

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. Brzozowski

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

Also present is Chris Norman, Board Solicitor, Rakesh Darji Board Engineer

Mr. Norman swears in Mr. Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

Shem Creek Cedar Hill, LLC
Minor Site Plan (Savers)
154 Route 73
Block 229; Lot 7
PC# 23-012

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

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

Virtua Birthing Center
Amended Site Plan (Signage)
100 Bowman Drive
Block 228; Lot 7
PC# 23-014

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

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

Brandywine Main Street, LLC
Preliminary and Final Major Site Plan (Parking)
Block 207; Lot 4.25
PC# 23-012

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

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

NEW BUSINESS

Brandywine Main Street, LLC
Major Subdivision
Block 207; Lots 4, 4.08, 4.09
PC# 23-012

Appearing before the Board is Mr. Robert Barnowski, attorney, Mr. Paul Witthohn, Engineer and Mr. Tony Ziccardi, applicant.

Mr. Barnowski gives a brief description of the application. He states the applicant is seeking approval to consolidate and reconfigure Block 207; Lot 4.27 consisting of 2.73 acres for proposed residential use, proposed Lot 4.26 with a lot area of 0.429 acres for proposed commercial use, remainder of Lot 4 consisting of 22.553 acres where nothing is proposed.

Mr. Baranowski states there is no changes for what was originally approved that the lot line adjustments is intended to segregate the proposed residential from the commercial uses to serve financial purposes.

Mr. Witthohn testifies on behalf of the application. He testifies regarding the requested bulk variance relief for the proposed Lot 4.27 from lot area requirements (2.73 proposed where 3.5 acres required. He indicates on the subdivision plan (Exhibit A-1) two highlighted areas that are changing. He testifies the perimeter Lot 4 covers all of the open space that was previously not covered by all the other sublots that are covering all the other uses and buildings. He states there are two existing buildings and the proposed major subdivision will eliminate these two lots and create three new lots with a combination of the existing lot 4 and spaces from the two existing lots. Lot 4.27 will cover Buildings A and B and Lot 4.24 will cover Building C, Lot 4.28 covers The Mansions operational grounds, Lot 4.17 covers the actual Mansions catering facility. Lot 4.26 will be the commercial lot called out in the redevelopment plan.

Mr. Witthohn and Mr. Baranowski inform the Board the reason for this is so that existing and proposed structures aren't crossing over lot lines. Mr. Baranowski states the proposed subdivision plan will not affect the previously granted site plan approval granted in Resolution No.22-029 memorialized on November 9, 2022.

Mr. Darji states the applicant revised their plan in response to his review letter dated June 23, 2023. The revised plan addressed all his comments. Mr. Baranowski states the applicant will provide Deceleration of Covenants and Restrictions, Cross Access Easements and Drainage Utilities.

Seeing no further testimony Mr. Schwenke opens the meeting to the public.

Linda Fossi
6031 Main Street

Ms. Fossi is concerned with the parking garages and the parking areas.

Rose Tanelli
6060 Main Street

Is concerned with parking garage repairs and the streets.

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. Schallenhammer makes a motion to grant Preliminary and Final Major Subdivision Approval to consolidate and redivide Block 207, Lots 4, 4.08 and 4.09 to create: A) proposed Lot 4.27, consisting of 2.73 acres, for proposed residential use; B) proposed Lot 4.26 with lot area of 0.429 acres for proposed commercial use; C) remainder Lot 4, consisting of 22.553 acres; and D) existing Lot 4.24 which will continue to have a lot area of 1.221 acres on land and premises located within Main Street, which overall tract consists of 31.153 acres on land with the following conditions and stipulations:

1. Applicant shall comply with the recommendations set forth in Board Engineer's review letter dated June 23, 2023.
2. Applicant shall comply with all terms and conditions of Amended Planning Board Resolution No. 22-029 granting site plan approval and the requirements of the Approved Redevelopment Plan, except as modified herein.
3. Applicant shall comply with all requirements of the Declaration of Covenants and Restrictions for the overall Main Street development.
4. Applicant shall obtain all required outside agency approvals.

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

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

ABSTAIN: None

NAYS: None

Seeing no further business Mr. Schwenke adjourns the meeting.

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 recordings can be available upon proper request and payment