Blvd and specifically the Health Education Center (HEC) onsite. Mr. Stuart Platt asks Mr. Noll if any variances or design waivers are required for the application. Mr. Noll confirms that no variances or design waivers are required as there are just some existing non-conforming conditions on the property. At this time the following individuals are sworn in: Ms. Julie Herb, Vice President of Virtua Health System, Mr. Gary Vecchio, applicant's engineer of engineering firm Taylor Wiseman & Taylor, and Mr. Dennis O'Hara of Compass Signs.

Ms. Herb testifies on behalf of the application. She states that the four buildings at the Carnie Virtua complex are all in use currently and the parking lot that was used by the former hospital remains onsite as well. She testifies that the buildings at 120 and 130 Carnie are used by the IT department for training purposes, and for programming computers that are used by the overall Virtua Health System. Ms. Herb states that 90 Carnie Blvd is the Child Development Center, where childcare services are provided for Virtua employees. Regarding 106 Carnie Blvd, the subject building in the application, Ms. Herb testifies that before being the HEC it was formerly the corporate offices for Virtua when the hospital was still onsite. She states that the building is also used to host events and meetings and is designated only for internal use.

Mr. Nicini asks Ms. Herb if the square footage of the current buildings is changing as part of the proposed improvements. Ms. Herb states that the buildings would maintain the same footprint. Mr. Nicini asks if any solar panels would be installed at the site. Ms. Herb states that solar panels on the buildings had been considered but it was found to not be economically viable given the shape and layout of the roofs, however they plan to install solar panels in the parking lots in the future. Mr. Vandegrift asks Ms. Herb if an underground tunnel that ran through the former hospital has been blocked. Ms. Herb confirms the tunnel has been blocked.

Ms. Herb testifies that signage updates are part of the proposed improvements at the site, with numerous old signs around the complex that will be updated or removed. She states that 3 new signs are also proposed for the site.

Mr. O'Hare of Compass Signs testifies on behalf of the application. Mr. O'Hare states that 47 signs will be removed from the site as part of the proposed improvements and 3 new signs are to be installed. He testifies that illuminated channel letter as well as directional signs are proposed.

Mr. O'Hare states that one of the existing signs at the site will be replaced and moved away from the curb as it has been hit by traffic and snowplows at its current location.

Mr. Nicini asks what kind of footings the new signs will have. Mr. O'Hare states that the new signs will have concrete foundations and the power source for the existing illuminated signs will be moved to power the new signs.

The applicant's engineer Mr. Vecchio testifies on behalf of the application. Mr. Vecchio explains that 3 parking lots are included in the proposed parking improvements in the application, and electrical work will be done at the ambulance parking lot for powering equipment in the vehicles. Mr. Vecchio testifies that the curbs at the parking lots and lighting will also be upgraded.

Ms. Augustine asks whether the proposed site work is anticipated to disrupt operations of any businesses in the surrounding area. Mr. Vecchio states that operations should not be disrupted as the proposed over mill work will be done in 2 phases on Carnie Blvd so accessways will not be impacted.

Mr. Schallenhammer asks about the intended timespan for work for the proposed improvements at the site and plans for addressing possible noise issues from site work. Ms. Herb states that for work on the proposed improvements their construction contractor, Turner Construction, is aware of Township noise ordinances. She states that rules regarding the following of township noise ordinances are in the contract of the Virtua complex as well. Mr. Vandegrift asks how many ambulances would be present at the ambulance parking lot. Ms. Herb states that there are approximately 30 ambulances present at the parking lot and the vehicles are medical transport ambulances. Mr. Vandegrift asks Ms. Herb how many employees for the medical transport ambulances work at the site 24/7 or until midnight. Ms. Herb states that she does not believe any medical transport vehicle staff work at the site 24/7 or until midnight.

Mr. Stuart Platt asks Ms. Herb if any patients are transported by EMT ambulances from the Carnie Virtua site. Ms. Herb testifies that patients are not transported via EMT ambulances from the subject site. Mr. Platt asks what specific improvements are being made to the parking lots and accessways at the Virtua complex. Ms. Herb states that the parking lots and accessways are being repaved and restriped in phases. Mr. Platt asks if any sirens are run in the vicinity of the Virtua Carnie complex. Ms. Herb states that ambulance vehicles by law are not permitted to run sirens until near a controlled intersection and the EMT ambulances restock and power their equipment at the ambulance parking lot. Mr. DiNatale asks if any of the site's operations will change because of the proposed improvements. Ms. Herb testifies that the Virtua Carnie complex's operations would not change. Mr. Nicini asks if any maintenance on the ambulances is done onsite. Ms. Herb states that vehicle maintenance is not done onsite and a vendor does the maintenance. Mr. Stuart Platt asks if there are currently medical transport vehicles parked at Virtua Carnie complex. Ms. Herb confirms that presently there are medical transport vehicles parked at the subject site. Mr. Platt asks Ms. Herb if she expects the number of EMT vehicles parked onsite on a regular basis as well as the number of employees to change due to the proposed work. Ms. Herb states that neither the number of EMT vehicles parked onsite nor the number of employees working at the site will change because of the proposed work.

Board engineer Mr. Noll covers items from the review letter with the applicant. Mr. Noll asks what the intended start date for construction is for the project. Ms. Herb states that they aim to begin work in May after obtaining the required permits. Mr. Noll testifies that the plans show 4 different areas of proposed work and mentions phasing. He requests a phasing plan from the applicant's engineer Mr. Vecchio to show the intended construction start times for the different areas of the complex. Mr. Vecchio agrees to providing this. Mr. Noll testifies that curb ramps should be added to certain areas of the complex and should follow ADA guidelines. He states that curb cuts that are currently shown on the plans should also be revised. Mr. Vecchio agrees to providing the necessary changes to the plans. For trees onsite, Mr. Noll asks Mr. Vecchio what the intended tree compensation method will be for the proposed 6 trees that will be removed from the site. Mr. Vecchio states that the trees will be replanted elsewhere onsite.

Mr. Noll asks the applicant about a complaint from neighbors along Ridgeview Ct regarding trees in the complex along the residential properties. Board secretary Mr. Thapa states that neighbors

along Ridgeview Ct behind the Virtua 120 and 130 Carnie buildings have had trees from the Virtua Carnie complex cross over into their properties. Mr. Stuart Platt asks if the applicant would agree to have as a condition of approval that any trees that may be encroaching into neighboring properties be trimmed or removed. Ms. Herb agrees to the condition.

Mr. DiNatale asks if there are any plans for the portion of the complex where the former hospital had operated. Ms. Herb testifies that currently there are no plans, though in the past some athletic fields had been proposed but they did not progress.

Seeing no further testimony, Ms. Augustine makes a motion to open public portion, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Anthony Doyle
17 Fir Ln

Mr. Doyle asks whether the operations of the ambulance vehicles parked at the site would be 24/7. Ms. Herb states that she is not certain whether the EMT vehicles or employees for the vehicles work 24/7. She offers her contact information to Mr. Doyle and adds that there are no bunkhouses or other facilities for employees to stay overnight. Mr. Doyle testifies that the neighbors near 120 and 130 Carnie Blvd see car lights overnight from the Virtua site. Ms. Herb states that the site has security present overnight. Regarding 24/7 operation for the site, Mr. Doyle testifies that a stipulation from a Voorhees planning board resolution for the site from 1986 noted that 24/7 operation would be prohibited. Mr. Stuart Platt states that a condition from a resolution for the site from 1986 may have noted the prohibition of 24/7 operation at the site, however as a full-service hospital had operated on a portion of the complex such condition would likely now be obsolete, and the condition would not be relevant to the current application. Mr. Platt asks Ms. Herb if the building at 106 Carnie has any 24/7 operations. Ms. Herb states that she does not believe any there are any 24/7 operations onsite, and the building also does not have facilities for housing employees overnight.

Seeing no further public comment, Ms. Augustine makes a motion to close the public portion, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Mr. Schallenhammer makes a motion to grant Minor Site Plan approval to allow for parking and signage improvements, including restriping, repaving, and curbing for parking as well as replacement and installation of new signage for the Health Education Center area where medical transport vehicles will be parked for the property located at 106 Carnie Blvd, Block 202.26, Lot 14 with the following conditions/stipulations:

1. The applicant agrees to the conditions in the board engineer’s review letter dated March 13, 2025
2. The applicant shall address any ADA items for parking and walkways onsite
3. The applicant agrees to trim or remove any trees that may be encroaching upon neighboring properties on an ongoing basis

Motion seconded by Mr. Jacob Platt. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt , Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: None

Seeing no further business, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Ms. Augustine. Motion carries by the assenting voice vote of all present board members.

Rashane Thapa
Voorhees Township Planning Board Secretary

Minutes prepared by Rashane Thapa. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment