

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. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Brocco, Mr. Stein,  
Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Kleiman, Mr. Brzozowski, Mr. Kleinman

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

---

MEMORIALIZATION OF RESOLUTIONS

Eastern Green, Inc  
Change of Use/Site Plan Waiver  
78 Route 73  
Block 303; Lot 7  
PC# 22-013

Mr. Rashatwar makes a motion to memorialize the resolution, seconded by Mr. Nicini. Motion carries by the following roll call vote:

AYES: Mr. Rashatwar, Mr. Schallenhammer, Mr. Nicini, Mr. Brocco, Mr. Schwenke  
ABSTAIN: Mr. DiNatale  
NAYS: None

Adoption of 2022 Master Plan Reexamination Report

Motion to memorialize the resolution was made by Mr. Nicini, seconded by Mr. Rashatwar. The motion carries by the following roll call vote:

AYES: Mr. Nicini, Mr. Rashatwar, Mr. Brocco, Mr. Schallenhammer, Mr. Schwenke  
ABSTAIN: Mr. DiNatale  
NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated July 27, 2022 was made by Mr. Schallenhammer, seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Rashatwar 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

For the record Mr. Rashatwar and Mr. Brocco certify they listened to the recordings of the previous meetings for this application.

Appearing on behalf of the applicant is Mr. Baranowski, Mr. Manna, Mr. Sims, Mr. Shropshire, Mr. Adelsberger, Mr. Brown, Mr. Ziccardi.

Mr. Baranowski noted that at the last meeting the applicant proposed to develop an overflow parking area for the Beth El Congregation in an area that was previously approved in 2008 for overflow parking consisting of 116 spaces. He states the applicant will obtain all necessary permits to improve that area or return to the Board if required. Mr. Baranowski also states they have revised the plans to pull Building "C" further away from the lot lines shared with Beth El which has eliminated the need for any fire lane easement which led to modification to Building "C" architecture. He states they have

Mr. Baranowski states that at the previous meeting the applicant had shown a plan that proposed 160 parking spaces for use by The Mansions. He states they are actively trying to get 175 spaces on the plan and are continuing to work on the plan to achieve this. He states that at the previous meeting there was discussion regarding dedicating that space to the Mansions and restricting it for their use only. He states the area will be leased by The Mansions from the Main Street Council. He informs the Board there is an existing lease at this time dated May 22, 2018 that recognizes the redevelopment project is occurring. Mr. Baranowski states that there is an agreement signed by both parties that all parking at Main Street is available to all occupants by way of cross easements. Mr. Baranowski states that Brandywine intends to fully satisfy obligations under the lease.

Mr. Baranowski states the issue of parking throughout the site was discussed at the previous two hearings. He states the Mr. Shropshire has submitted a report dated September 14, 2022 and some key issues are included in his report including the Township Ordinance recognizes the shared parking concept that is really inherent in the Main Street development and that the prior office building use actually required more parking than the proposed three new apartment buildings and overall there is ample parking to accommodate the redevelopment project. In addition, he states it is consistent with and satisfies the design standard of the redevelopment plan which is the issue before the Board this evening. That provides that no additional parking required for any project that is a permitted use in the redevelopment area it does require that any application for development and to demonstrate that adequate parking is available within the Main Street redevelopment area either through the surface parking lot or the existing parking garages and they do meet this standard. Mr. Baranowski states that as to the parking garages the applicant has submitted a request to amend their application to provide a phased approval to phase in the improvements to bring the parking garages to full capacity. He states that any improvements needed to bring the south garage to full capacity to be completed prior to issuance of a Certificate of Occupancy for Building "A" and for any improvements needed to bring the north garage to full capacity to be completed prior to the issuance of a Certificate of Occupancy for Buildings "B" and "C" so there will be adequate parking once the apartments are constructed and available for occupancy.

Mr. Baranowski states that at the last hearing there was discussion regarding an agreement allowing Cooper to make use of up to 150 parking spaces in the South garage at Main Street. Mr. Baranowski states that agreement will be terminated as of December 31, 2022 and Cooper is responsible to ensure all Cooper employees, agents, guests who are affiliated with Cooper working or visiting the facility at 900 Centennial will park at 900 Centennial and discontinue use of the South garage after December 31, 2022.

Mr. Baranowski states that while the Redevelopment Plan does not require any additional parking the applicant is proposing to provide additional parking for the Mansions and Congregation Beth El above and beyond what is required. Mr. Baranowski states there are no variances requested and conforms with the Redevelopment Plan and Zoning standards. He also states that the proposed surface parking areas will be complete with the remainder of the site work.

Mr. Adelsberger, Mr. Sims, and Mr. Shropshire are sworn in.

Mr. Sims testifies on behalf of the applicant. He presents Exhibit A10 which is a revised site plan which includes the modification of Building "C". The building was previously 10 feet of the property line which made it necessary for an easement for emergency vehicles to go around the building. The revisions created a 23-foot setback and 32 foot setback which provides enough access for a fire lane.

Mr. Adelsberger testifies on behalf of the applicant as their architect. He presents a diagram of a before and after comparing what was originally proposed to what has been revised regarding Building C. He states they have reconfigured the building to allow the fire line to be located inside the property lines. He states there is no change in unit count it is just the shape of the building which is slightly different. He presents Exhibits A11 (floor plans) and A12(elevations). He states none of the materials previously shown have changed due to the reconfiguration. The style of the buildings have remained the same as well.

Mr. Shropshire testifies on behalf of the applicant. He states he prepared a shared parking assessment report dated September 14, 2022. He states in terms of preparing the report he started with the base information that CES had previously prepared regarding the existing and proposed uses and the existing and proposed parking supply.

He states that one thing that was noted up front which is the existing office building would require 567 parking spaces and the proposed apartment buildings would require 525 parking spaces. So there is even a reduction in demand or required parking per the ordinance. Mr. Shropshire states he has quantified that the existing parking proposed is 1,915 parking spaces. The required parking per the ordinance is 1,965 spaces so there is a difference of 50 spaces. To do the shared parking analysis in terms of what the reduction would be is based on the time of day. He states he found that the peak parking demand at 5 PM on weekdays is 1,405 parking spaces and 14,401 during peak demand at 9 PM on weekends. He states that the proposed 160 parking spaces for the Mansions and 116 parking spaces for the Synagogue will address peak parking for specific uses. He testifies the total parking spaces provided will be 1,915 spaces. Mr. Shropshire testifies that he conducted a site inspection of the parking garage and found there to be surplus of parking available during daytime hours on a weekday.

Mr. Schallenhammer recused himself from the meeting.

Mr. Darji states it seems to be ample parking after reviewing the shared parking analysis and it does meet the Township requirements.

Mr. DiNatale asks for clarification of the phased schedule.

Mr. Ziccardi states it will take approximately 5-6 months to demo the Plaza 1000 Building. He states that once the demolition is done the parking lots are pulled up on Building "A" and the construction of the parking lot on the hill will commence and repairs on the South garage will begin. There will be a 2-3 month lag time between buildings. Total construction time for Building "A" will be around 12-14 months. The Phasing is based on permits and certificates of occupancy which needs to be clear in approvals.

Seeing no further testimony, the Chairman opened the meeting to the public.

Jay Ruder  
Attorney representing Congregation Beth El

Mr. Ruder informs the Board that the Congregation has come to an agreement to Brandywine's construction of the grass paver 116 parking lot and the Congregation will be responsible for any development application for it's plan to install new fencing.

Linda Fossi who previously testified and is still under oath is a homeowner at the Piazza and does not feel the current homeowners should have to absorb the costs for repairing the parking garages. She has concerns with traffic and parking which already has issues.

Domenic Simeone, Attorney for Pizza/Promenade. He states the residents he representing are concerned with the parking and the expense of the repairs of the parking garage.

Donna Robinson Taylor has concerns regarding safety and parking. She has regarding the funding of the repairs to the garage and also handicapped parking.

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

Mr. Nicini makes a motion to grant Preliminary and Final Major Site Plan and Subdivision approval to permit the demolition of the Plaza 1000 Office Building to construct 280 luxury rental apartments within three buildings with related site improvements with the following conditions/stipulations:

1. Applicant shall comply with the Board engineer's review letter dated July 25, 2022
2. Applicant shall comply with the Sewer engineers review letter dated May 19, 2022
3. Applicant shall pay affordable housing contribution
4. Applicant shall enforce the termination of the Cooper Health parking lease.
5. Applicant shall comply with the following phasing plan for the construction of the parking improvements:
  - a. Site and subdivision plan approval for Applicant's Redevelopment Plan shall be conditioned upon the applicant obtaining site plan approval for a 150-space lot on Lot 4.25 prior to signing the perfected plans for the subject application
  - b. Applicant shall complete construction of the 116 space grass paver parking lot before a Certificate of Occupancy shall be issued for Building "A"

- c. Applicant shall complete the repairs to the South Garage to have it fully operational before the Certificate of Occupancy is issued for Building "A"
- d. Applicant shall complete the repairs to the North Garage to have it fully operational before the Certificate of Occupancy is issued for Buildings "B" & "C" whichever building is constructed second.
6. Applicant shall comply with all requirements of the Redevelopment Plan between Brandywine and Voorhees Township
7. Applicant shall obtain all required outside agency approvals

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

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

NAY: Mr. Rashatwar

ABSTAIN: None

### **NEW BUSINESS**

The Board enters into Executive Session to discuss the Resolution Authorizing Defense of Litigation on Appeal: Affinity Healthcare Group Voorhees, LLC vs. Voorhees Township Planning Board

Upon returning from Executive Session Chairman Schwenke opens the meeting to the public.

Seeing no public comments Mr. Nicini makes a motion to close public seconded by Mr. Rashatwar.

Seeing no further business Chairman 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