

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. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Kleinman

Absent: Mr. Ravitz, Mr. Kleiman, Mr. Brzozowski, Mr. Brocco, Mr. Stein

Also present was Mr. Chris Norman, Board Solicitor, Mr. Jeremy Noll and Mr. Gary White Board Engineer

Mr. Norman swears in both Mr. Noll and Mr. White.

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Motion made by Mr. Nicini to approve the minutes dated May 24, 2023; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman and Mr. Schallenhammer who abstained. Mr. Schallenhammer makes a motion to approve the 2nd half of minutes. Motion carries by the following voice vote of all present Board members with the exception of Mr. DiNatale who abstained.

Motion made by Mr. Schallenhammer to approve the minutes dated June 14, 2023; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman who abstained.

NEW BUSINESS

VIRTUA BIRTHING CENTER
AMENDED SITE PLAN SIGNAGE
100 BOWMAN DRIVE
BLOCK 228, LOT 7
PC# 23-014

Appearing before the Board is Mr. William Hyland, applicant’s attorney, Ms. Lauren Ochs, Virtua and Mr. Dennis O’Hara, Compass Sign

Mr. Hyland gives a brief summary of the application. He states the applicant is proposing to replace an already existing 24 square foot sign on the Route 73 right of way identifying the entry point for the existing midwifery center. The facility has discovered that many of the clients have missed the entrance to the birthing center having to navigate through Cedar Hill Shopping Center and through another traffic light on Route 73 all while in labor. As a result Virtua is proposing 2 signs. One 63 square foot sign at the entrance and another 10.25 square foot directional sign. The applicant is also seeking the following variances for the size of the directional sign where 3 square feet is permitted and they are proposing 10.25 square feet and to permit two freestanding signs where only one is permitted.

Ms. Ochs testifies on behalf of the applicant. She states that the larger monument sign is required as they have had some patients miss the current sign which causes undue stress especially when in labor. Ms. Ochs testifies the proposed larger sign would provide patients adequate site visibility when looking for the entrance.

Mr. O’Hara testifies on behalf of the application. He states the 63 square foot sign will be internally illuminated and will be closer to the entrance way and is outside the site triangle. He states the directional sign will make for a much safer when entering the site. The directional sign will also be internally luminated.

Mr. White states the applicant has put on the record the reason they are here and the way finding signs are something that can be waived by the board because of the necessity due to the overall complexity

of the campus. He states the proposed signage will be in keeping with the existing signage on the complex. He also states he finds no reason the board should not approve the application.

Seeing no further testimony the Chairman opens the meeting to the public. Seeing no public comment 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 amended site plan approval with bulk variance relief to permit the replacement of an existing 24 square foot monument sign with a larger 63 square foot monument sign and to install an additional 10.25 square foot directional sign for the Birthing Center with the following conditions/stipulations:

1. The applicant will comply with the Board Engineer's review letter dated June 21, 2023

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

AYES: Mr. Nicini, Mr. Rashatwar, Mr. DiNatale, Mr. Kleinman, Mr. Schallenhammer, Mr. Schwenke

NAYS: None

ABSTAIN: None

BRANDYWINE MAIN STREET, LLC
PRELIMINARY AND FINAL MAJOR SITE PLAN (PARKING)
BLOCK 207; LOT 4.25
ACTION DATE: 9/23/23

Appearing before the Board is Mr. Baranowski, attorney, Mr. Tony Ziccardi, applicant, Mr. Paul Witthohn, engineer.

Mr. Baranowski gives a brief summary of the application. He states the applicant is seeking approval for a valet parking area on lot 4.25 for use by The Mansions at Main Street catering facility. He states the site is in the General Business 2 (GB) zoning district where parking as a principal use is permitted. This application was triggered by the Redevelopment Plan that was presented to the Board previously and approved. This parking lot is a condition of approval of that initial application. Mr. Baranowski also states the lot will have a total of 175 parking spaces which is comprised of 40 compact spaces, 100 stacked spaces and 35 standard spaces. The parking lot will be Valet Only and is not intended for self-parking general use.

Mr. Baranowski states they did have discussions with The Mansions and they have agreed to the proposed parking lot with the following conditions. The applicant has agreed to install a crosswalk to allow the valet drivers an area to safely cross over Main Street. They have also agreed to plant arborvitaes and additional landscaping to provide a more visual buffer to provide a little more separation from the cars that are parked there. Mr. Baranowski states they have agreed to install signage "Valet Parking Only" at the parking area. They will also provide some sort of mechanism to close off the lot when not in use. They also states they will provide lighting fixtures and the power to those lighting fixtures will be used to install security cameras. He also informs the board the plan is consistent with the overall Main Street parking plan. He states the parking area has to be approved and installed prior to moving forward with construction as part of the phasing of this project.

Mr. Baranowski states they are seeking bulk variance to allow the minimum side yard parking setback to be 16.7 feet proposed where 25 feet is required. The applicant is also seeking a design waiver for the minimum parking space dimension, parking aisle width to allow for stack parking, the minimum maneuver free driveway entrance size and the width of parking lot screening.

Mr. Baranowski states the applicant has agreed to comply with all the comments of Board Engineer's review letter dated March 15, 2023. He also states this type of application should not be required to install make ready electric vehicle charging station.

Mr. Witthohn testifies on behalf of the application. He states the valet parking lot will be provided with one entrance in and one entrance out. He states the project is designed to provide adequate stormwater management facilities with a surface basin and utilization of the flow to the existing stormwater basin on the site. He states they will provide Valet Parking Only signage and will also install bollards and chains at the entrance of the parking lot during off-business hours to prevent the public from using the lot.

In regard to tree compensation Mr. Witthohn testifies they have addressed the replanting of as many trees as possible and the applicant has agreed to contribute \$300.00 per tree for any amount of trees. He also states there is one slight modification to the stormwater management and ERI has agreed to the modification which they will take care of during conformance. He also informs the board that the applicant has agreed to install 7 EVSE one being ADA make ready parking spaces at other locations within the Main Street complex. He also states the applicant will increase number if ADA spots.

John Rubin partner of the Mansions on Main Street testifies that it seems the applicant has agreed to address their concerns regarding the valet parking lot and have no current issues with the application.

Seeing no further testimony Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Schallenhammer makes a motion to close public portion seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present Board members.

Mr. Schallenhammer makes a motion to grant Preliminary and Final Major Site Plan to permit construction of a valet parking lot containing 40 compact (8' X 16'), 35 standard (9' X 18') spaces and 100 stacked (9' X 8') spaces on land and premises located within a portion Main Street, consisting of 4.25 acres, and more particularly described as Block 207, Lots 4.25, subject to the following conditions and stipulations:

1. Applicant shall comply with the recommendations set forth in Board Engineer's review letter dated March 15, 2023, except as modified herein.
2. Applicant shall add a crosswalk for the valet parking drivers.
3. Applicant shall plant arborvitae in coordination with the Planning Board Engineer's landscape planner to provide enhanced buffering and screening around the perimeter of the parking lot.
4. Applicant shall install signage to notify the public that such parking lot is valet parking only.
5. Applicant shall install electrical power to allow the parking lot to be monitored by security cameras.
6. Applicant shall provide seven (7) additional EVSE make reading parking spaces at other parking lot locations within Main Street in coordination with the Planning Board Engineer.
7. Applicant shall make a contribution to the Township Tree Compensation Fund for the removal of 94 trees at \$300 per tree in accordance with Section 154.006(E).
8. Applicant shall install bollards and chains at the entrance of the parking lot during off-business hours to prevent the public from using the lot.
9. Applicant shall comply with all requirements and conditions of Amended Resolution 22-029, including any development phasing requirements.
10. Applicant shall pay affordable housing contribution as required under the Redevelopment Plan.
11. Applicant shall complete construction of the parking lot on Lot 4.25 before a building permit shall issue for Apartment Building "A".
12. Applicant shall comply with all requirements of the Redevelopment Plan between Brandywine and Voorhees Township.
13. Applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Schallenhammer, Mr. Kleinman, Mr. Nicini, Mr. DiNatale, Mr. Rashatwar, Mr. Schwenke

ABSTAIN: None

NAYS: None

Meeting is adjourned.

Wendy Flite

Voorhees Township Planning Board Secretary

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic