

The Chairman 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. Schwenke, Mr. DiNatale, Mr. Nicini, Mr. Brocco, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Rashatwar, Mr. Kleimen, Mr. Brozowski

Also present was Mr. Norman, Board Solicitor and Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Motion to approve the minutes dated May 25, 2022 was made by Mr. Schallenhammer; seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini and Mr. Stein who abstained.

Motion to approve the minutes dated June 8, 2022 was made by Mr. DiNatale seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Stein, Mr. Nicini and Mr. Schwenke who abstained.

Motion to approve the minutes dated July 13, 2022 was made by Mr. DiNatale; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Rashatwar and Mr. Stein who abstained.

OLD BUSINESS

Brandywine Plaza 1000, LLC Brandywine Main Street, LLC
Preliminary & Final Major Site Plan /Major Subdivision
Block 207; Lots 4, 4.08, 4.09, 4.24
PC# 22-007

Appearing before the Board is Mr. Baranowski, attorney, Mr. Chelotti, engineer, Mr. Ziccardi, applicant, Mr. Warwick, architect, Mr. Brown, traffic engineer and Jay Sims

Mr. Baranowski states the application was before at the May 25th meeting. They have submitted revised plans. He states they are seeking Preliminary and Final Major Site Plan approval based on the Redevelopment Plan and Redevelopment Agreement for the Main Street of Voorhees. Brandywine is the designated redeveloper for the project. Mr. Baranowski states that at the previous meeting Mr. Ziccardi provided testimony and had given an overview of the project. Mr. Baranowski states Mr. Chelotti reviewed the site plan details and parking issues, Mr. Warwick discussed the architecture of the proposed development and the three apartment buildings and Mr. Brown provided testimony regarding traffic. Mr. Baranowski states that overall they provided testimony that complies with the approved redevelopment plan however there were questions and concerns regarding having sufficient parking for all the users at the Main Street facility in particular the Mansions. He states the applicant has revised the plan which includes some additional parking areas which they want to discuss with the Board this evening. They are proposing a parking area for the Mansions that will include 160 parking spaces that will be on the southside driveway across from the Mansions. Mr. Baranowski states the applicant is also proposing to improve an area to add 116 parking space for Congregation Beth El which will provide sufficient parking spaces specifically during holidays. The proposed improvements will be accessible and convenient for those users and will also decrease the load for the existing parking garages. These proposed spaces will go along with the 46 on street spaces that are proposed along the Main Street corridor. Mr. Baranowski states the applicant has also prepared an updated parking analysis. He states that once the garages are refurbished/repared and the new parking areas are installed there will be sufficient parking. Mr. Baranowski states that he agrees that as a condition approval the repairs to the parking garages would have to be completed. He states the Synagogue and Mansions parking areas would have to be completed before Building "A" is finished up and work to be completed on North garage before Buildings "B" and "C" would be occupied.

Mr. Baranowski states that the funding for the work on the garages is an association matter with the developer contributing to the cost as well. Mr. Baranowski states the engineer will discuss the fire departments comments and that the Fire Marshall is satisfied with the changes that have been proposed.

Mr. Chelotti presents the revised color site plan (Exhibit A8) and reviews the parking area known as the hill parking area located to the west of the site which is the 160-space area for the Mansions. He also reviews the 116-space grass paved area. He also testifies that they have made some changes to the rear of the site to allow a fire truck access and maneuver and back into the area. He will provide turning templates to Mr. Darji. Mr. Chelotti states that for Building "C" they will be using a similar type of product for the parking lot on the Synagogue property. It will be a grass paved fire lane coming in from Road "A" and it will wrap around the building.

Mr. Chelotti presents revised parking analysis and chart (Exhibit A9). Mr. Brown testifies on behalf of the application. Mr. Brown states there are 1,783 existing parking spaces and the applicant is proposing 1,916 spaces and based on the ordinance and RSIS requirements of 1,965 spaces they are short 49 parking spaces. He states the plan also presents a 25% reduction which is recommended by the Urban Land Institute for shared parking with multiple use developments. With that 25% reduction 1,474 spaces are required. So, what is proposed meets or exceeds the requirements. Mr. Brown testifies he feels the proposed parking is sufficient for the site and it's multiple uses. Mr. Brown testifies that the traffic analysis numbers are higher than pre-covid and that their data is accurate. Mr. Brown states the numbers provided are based on 100% capacity of all the buildings and all the uses.

In response to Mr. Schwenke's concerns with construction phases Mr. Ziccardi states that during demolition the area will be staged out and the intent is to demolish Plaza 1000 prior to any construction. It will take about 4-6 months and the building will not be imploded. He states they will have to coordinate with the Mansions preconstruction to discuss and agree on phasing and parking.

Mr. Darji states that the proposed addition of the 160 parking spaces and the grass paver parking lot at the Synagogue go a long way to addressing the concerns for the quantity of parking on the site. There are still concerns with timing and staging on the site. He states the 160 space lot would need to be constructed prior to demolishing building A.

Mr. Chelotti states the applicant has agreed to comply with all comments of the Mr. Darji's review letter apart from the pedestrian bridge and with the Sewer engineer's letter as well.

Mr. Schallenhammer has concerns with the parking at the Mansions and with the valet parking during an event. Mr. Darji states the issue is more the availability not proximity. Mr. Baranowski states the plan has been reviewed by the Mansions. Mr. Darji states he feels the additional parking will accommodate the Mansions.

Mr. Darji asks if there will be assigned parking spaces for the apartments. Mr. Baranowski states doesn't feel that is feasible but will look into it.

Mr. Chelotti reviews the ADA parking that will be in front of each building.

Mr. Ziccardi testifies that the luxury apartments will have high end finishes which distinguish them from the older typical apartments and the rent will be between \$2,000.00 to \$3,000.00 depending on model.

Mr. Schallenhammer states the HOA from the existing residents at Main Street are paying for the maintenance of the parking garages and feels it is not fair to the existing residents to not have parking in garages they pay fees to upkeep. Mr. Ziccardi states there will be different HOA's for each entity and they all have to pay for the upkeep of all common facilities. Mr. Norman states the Board has no jurisdiction on the terms in an HOA.

Seeing no further questions or comments from the Board or applicant the Chairman opens the meeting to the public.

Catherine Starghill
5053 Main St
Voorhees

Ms. Starghill states that she is a property owner and member of the Terrace Grande HOA. She is concerned along with her Board that there are so many pieces to this plan that need to be worked out. She is concerned with the assessment of her property and the value of her home. She is also concerned with parking and the condition of the parking garages.

Christina Ehlers
4086 Hermitage
Voorhees

Ms. Ehlers is concerned with traffic issues and the impact it will have on the existing issues especially at rush hour when entering and exiting the community.

Linda Fossi
6031 Main Street
Voorhees

Ms. Fossi is concerned with existing parking issues and the effect the proposed development will have on parking. She states there are issues due to the fact other residents and businesses use the spaces.

John Bilotta
3023 Main Street
Voorhees

Mr. Bilotta is concerned with parking. He states the proposed development will make an existing problem worse.

Rich Colton
3022 Main Street
Voorhees

Mr. Colton has parking concerns.

Jay Ruder/Congregation Beth El
9 Seville Ct
W. Berlin

Mr. Ruder states the congregation is still in discussions regarding parking. He states the Board has still not come to an agreement or decision.

Dominic Simeone
Attorney representing residents of Promenade and Piazza

He states there are concerns with the inequities of the different groups that control what happens on this property. He states that Brandywine sits on the Main Street Council and holds the majority of the seats on the Council and have 1500 votes in comparison to the 1 vote of Promenade and Piazza. There is concern with the existing parking issues.

Sohini Mitra
4036 Main Street
Voorhees

Ms. Mitra is concerned with traffic and construction noise and value of her property.

Jon Rubin
Partner at the Mansions
3000 Main Street

Mr. Rubin is concerned with traffic, noise, loitering and parking and the impact this development would have on his business.

Seeing no further public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Schallenhammer.

Mr. Schallenhammer makes a motion to carry the application requesting further information regarding parking, seconded by Mr. DiNatale Motion carries by the following roll call vote:

AYES: Mr. Schallenhammer, Mr. DiNatale, Mr. Nicini, Mr. Brocco, Mr. Stein, Mr. Schwenke

ABSTAIN: None

NAYS: None

It is announced for the record and public that the application is being carried to the September 28, 2022 Planning Board meeting and that there will be no further public notice.

The applicant has agreed to extend their action date to September 30, 2022

Seeing no further business Mr. Schwenke adjourns the meeting

Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. 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.