

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. Stein,  
Mr. Schallenhammer

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

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

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#### MEMORIALIZATION OF RESOLUTIONS

##### RESOLUTIONS FROM PLANNING BOARD REORGANIZATION MEETING 1/11/2023

1. Planning Board Secretary
2. Planning Board Chairman
3. Planning Board Vice Chairman
4. Planning Board Solicitor
5. Planning Board Engineer
6. Completeness Review Committee 2023
7. Development Review Committee 2023
8. Planning Board Conflict Solicitor 2023
9. Planning Board Conflict Engineer 2023

Mr. DiNatale makes a motion to memorialize the resolutions, seconded Mr. Nicini. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Stein who abstained.

#### APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the minutes dated September 28, 2023, seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present Board members.

Mr. Schallenhammer makes a motion to approve the minutes dated December 14, 2022, seconded by Mr. Schwenke. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Nicini and Mr. Stein who abstained.

Mr. Schallenhammer makes a motion to approve the minutes dated January 11, 2023, seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Stein who abstained.

#### NEW BUSINESS

APOLLO EQUITIES, LLC  
MINOR SUBDIVISION  
39 LAFAYETTE AVE  
BLOCK 270, LOT 28  
PC# 22-024  
ACTION DATE: 2/24/23

Appearing before the Board is Mr. Kevin DiMedio, applicant's attorney, Mr. James Clancy, applicant's engineer, Mr. Peter Greenberg, applicant. Professionals are sworn in.

Mr. DiMedio distributes exhibit A1 which is the plan of minor subdivision.

Mr. Greenberg testifies regarding the plan. He states the property is located in the RR Zone. He states the plan has been color coated and the area in yellow are the lots which he is proposing to construct two new homes and the area indicated in green is the lot with the existing home. Mr. Greenberg testifies that the lot with the existing home is 1 acre, the lot further towards the corner of Ninth Avenue and Lafayette is .882 acres and the third proposed lot on Lippard is 1 acre. He testifies the area marked in red is the limits of disturbance. The existing home is currently serviced with a cesspool and they are proposing to connect to public sewer.

Mr. Greenberg testifies the last element of the plan are the easements to connect all the lots to public sewer and water. The water connects to Berlin but the sewer will connect to Voorhees. Mr. Greenberg states that page 3 of the plan shows the surrounding lots which are similar in size to what he is proposing some being less than an acre. He testifies two of the lots he is proposing meet the zoning requirement and are conforming and one lot and one lot does not. Mr. Greenberg testifies that Ninth, Eleventh and Lippard Avenue have all been vacated. He states there are other subdivisions that have approved undersized lots similar to what he is requesting.

Mr. Clancy testifies on behalf of the application. He states the application will not be a detriment to the Zoning or Master Plan. He states the subdivision will be filed by Deed and that the lots will be serviced by public water and sewer. He states all lots are similar in size with similar clearing limits.

Mr. Darji states the applicant is seeking a variance for the size of the lot. He states the applicant has proposed to subdivide one existing parcel into 3 lots, 2 conforming and the remaining lot will not be due to the size which requires a variance from the Zoning Ordinance. Mr. Darji states the applicant has responded in writing to his review letter dated January 16, 2023 and has agreed to comply with all of the comments. The applicant has agreed to install sidewalk on Lafayette Avenue. Mr. Darji states the applicant has agreed to comply with the clearing and disturbance limits remaining under 1 acre threshold but if the applicant goes over that limit they would have to comply with the states stormwater management regulations for the entire site.

Regarding the requested variance Mr. Darji states the applicant must provide burden of proof that there is a planning benefit to the Township and that there is no detriment to the master plan or zoning ordinance and the board must decide if the benefits outweigh the detriments. Mr. Darji states the applicant has testified the lots are in similar size to lots in the area.

Mr. Clancy states the benefits are the lots are similar in size to lots in area, they are keeping the clearing limits down and they are connecting to public water and sewer. That there is a public health benefit by removing the existing cesspool which is a recognized public health hazard. The applicant has agreed to also pay the \$25,000.00 density buydown contribution. He states the homes will be approximately 3,000 square feet.

Seeing no further testimony the Chairman opens the meeting to the public.

Joanne McAllister  
6 Ninth Avenue  
Voorhees

Ms. McAllister has concerns regarding the maintaining of the buffer behind her house and the traffic on Lippard Ave. She states she was responsible for the vacating of Tenth Avenue to provide privacy behind her pool. She is concerned with the sewer line being run behind her home also. She objects to the application.

Naresh Agrawal  
4 Ninth Ave  
Voorhees

Mr. Agrawal is concerned with the amount of trees to be cut down and the effects it will have on the environment. He suggests they only build one house. He objects to the application.

Matt Giosa  
2 Juschase  
Voorhees

Is concerned with the amount of disturbance and clearing due to the running of the utilities out to Lippard Avenue.

Arnold Abillar  
2 Ninth Ave  
Voorhees

Mr. Abillar is concerned with the sewer line being run behind his home. He is concerned with the clearing of the trees.

Seeing no further public comments the public portion is closed.

After further discussion between the applicant and the residents in attendance the applicant has agreed to some revisions to the original submission. For proposed lot 28.01 the applicant has agreed to shift the home to the right to create more of a setback from Block 270, Lot 24. In regards to proposed lot 28.02 the applicant is flipping the driveway from the right to left to limit the disturbance to allow more buffering behind Block 270; Lot 22. The applicant has agreed to consolidate the sewer lateral for proposed lot 28.01 and 28 to run between the two properties and then out to lot 28.02 out to Lippard Avenue to avoid running the lateral behind Block 270; Lot 23.

Mr. Schallenhammer makes a motion to grant minor subdivision approval to subdivide Block 270; Lot 28 into three lots and construct two new single family dwellings and the existing dwelling will remain together with two bulk variances for lot area for proposed Lot 28 and a 20 foot side yard setback for proposed Lot 28.01 with the following conditions/stipulations:

1. The applicant has agreed to comply with the Engineers review letter dated January 16, 2023
2. The applicant will pay the \$25,000.00 density buydown contribution
3. The applicant will install sidewalk along Lippard Avenue
4. The applicant will comply with the impervious coverage prior to construction.
5. The applicant will shift the location of the driveway on Lot 28.02 from right to left
6. The applicant will shift the home on Lot 28.01 over to the right
7. The applicant will consolidate sewer lateral

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

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

NAYS: None

ABSTAIN: None

Seeing no further business Mr. Schwenke adjourns the meeting.

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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.

