

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. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

Absent: Mr. Vandegrift, Mr. Schwenke

Also present are Chris Norman, Board Solicitor, and Jeremy Noll, Board Engineer

Mr. Norman swears in Board Engineer, Jeremy Noll.

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes of June 11, 2025. Motion seconded by Mr. Platt. Motion carries by the assenting voice vote of all present board members.

MEMORIALIZATION OF RESOLUTIONS

PC#25-012

Dean Development Associates

Corr – Extension of Approvals

122 Route 73

Block 202; Lot 9

Mr. Nicini makes a motion to memorialize the resolution, seconded by Mr. Ravitz.

Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Mr. Kleinman (Recuse), Mr. Rashatwar (Recuse)

NAYS: None

NEW BUSINESS

PC#25-010

Sheppard Rd LLC

Preliminary & Final Major Site Plan

3 Sheppard Rd

Block 207; Lot 12

Appearing before the board is the applicant's attorney, Mr. Kevin Sheehan of law firm Parker McCay. Mr. Ravitz states for the record that Mr. Sheehan and his firm had previously represented his business for a sign variance as well as for matters regarding liquor licenses and notes that it will not affect his ability to vote impartially on the current application. Mr. Sheehan adds that Mr. Ravitz has not been a client of Parker McCay for several years. Mr. Norman testifies that given this information, there would be no conflict preventing Mr. Ravitz from voting on the application. Mr. Sheehan testifies that the applicant, Sheppard Rd LLC is seeking preliminary and final major site plan approval to permit the construction of a 60 multi-family-unit affordable housing development in stacked townhouses, as well as a clubhouse, maintenance garage and parking and landscaping on the property. He states that no variances or design waivers are being requested. Mr. Sheehan provides a brief overview of the township's affordable housing obligation from the state and testifies that the site is noted as one of the proposed affordable housing developments in the housing and fair share plan recently adopted by the township. Mr. Sheehan states that the proposed 100% affordable housing project would generate 60 plus 42 bonus

credits for the township's affordable housing obligation and adds that the township entered into a development agreement with the applicant to develop the property. He testifies that a zoning ordinance amendment to permit the proposed affordable housing development for the site has been passed and the project complies with the zoning ordinance.

At this time, the following members of the applicant's team are sworn in: Nick Cangelosi, Vice President of The Michaels Organization, Rod Ritchie, applicant's engineer from Dynamic Engineering, Nathan Mosely, applicant's traffic engineer from Shropshire Associates, and Jim Haley, applicant's architect from Urban Practice. Mr. Cangelosi approaches the board to testify on the application. Mr. Cangelosi gives a brief background on the applicants' group, The Michael's Organization and their work building affordable housing for communities nationwide. He states that the subject site was identified for the project due to the numerous amenities such as a park, medical facilities etc. available in the surrounding area. Mr. Cangelosi testifies that the clubhouse building onsite will contain a gym, computer lab, community room, etc. He adds that a maintenance facility is part of the proposed development, and a community manager will also live onsite. Mr. Cangelosi explains that the layout, design and size of the housing units follow the Uniform Housing and Affordability Control Act (UHAC), which sets standards for the construction of affordable housing units. For utilities as well as trash collection and snow plowing, Mr. Cangelosi testifies that it will all be privately managed, and the development will be managed by TMO in perpetuity.

Ms. Augustine asks Mr. Cangelosi if the community manager will have their own housing onsite. Mr. Cangelosi confirms this. Mr. DiNatale asks Mr. Cangelosi what other projects the Michaels Organization has completed in surrounding municipalities in southern NJ. Mr. Cangelosi notes a few towns that the organization has completed housing developments for recently, including Woolwich, Cherry Hill, Egg Harbor, Camden, and various municipalities in northern NJ.

Mr. Ravitz asks Mr. Cangelosi what income thresholds there will be for tenants of the development. Mr. Cangelosi testifies that the development is not public housing and there will be minimum income thresholds for tenants. He states that on the lower end for a single/solo tenant the threshold is around \$50,000, and it can go up to approximately \$85,000. Mr. Cangelosi explains that the development can be considered workforce housing, providing options for early career municipal employees, downtown workers, etc.

Mr. Nicini asks if there are any association fees that tenants pay, and how many units are ADA accessible. Mr. Cangelosi states that there are no association fees and for handicap units, 5% are fully accessible, 2% are accessible for visually and hearing-impaired individuals, and all units on the first floor are adaptable to accommodate additional handicap tenants as needed. Mr. Platt asks about the rent thresholds by unit type (1-bedroom, 2-bedroom etc.) and the cutoffs for different income levels. Mr. Cangelosi states that income thresholds are based on census income data and provides some examples for who would qualify for different types of units. Mr. Schallenhammer asks how rent increases work for the development. Mr. Cangelosi explains that rents can increase but they are made in small increments and follow the Consumer Price Index (CPI), census income data and similar metrics.

The applicant's engineer, Mr. Rod Ritchie from Dynamic Engineering approaches the board to testify. Mr. Ritchie provides a general summary of the site and surrounding conditions, including the presence of two basketball courts on the property and he notes that the remainder of the site is wooded. Mr. Ritchie testifies that the site has significant grade change of about 30 ft, and adjacent to the site is an office complex to the north and the AWA to the south. He adds that an early childhood development center is east of the property. He states that five total buildings are proposed on the site, three residential for the total 60 units, one community (clubhouse building), and a maintenance building. Mr. Ritchie testifies that the fire marshal has reviewed the proposed development and the applicant's team continues to coordinate with the fire marshal. He states that 120 parking spaces are proposed, which comply with township ordinances and 6 will be ADA spaces, and another 18 will be EV charging spaces. For sidewalks, Mr. Ritchie notes that they are proposed around the development and will also connect to the sidewalk along Centennial Blvd. Mr. Ritchie testifies that an above-ground stormwater basin is proposed and stormwater discharge from the basin will be directed to a swale on the western side of the site that will overflow and go downstream. For utilities, Mr. Ritchie states that water will be connected to a

public system in Sheppard Rd, and sewer will be connected to a private pump station with force main connection to the existing sewer on Centennial Blvd. For landscaping, Mr. Ritchie testifies the site will have 21 shade trees, 20 ornamental trees, 15 evergreen trees, and 500+ shrubs and the landscaping will include a total of over 1500 plantings onsite. He adds that the development is exempt from the township tree replacement ordinance, but the proposed landscaping for the site includes robust tree plantings. Mr. Ritchie testifies that for site lighting there will be a combination of 18-ft area lights and wall-mounted fixtures for the property. He states that an 11 x 24' trash enclosure is proposed for the site and will have separate trash and recycling containers. Mr. Cangelosi notes that for trash pickup the private hauler will conduct pickups three times a week, and recycling two times a week.

Mr. Nicini asks if all types of recycling go in the same bin. Mr. Cangelosi states that the recycling bin is single stream and not separated by item type (bottle, cardboard, etc.). Mr. Schallenhammer asks what hours the pickups will be done. Mr. Cangelosi responds that it varies by hauler availability. Mr. Schallenhammer asks if pickups could be done at times deemed appropriate by the township. Mr. Cangelosi states that this can be arranged.

Mr. Ritchie continues testimony on the application, noting that a monument sign is proposed left of the driveway entrance of the property, and a wayfinding sign near the Sheppard Rd intersection to note resident parking only. Mr. Ritchie states that a phase I environmental assessment was also done for the site and no wetlands were found on the property. He testifies that a letter of interpretation has also been submitted to the NJDEP and the application is pending.

Mr. Ravitz asks about noise generation from trash pickup. Mr. Cangelosi states that they will comply with the township noise ordinances. Mr. Ritchie goes over the board engineer review letter and states they will comply with the comments.

Mr. Noll covers the removal of the basketball courts and construction in a new location as well as a cost estimate letter sent to the applicant that noted the estimated cost for both the removal of the courts and reconstruction elsewhere. Mr. Noll asks the applicant about the cost estimate letter and whether they would agree to post a payment for the removal and reconstruction of the courts. Mr. Sheehan testifies that they had only agreed to assist in costs of removing the courts from the property, and not for the reconstruction of them. He adds that the estimated cost of ~\$290,000 noted in the letter would be too burdensome for the applicant to take on, though they would work with the township in the developer's agreement for a solution. Mr. Cangelosi testifies that while the cost estimate for the courts is significant, they would still agree to work with the township in both removing the courts and rebuilding them in a new location. The board continues to discuss the courts and the applicant's intended action on them. Mr. Sheehan summarizes that the applicant will work with the township in finding funding for the removal and relocation of the onsite basketball courts.

Mr. Noll asks Mr. Ritchie if the proposed number of housing units could still be achieved if the courts stayed onsite. Mr. Ritchie responds that it would not be possible to have the proposed number of units onsite without removing the courts. Mr. Norman states that he will draft the agreement terms for the handling of the courts. Mr. Noll asks Mr. Ritchie about a retaining wall and stormwater basin at a corner of the property. Mr. Ritchie states that they agree to register the dam area of the basin with the state and maintain it on a regular basis. Mr. Noll asks if the applicant would agree to a night light functioning test onsite prior to issuance of a CO. Mr. Sheehan and Mr. Ritchie agree to having the test. Mr. Ritchie adds that they have reviewed the sewer engineer's letter and agree to the items noted within. He states that the fire marshal's letter will also be complied with.

Mr. Platt asks if the site can have more trees or other shade plantings added, and/or if the roof shingles could be changed to a lighter color than dark grey to reduce heat absorption. Mr. Cangelosi states that the township can work with the applicant's landscape architect to provide more plantings for shade and possibly change the color of roof shingles. Mr. Noll asks if the applicant agrees to relocate a walking path that currently exists between the subject site and an adjacent property. Mr. Ritchie confirms the applicant will agree to this condition.

The applicant's architect, Mr. Haley approaches the board to testify. Mr. Haley states that the proposed buildings are garden-style apartments with breezeway entrances, and notes that the design of the buildings helps offset the topography of the site. He goes through the number of 1-, 2- and 3-bedroom units for the site and explains the façade design of the buildings. Mr. Haley states that for roof shingles they will look at lighter tones to help reduce heat/light absorption. Mr. Haley briefly covers the material of the building base and facades, and notes that all buildings are below township height maximums. Mr. Nicini asks if residents are required to have renter's insurance. Mr. Haley states that tenants are not required to have renters' insurance. He states that the Clubhouse building at the center of the development will contain spaces for a leasing/management office, community room, reception area and a fairly large outdoor covered porch with seating. Mr. Haley adds that a separate maintenance building will also be onsite and will contain storage space, a small workshop and maintenance office.

For lighting, Mr. Haley testifies that there will be ample lighting provided, and measures will be taken to prevent light pollution. Ms. Branch asks if the site will have assigned parking spaces. Mr. Haley states that the spaces will not be assigned and will be first come, first served. Ms. Branch asks what security measures will be in place for the development. Mr. Haley states that the property will have video surveillance along with an intercom system and locking systems for all doors. Mr. Schallenhammer asks about rain downspouts onsite. Mr. Haley notes that they are tied to the underground stormwater system. Mr. Platt asks if the stairways will be covered onsite to prevent water from entering and freezing onto steps. Mr. Haley states that stairways will be fully covered. Ms. Branch asks if the site is open to the public. Mr. Haley explains that the apartments are available for the public to view as prospective renters, but internal spaces are for residents only. Mr. Nicini asks what time the Clubhouse building closes. Mr. Cangelosi states that the lobby, community room and computer lab will close around 6pm and the gym will be accessed via key fob. Ms. Branch asks what will be included in the fitness room. Mr. Cangelosi testifies that basic gym equipment such as dumbbells and some bench presses will be included.

Mr. Ravitz asks roughly how many school age children will be produced from the development. Mr. Cangelosi explains that about 25 to 30 school age children are anticipated from the development. Mr. Ravitz notes that the developer may need to discuss with the school boards and governing body on how to setup transportation for school age children at the site. Mr. Cangelosi acknowledges this and testifies that they can meet with local school boards later in the development process to discuss further. Mr. Ravitz states that a bus stop will likely also need to be established in the vicinity of the site for bussing school children. Mr. Noll and Mr. Sheehan discuss this briefly and Mr. Noll notes that a bus stop would likely be on Sheppard Rd especially to pick up elementary school-age children.

The applicant's traffic engineer, Mr. Nathan Mosely approaches the board to testify. Mr. Mosely briefly summarizes the surrounding roadways, including Sheppard Rd, Centennial Blvd and Cooper Rd. He states that the traffic counts for the study were taken in January during clear weather and while schools were still in session. Mr. Mosely notes that the existing AM peak hour for Sheppard Rd is between 8-9AM and PM peak 4:30-5:30PM. Mr. Mosely notes that from the traffic data gathered, it was found that the project would have a minimal impact on traffic in the area. Mr. Mosely briefly describes the traffic levels of service (A being the highest, with best traffic flow and F being lowest, with the lengthiest traffic waiting times). He explains that under existing conditions, outbound movements at the Sheppard Rd and Centennial Blvd intersection operate at level of service C during the AM peak hour and LoS D during the PM peak hour. He adds that for inbound movements (left turns from Centennial onto Sheppard) operate at LoS A. Mr. Mosely states that factoring in the added traffic anticipated from the project, there were no LoS changes for either outbound or inbound trips. Mr. Mosely addresses a comment from ERI's review letter regarding the possibility of having two outbound lanes on Sheppard Rd to turn onto Centennial Blvd, and states that due to the higher volume of right turn outbound traffic and the lower existing Levels of Service, the current single lane should be kept. He adds that having two separate outbound lanes for right and left turns can also cause more issues with sight distance for drivers, where traffic in each turn lane could obstruct the viewing distance of the other.

Ms. Branch asks if the traffic studies accounted for school bus traffic to Sheppard Rd. Mr. Mosely states that the national traffic data used in the studies may have included bus trips, but he is not certain. He states that their studies did not specifically add in bus counts and just used the

national traffic data, but he anticipates that for AM peak traffic at most possibly 1 or 2 trips would be added, and PM peak traffic would not be impacted as most buses are not on the roads by 5 or 6PM. Mr. Noll asks Mr. Mosely if a school bus turning template for Sheppard Rd could be provided. Mr. Mosely states that the template can be provided. Mr. Noll asks if a 'do not block the box' striped box area could be added before the stop sign intersection to Centennial to help with traffic flow, especially for traffic going to the Malvern school. Mr. Mosely states that there should be no issue with implementing the box. Mr. Noll states that such striped boxes exist elsewhere in the township and have been effective at improving traffic flow.

Mr. Rashatwar asks if there was any inclusion of recreational facilities for children at the development in the redevelopment agreement for the site. Mr. Sheehan and Mr. Cangelosi state that they do not believe so but can check. Mr. DiNatale states that having some form of recreational facilities for children would be beneficial. Mr. Cangelosi states that the proximity of Connolly park would help residents find recreational activities, but they may be able to modify part of the site to have a small recreational facility or find a different solution with the township.

Mr. Schallenhammer asks how many parking spaces will be provided onsite. Mr. Sheehan states that there will be 120 spaces. Ms. Augustine asks if bike racks will be available at the site. Mr. Cangelosi states there will be bike racks by the Clubhouse community building. Mr. Platt asks if more than one bike rack will be available. Mr. Cangelosi states that there will be bike racks provided throughout the site. Mr. Schallenhammer asks if EV charging stations will also be onsite. Mr. Cangelosi confirms there will be EV spaces and Mr. Noll confirms they meet EV regulations. Mr. Nicini asks if bulk trash pickups will be scheduled. Mr. Cangelosi states that trash pickups can be accelerated for residents who have bulk items and the community manager would also coordinate bulk pickups. Mr. Schallenhammer asks what kind of security system the development will have. Mr. Cangelosi states that an interconnected system will be used and can connect to security programs used by township police. Mr. Nicini asks what storage is available to residents. Mr. Sheehan notes that each unit will have 25 sq ft of storage space.

At this time, Ms. Augustine announces a 10-minute break. Following the break, the public portion is opened.

Louis Mueller
1260 Kirkwood-Gibbsboro Rd

Mr. Mueller asks if any environmental impact reports have been done. Mr. Norman confirms a report had been submitted and no issues were found with the site.

Joshua Polansky
103 W Riding Rd, Cherry Hill

Mr. Polansky is an owner of several units in the Sheppard Rd office park and voices concerns regarding the loss of tranquility in the area with the proposed development and the impact on property taxes the development could have on surrounding properties. He also expresses concerns about issues with trash for the office park already being overflowed by potential outside users, and the possibility of the housing development exacerbating such activity. He lastly voices concerns on potential issues with access for trash trucks and school buses on Sheppard Rd.

Eric Grossman
1814 Russett Dr, Cherry Hill

Mr. Grossman operates four units in the Sheppard Rd office park and expresses concerns regarding traffic congestion with trash trucks, school buses and cars to and from Sheppard Rd. He also voices concerns about loitering, nuisance, and dangerous activity that the office park currently has experienced, and the potential for such activity to intensify with the proposed development. Mr. Platt asks how cameras or other security measures could be used to help mitigate nuisance and dangerous activity around the premises. Mr. Cangelosi testifies that they would be willing to work with nearby property owners to have cameras monitor areas where such activity occurs.

Allen Samuels
123 N Fernwood Ave, Pitman

Mr. Samuels is a business owner at the Sheppard Rd office park and expresses concerns about the loss of the basketball courts, which he states are used by clients of his business.

Jeffrey Apell
302 Harper Dr Suite 103, Moorestown

Mr. Apell is an attorney representing some nearby residents of a condominium association and voices concerns about the proposed development's vicinity to the office park, which he opines is poor zoning and planning. Mr. Apell testifies that surrounding properties in the area should instead be considered for the affordable housing development. Mr. Apell asks if the applicant can make an accessway to the site from Cooper rather than Sheppard Rd. Mr. Sheehan replies that private properties exist between Cooper and the subject site and Sheppard Rd is already an established municipal road. Mr. Apell asks if easements have been considered to make access to Cooper Rd. Mr. Norman states the applicant's funding to pursue such access would be limited, given previous testimony on the basketball courts earlier in the hearing. Mr. Noll adds that wetlands exist on the adjacent properties off Cooper, which are protected from any development. Mr. Apell asks how snow removal from the site will be handled. Mr. Cangelosi states that it will be handled by a private 3rd party company, but removal will likely occur around the southern portion of the site. Mr. Apell has further questions regarding tree removal at the site, bus transportation, school bus stops, traffic, and related site items which are answered by the applicant and their counsel as well as the board.

Tom Dugan
57 Stanwick Rd, Mt. Laurel

Mr. Dugan expresses concerns regarding traffic flow at the Sheppard Rd and Centennial Blvd intersection, and asks about ways that the increased traffic from the development can be handled more effectively. The board, Mr. Dugan, and the applicant's traffic engineer, Mr. Mosely discuss possible solutions, such as adding in a stop bar or having two lanes dedicated for right and left turns. Mr. Platt asks if a 'Do Not Block The Box' striped box could be added to Centennial Blvd. Mr. Mosely and Mr. Noll explain that the traffic concerns had more to do with delays with turning from Sheppard Rd, which can be handled by traffic mitigating solutions on Sheppard Rd itself. Mr. Noll asks Mr. Mosely if concept templates/plans of staggered stops and a two lane exit from Sheppard could be provided. Mr. Mosely agrees to provide the concept items. Mr. Noll states that the concepts can be provided to the Police Department for review. Mr. Dugan expresses concerns about where plowed snow will be left and the possibility of overflowing trash from the development being brought over to the office park.

Christy Roharo
34 Brownstone Blvd

Ms. Roharo asks if a new location for the basketball courts onsite has been determined, and she also asks about locations of other basketball courts and recreational facilities in the township. Mr. DiNatale notes the location of a few different courts in the township and adds that the township will work with the applicant to find a new location for the onsite courts. Ms. Roharo and the board discuss the courts being moved to Connolly Park.

Mark Davidson
102 Blue Ridge Rd

Mr. Davidson asks about access for fire department trucks to the site and specifically if there is adequate access for fire equipment to reach upper floors of the building. Mr. Norman and Mr. Schallenhammer state that the fire marshal's report did not note any issues on access to the site.

The public portion of the meeting is closed. Mr. Sheehan briefly summarizes the proposed application, noting that it is by right and that the proposed 60 units helps the township receive a higher number of affordable housing credits with the bonus credits earned from the development.

Mr. Sheehan reiterates the applicants' agreements to provide concept items for traffic easing techniques at the Sheppard and Centennial intersection, as well as working with the township to find a new location for the basketball courts.

Mr. Norman outlines for the board the conditions and stipulations for the preliminary and final major site plan application for the 3 Sheppard Rd affordable housing development:

1. The applicant agrees to comply with township noise ordinance in terms of trash removal onsite
2. The applicant agrees to work with the Township Board Engineer to find a new location and potential funding sources for the basketball courts
3. The applicant agrees to a night light functioning test to be conducted by the board engineer
4. The applicant will comply with the Board engineer's review letter dated July 21, 2025 except as may be modified in the resolution
5. The applicant will comply with the Township Sewer engineer's letter dated August 13, 2025
6. The applicant will comply with the Township Fire Marshal's letter dated July 22, 2025
7. The applicant will extend the sidewalk as recommended by the Board Engineer
8. The applicant will provide a turning template for school buses
9. The applicant will install 'Do Not Block The Box' striping in front of the Malvern School and Sheppard and Centennial intersection
10. The applicant's engineer shall submit a report of two-lane width ingress and egress from the site for review by the Board Engineer
11. The applicant shall make a modification to the landscape plan to provide adequate shade area for walking dogs
12. The Applicant shall provide residents with a phone number to call for private bulk trash pickup

Mr. Nicini makes a motion to approve the preliminary and final major site plan application for affordable housing units for the property located at 3 Sheppard Rd, Block 207 Lot 12, seconded by Mr. Rashatwar. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: Mr. Kleinman, Mr. Platt

At this time, the board opens the meeting to the public again for any comments not related to the subject application.

Mr. Mueller approaches the board once again to note the existence of a bald eagle's nest on a property by Kirkwood Lake. He states that bald eagles are protected by the state from certain development activity.

Seeing no further business, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Mr. DiNatale. 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