Board Chairperson, Ms. Augustine 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. Vandegrift, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

Absent: Mr. Nicini, Mr. Kleinman, Mr. Platt, Mr. Schwenke

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

Mr. Norman swears in Board Engineer Jeremy Noll.

APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the minutes of the July 8, 2026, Planning Board meeting, seconded by Ms. Branch. Motion carries by the assenting voice vote of all present board members, excluding Mr. Vandegrift and Mr. Schallenhammer, who must recuse themselves.

Mr. Schallenhammer makes a motion to approve the minutes of the July 22, 2026, Planning Board meeting, seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members.

NEW BUSINESS

PC#26-020
Virtua
Amended Minor Site Plan
110/106 Carnie Blvd
Block 202.26, Lot 14

Mr. Ravitz states for the record that he has a conflict with the subject applicants as they are clients of his businesses, and he must therefore recuse himself from the application and leaves from the deus. Mr. Baranowski, applicant's attorney from law firm Hyland Levin Shapiro approaches the board and briefly begins introducing members of the applicant's team: Ms. Julie Herb, Vice President of Facilities and Development at Virtua, Mr. Vlad Koldeomasov, applicant's engineer from engineering firm Taylor Wiseman & Taylor, and Ms. Anmol Sajjad, director of the Solar Program at Brightcore. All the aforementioned members of the applicant's team are sworn in at one time. Mr. Baranowski notes that there are also other members from the applicants' team present who are not planning to provide testimony but can answer questions or provide information if needed. Mr. Baranowski provides a brief overview of the previous Minor Site Plan approval the site received in June 2025, explaining that it was for parking restriping, repaving, creating a medical transport vehicle parking area, and associated EV charging stations for equipment on the medical transport vehicles. He adds that signage and lighting work was also part of the previous approvals and the work from that approval is underway at the site. Mr. Baranowski testifies that at the time of the original Minor Site Plan application, they had noted that they may come back to the board to add parking area canopies with solar panels in the medical transport vehicle lot, which is what they are proposing in their current Amended Minor Site Plan application. He explains that the power generated from the solar panels will be used to power the onsite EV charging infrastructure as well as some of the buildings onsite. Mr. Baranowski states that not all the proposed canopies have solar panels on them, and they may return to the board in the future to add more solar. Mr. Baranowski adds that the power to be generated from the solar panels will be sufficient for just the EV charging stations and buildings onsite, and there will be no excess generation for commercial sale. He states that no changes have been proposed to the operations of the Health Education Center (HEC) building nearby.

Ms. Julie Herb approaches the board and confirms that no operations of the HEC are being changed in the application. She adds that the HEC building is used partly for offices and partly by Virtua, where events are sometimes hosted as well in their portion.

Mr. Koldeomasov approaches the board and testifies that some of the improvements approved in the previous Minor Site Plan application have been implemented, including milling and overlay, curb ramping upgrades, EV infrastructure, etc. He states that Area 3 of the site has not been improved yet as it is the location of the solar array carports proposed in the current application. He states that only the center proposed carport canopy will have solar panels on it, with the other 2 to the north and south just being used for vehicle coverage from weather elements. Mr. Koldeomasov testifies that the carport canopies have a minimum height clearance of 13.5 ft along the column and center and 18.5 ft along the ends as the canopy raises up at the ends. He explains they are requesting a height design waiver for 22ft due to the drop in grade of approximately 4ft from the northwest area to the southeast. He adds that the height variance is also to allow sufficient clearance for both medical transport vehicles as well as fire trucks that may need to circulate the site. For stormwater, Mr. Koldeomasov states that it will be addressed onsite using a gutter collection system that is pitched towards the center of the site, where water is eventually piped underground to the nearby stormwater infrastructure. Regarding lighting, he states that there will be LED lights affixed to the bottom of the carport canopies as regular pole mounted lights are not available in the area. Besides the variance for the canopy height, Mr. Koldeomasov explains that they are also requesting a variance for a side yard setback, where 50ft minimum is required for accessory structures and 47.2 is proposed. He adds that the setback requested is from an adjacent lot, 3.03 which is also owned by Virtua. Mr. Baranowski asks Mr. Koldeomasov if a Safety and Emergency Disconnect Switch will also be included for the solar panels as requested in the Fire Marshall's letter.

Mr. Schallenhammer asks if there are renderings that show the side and height of the carport canopies. Mr. Koldeomasov explains that there are renderings that show the side but not specific dimensions, however dimensions are shown on the site plans. Board secretary Mr. Thapa pulls up the rendering of the side view of the canopies onto the courtroom TVs. Board engineer Mr. Noll asks whether the structural integrity for wind, snow etc. of the canopies and solar panels will be evaluated by the applicant's engineer or a different professional. Mr. Koldeomasov explains that this will be done by the structural engineer and there will also be structural drawings submitted to the Construction department. Mr. Noll asks if the live load will be accounted for in all the drawings and information on the canopies and solar panels. Mr. Koldeomasov confirms this.

Ms. Anmol Sajjad, director of solar at Brightcore Energy approaches the board and states that there are no potential glare impacts from the proposed canopies and solar. She adds that this is given the overall height and angle of the canopies that the solar panels will be affixed to. For anticipated lifetime and maintenance of the solar system, Ms. Sajjad explains that the average lifetime of a solar system is roughly 25 years and an operation and maintenance plan is provided to the owner. She states that maintenance includes annual and bi-annual inspections of the overall solar, and involve inspections of electrical components, general operation, and possible debris. Ms. Sajjad testifies that the system is also monitored via a third-party platform, which allows remote access and alerts to be set up and sent to onsite staff in case of emergencies. For facility safety and warning signage, Ms. Sajjad explains that such signage will be provided for the site. Mr. Baranowski states that the applicant would also need any necessary waivers and/or variances to allow adding warning and safety signage to solar panels and their supporting infrastructure. Ms. Sajjad adds that they will also work with township inspectors during the construction phase to provide any additional safety and warning signage that may be needed. Mr. Baranowski asks Ms. Sajjad if signage will also be included to advise of the height clearance of the solar panel carport canopies. Ms. Sajjad confirms this. Mr. Noll asks Ms. Sajjad if it is typical to have signage for canopy height clearance. Ms. Sajjad states that it is not standard for other sites but is typically done to the preference of the board and facilities management. Regarding canopy environmental load ability, Ms. Sajjad explains that the canopies are fully engineered to be able to withstand environmental loads such as wind, snow, etc.

Mr. Vandegrift asks Ms. Sajjad about possible heat on or around any emergency disconnect or de-energization switches for the solar system. Ms. Sajjad explains that when the emergency switch is activated and no voltage is being detected from the grid, the inverters will read this, and the

system will be shut off. She adds that they will have grid interactive inverters meaning that if no voltage is detected, they will not operate. Mr. Vandegrift asks if any residual voltage is still left in the panels after the emergency shutoff has been activated. Ms. Sajjad explains that there will still be some DC voltage in the panels, however due to the safety measures within the system, the residual electricity cannot move through the system. Mr. Vandegrift asks about the amount of voltage in the system at time of shutoff. Ms. Sajjad states she does not have this answer at the moment, but can follow up at a later time. Mr. Vandegrift states this is not necessary and he was just curious about the voltage of the system.

Mr. Schallenhammer asks what the maximum height of the canopies are from the parking lot to the peak in an alleyway for possible emergency vehicle circulation. Ms. Sajjad states that no collision issues should occur at the ends of the canopies with emergency vehicles as the ends of the canopy are higher at a height of at least 16 feet. Mr. Vandegrift asks about response time from the manufacturer to any potential emergencies from the solar onsite. Ms. Sajjad explains that it is generally the operations and maintenance team that will arrive to respond to alerts, and the solar system will send alerts that the team will respond to. Mr. Vandegrift asks about distance and response time to any emergencies with the solar system. Ms. Sajjad states that any emergencies will generally be handled by first responders, whereas the operations and maintenance team focuses more on routine and preventative maintenance. She explains that a third-party company will be responsible for the maintenance and operation of the system who can dispatch maintenance teams. Ms. Augustine asks if the third-party company for the solar operation, monitoring and maintenance has been identified yet. Ms. Sajjad states that they are generally identified later in the project. Ms. Augustine asks for confirmation on whether the ongoing system maintenance and inspections are annual or bi-annual. Ms. Sajjad states that it is usually done annually but can be done more frequently at the preference of the facilities manager. Ms. Augustine asks if there are also nonroutine inspections for weather events like a tornado. Ms. Sajjad confirms that inspections are also done for any major weather events such as tornados.

Mr. Noll asks if the applicant agrees to comply with the tree compensation ordinance. Mr. Baranowski confirms this. Mr. Noll states that he believes 7 trees onsite are proposed to be removed. Mr. Baranowski states that they will have survey done to determine tree compensation as well.

Mr. DiNatale asks if Virtua currently has anything planned for the empty lot where the Virtua hospital was formerly located. Ms. Herb approaches the board and states that they do not have any plans for the lot at present, but 8-10 years ago they had envisioned having ball fields for employee recreational use only, however it did not proceed as it appeared unlikely to be approved by the Planning Board. She explains that neighbors had expressed concerns about traffic and other possible disturbances from such use for the lot. Ms. Herb states that over the years they've been contacted by numerous entities for different uses of the lot, but currently Virtua does not have any specific plans for it.

Mr. Schallenhammer asks if the subject project will disrupt any trash and recycling pickup operations for the overall site. Ms. Herb states that all operations will remain the same on the campus and they continue to maintain the site along with the newly implemented improvements from the last approved Minor Site Plan. She adds that they had a significant internal renovation of the HEC and it has been reopened recently and they are planning some landscaping improvements such as flower plantings around the site soon as well. Mr. Noll states that if the applicant would like, they may plant trees pre-emptively if they will already be doing other plantings this fall so that a landscaper does not have to come back out again. Ms. Herb states that they will consider this and they are also working with their current landscaper on possible improvements to the front of the HEC where older shrubs and signage are located. Mr. Noll states that they can let ERI know if Virtua's landscaper would also like to look at spots for replanting the 7 trees while reviewing the other improvements and this would meet the criteria.

Seeing no further testimony from the applicant's team or questions from the board, Ms. Augustine opens the meeting to the public.

Nicholas Borro
4 Pin Oak Ct

Mr. Borro asks if the proposed solar canopies are only in the region shaded blue on the site plans. Mr. Baranowski confirms this.

Seeing no further comments from the public, Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Vandegrift. Ms. Augustine closes the public portion of the meeting.

Mr. Norman outlines the application for Amended Minor Site Plan approval with bulk variances and design waivers for 106/110 Carnie Blvd, noting the following conditions and stipulations:

1. Applicant agrees to the conditions of the board engineer's review letter dated 19 August 2026
2. Applicant will receive requested design waiver for the height of the solar carport canopies
3. Applicant will receive requested bulk variance for the side setback

Mr. Schallenhammer makes a motion to approve the Amended Minor Site Plan application as outlined by Mr. Norman, seconded by Mr. DiNatale. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Ms. Branch, Mr. Schallenhammer, Ms. Augustine
NAYES: None
ABSTAIN/RECUSE: None

Seeing no further business before the board or comments from board members, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Mr. DiNatale. Ms. Augustine adjourns the meeting.

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