

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. Schallenhammer, Mr. DiNatale, Mr. Nicini

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

Also present was Mr. Chris Norman, Board Solicitor

MEMORIALIZATION OF RESOLUTIONS

PC# 23-021
Floro Voorhees, LLC
Conditional Use/Minor Site Plan
1101 White Horse Road
Block 160; LOT 1.07

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

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

PC# 23-017
Eureka Stone Quarry
Minor Site Plan
1222 Berlin Road
Block 262, Lot 3

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

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

NEW BUSINESS

PC# 23-023
Apollo Equities, LLC
Correspondence-Extension of Approvals
39 Lafayette Ave
Block 270; lot 28
Action Date: 12/18/23

Appearing before the board is Mr. Kevin Dimedio, attorney, and Mr. Peter Greenberg, applicant.

Mr. Dimedio states the applicant is seeking a six-month extension to a previously approved Minor Subdivision. Mr. Dimedio after some discussion states the applicant is now seeking a one-year extension. Mr. Greenberg testifies he agrees to satisfy all outstanding conditions of approval including the \$25,000.00 Density Buydown fee and easement clarification.

Mr. Schallenhammer makes a motion to grant extension of approval for previously approved subdivision for one year through February 22, 2023 with the following conditions/stipulations:

1. Applicant has agreed to satisfy all conditions of the minor subdivision approval.
2. Applicant has agreed to submit the payment of \$25,000.00 for density buydown.

3. Applicant will submit sewer line easement and legal description for review and approval of Board Engineer and Solicitor.
4. The applicant has agreed to the sewer connection fee payment of \$7,845.00.
5. Applicant has agreed to replenish all escrow due.

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

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

NAYS: None

ABSTAIN: None

PC# 23-024

Voorhees Housing Associates, LLC

Correspondence-Extension of Approvals

1123 Berlin Road

Block 263; Lot 11

Action Date: 12/22/23

Appearing before the Board is Ms. Alena Hyatt, applicant's attorney and Mr. Nicholas Cangelosi, applicant.

Mr. Cangelosi testifies that the applicant is seeking a one-year extension of approvals to secure the financing for the project. Mr. Norman states the applicant would have to receive three (3) one-year extensions from the time of the original approval.

Mr. Nicini makes a motion to grant three (3) one year extensions of the previously approved Preliminary and Final Major Site Plan for the construction of 81 multi-family affordable housing units through August 1, 2024 with the following conditions/stipulations:

1. The applicant will comply with all conditions of the previous approval outlined in Resolution 19-007.

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

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

NAYS: None

ABSTAIN: 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.