

The Chairperson 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. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Platt, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

Absent: Mr. DiNatale, Mr. Kleinman, Ms. Branch

Also present are Chris Norman, Board Solicitor, and Jeremy Noll, Board Engineer

Mr. Norman swears in Board Engineer, Jeremy Noll.

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes of August 13, 2025, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members, except for Mr. Vandegrift and Mr. Scwhenke, who must recuse themselves.

Mr. Schallenhammer makes a motion to approve the minutes of August 27, 2025, seconded by Mr. Platt. Motion carries by the assenting voice vote of all present members, except for Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, and Ms. Branch, who must recuse themselves.

Mr. Platt makes a motion to approve the minutes of September 10, 2025, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members, except for Mr. Vandegrift, Ms. Branch, Mr. Schallenhammer, and Mr. Schwenke, who must recuse themselves.

NEW BUSINESS

PC#25-016
1099 White Horse Rd, LLC
Minor Site Plan & Change of Use
1099 White Horse Rd
Block 160, Lot 7

The applicant's attorney, Frank Lauletta of law firm Lauletta Birnbaum approaches the board and brings in the applicant's engineer, Rod Ritchie of Dynamic Engineering, who is sworn in. Mr. Lauletta briefly covers the history of the building at 1099 White Horse Rd, noting that it had originally been used as a bank building with the current 77 parking spaces onsite. He explains that later Kennedy Health Systems acquired the property and had a shared parking agreement with the neighboring property, but this easement that included the parking agreement is not presently in effect. Mr. Lauletta states the current applicant does not need more than the 77 parking spaces that the site was originally approved for. Mr. Lauletta testifies that the applicant is proposing a medical use for the first floor of the building with of half the floor to be an urgent care and the other half a medical practice that would complement the urgent care. He explains the second floor is currently partially occupied by a shared office company, Regus, and there is a total of 32 offices on the second floor, of which 11 are used by Regus. Mr. Lauletta testifies that the third floor has 9 offices, and he is considering putting his own satellite office on part of the floor, with the remaining space possibly to be used by a real estate office.

For parking need, Mr. Lauletta further testifies that with the financial service-oriented tenants that are planned for the upper floors, parking will not be used heavily with many tenants simply having satellite offices that are not occupied frequently at the building. For the urgent care, Mr. Lauletta states they have an average of 35 to 40 patients per day and are open 12 hours per day from 8am

to 8pm, 7 days a week. He notes the peak operating hours are 8 to 10am and 4 to 6pm, and 8-10 patients are anticipated during each peak period. Mr. Lauletta adds that there will be 5 urgent care employees at any given time. He states the urgent care and complementary medical practice is not anticipated to need much parking. Mr. Norman asks how many rooms will be in the urgent care. Mr. Lauletta introduces Frank Lauletta senior, the owner of the urgent care and he is sworn in. Mr. Lauletta Snr states there will be six exam rooms, one procedure room, an Xray room, a doctors office and front desk area. Mr. Schwenke asks if 4-5 patients per hour are anticipated for the urgent care during the two peak periods. Mr. Lauletta confirms this. Mr. Noll asks if Mr. Lauletta also intends to occupy part of the third floor for a satellite office. Mr. Lauletta confirms this.

Ms. Augustine asks if the procedure room is clean space with HEPA filters and what the differences are between it and the exam rooms. Mr. Lauletta Snr explains the procedure room will be for stitching and has special lighting to aid in procedures. Mr. Schallenhammer asks if the applicant will obtain the necessary business/mercantile licenses for the proposed tenants and whether the second floor has the necessary approvals as well. Mr. Lauletta confirms tenants will acquire the necessary township approvals for tenancy/occupancy, and states the Regus tenant on the second floor has already obtained their approvals. Mr. Noll asks if the upper floors have already been framed/fitted out. Mr. Lauletta confirms this and notes the first floor will have a full fit-out. Mr. Rashatwar asks if any other building modifications are planned currently. Mr. Lauletta states that other than the fit-out of the first floor, no other building changes are proposed, i.e. nothing for building exterior. Mr. Schallenhammer asks if parking striping will be repainted. Mr. Lauletta states that parking striping can be repainted. Mr. Ritchie testifies that currently the only exterior improvements that have been discussed with the board engineer are the addition of a sidewalk to provide a connection along White Horse Rd.

Mr. Ritchie goes through the site conditions and proposed improvements, noting that there are 4 accessways around the site, and that an emergency vehicle/fire truck circulation plan has been made and will be provided soon. Mr. Ritchie states another sidewalk was noted in the engineer review letter, recommending one be placed along the rear of the property where 11 spaces are located, but the applicant prefers not to install this sidewalk due to the existing landscaping in the area that serves as screening for the property. Mr. Noll explains he and Mr. Ritchie had discussed this item earlier and there are no ADA spaces along this portion of the property. Mr. Ritchie notes the location of two trash enclosures, a larger one on the east side of the rear parking lot and a smaller one on the north side. He states that the existing trash enclosure onsite is used for maintenance storage, but later at full occupancy the applicant may add another dumpster. Mr. Ritchie testifies that there will be biomedical waste generated by the medical uses and this waste will be kept inside until it is picked up by a private hauler. Mr. Schallenhammer asks how frequently the medical waste is picked up. Mr. Lauletta Snr states it will be picked up twice a week.

Regarding parking spaces, Mr. Ritchie states that the site may actually have 72 spaces currently, rather than 77, and adds that if this is the case, the existing parking would still be adequate for the proposed tenants/use. Mr. Ritchie states they expect a max of 67 spaces used at peak times for all tenants. Mr. Platt asks if closings will occur at the proposed real estate office. The owner of the real estate office, Mr. Rich Lauletta is sworn in and explains that it will be a boutique real estate office with low parking need, but closings will sometimes occur at the office. Mr. Ritchie testifies that with the anticipated low parking usage of proposed tenants and the adequate number of current existing parking spaces, they do not see need to add any more spaces, which would also require adding more impervious coverage to the site. Mr. Ritchie states no changes to site lighting are proposed, and the applicant agrees to a night light functioning test. He notes no changes are being proposed to the existing water/sewer utilities, and there will be a slight increase in impervious coverage onsite solely due to the addition of sidewalks for pedestrian connection along White Horse Rd. Mr. Ritchie testifies that due to the increase in impervious coverage, they are requesting a variance for higher impervious coverage up to 66%, which would cover the proposed sidewalk improvements. Mr. Noll notes that there was a discrepancy between the impervious coverage shown in the survey and the site plan, so the requested 66% impervious coverage variance would be adequate even for the higher amount shown. Mr. Noll adds that the township had received a grant for sidewalk improvements along White Horse Rd and the sidewalk work in this application would tie directly into that work.

Mr. Vandegrift asks how the Urgent Care will be identifiable from the exterior. Mr. Lauletta states the applicant will have signage added to a freestanding panel sign onsite and will also add a façade sign later that complies with township ordinances. Mr. Noll notes that the installation of wayfinding signage for ADA spots will be added and was included in the engineer review letter. Mr. Vandegrift asks what entrance will be used by ambulances/emergency vehicles transporting patients. Mr. Ritchie identifies an ADA-accessible entrance at the rear of the building that can be used by emergency vehicles. Mr. Schallenhammer asks if the applicant would agree to installing bollards along the parking spaces at the front and back for building and pedestrian safety. Mr. Ritchie explains there are grading changes and curbing at the front that would make it difficult for vehicles to collide with the building, and at the rear there is inadequate room to gain enough speed to crash into the building. Mr. Noll asks if the applicant would agree to installing wheel stops in front of depressed curbs at the ADA parking stalls. Mr. Lauletta states adding wheel stops to ADA spaces would not be a problem. On signage, Mr. Ritchie reiterates the applicant intends to install a façade sign for the urgent care which will comply with township ordinances, and the existing freestanding sign will be updated to reflect the tenants. He notes that if the applicant seeks to add further signage later, they would return to the board.

Mr. Noll asks for confirmation on whether just the access easement is still in place with the adjacent property but not parking. Mr. Lauletta confirms this. Mr. Schallenhammer asks if the applicant would agree to re-striping the parking lot. Mr. Lauletta agrees to this item. Mr. Schwenke asks if ADA parking signage onsite will be updated. Mr. Ritchie states that the existing signage should be up to date but if not, they will update them.

At this time, Mr. Schwenke opens the meeting to the public. With no public present, Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Ravitz.

Mr. Norman outlines for the board the conditions and stipulations for the 1099 White Horse Rd Change of Use & Minor Site Plan with Bulk Variance application:

1. Applicant will receive a bulk variance to allow up to 66% impervious coverage for the installation of pedestrian connection sidewalks only
2. Applicant will comply with the board engineer's review letter dated October 1, 2025
3. Applicant agrees to add wheel stops in front of curbs of ADA parking spaces
4. The cross-access easement with the adjacent property will remain in place
5. Applicant will restripe existing parking stalls and all signage will be conforming

Mr. Noll briefly covers the pre-existing nonconforming conditions at the site, including rear and side setback and lot size. Mr. Norman notes that these conditions will be identified in the resolution as pre-existing nonconforming conditions that are not being exacerbated.

Ms. Augustine makes a motion to approve the Change of Use & Minor Site Plan with Bulk Variance application for new medical and financial businesses and minor parking lot and sidewalk improvements for the property located at 1099 White Horse Rd, Block 160, Lot 7, seconded by Mr. Schallenhammer. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Platt, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

NAYS: None

ABSTAIN: None

CONTINUED BUSINESS

PC#25-005

APM Auto Components

Change of Use

2 Executive Dr

Block 160, Lot 1.03

Mr. DeClement approaches the board and asks for the other attendees to be sworn in. Mr. Norman asks if they are the same attendees from the previous hearings on the application. Mr. DeClement confirms this. Mr. Norman states that all the attendees remain under oath. Mr. DeClement testifies that Sharp Transportation will be leaving tonight and provides photos of the site to the board. Mr. DeClement states he thought Sharp had left the previous day, but they have been in the process of leaving over a period of time. Mr. Schallenhammer asks Mr. DeClement if he contacted the police department on September 1, 2025 for Sharp's immediate vacancy as promised. Mr. DeClement confirms this and adds he requested a warrant for their removal from the site but was unable to obtain one. He states that after notifying Sharp that they must vacate immediately, they left. Mr. Schallenhammer asks if Sharp stayed in the building after this. Mr. DeClement confirms this. Mr. Schallenhammer states that per the fire marshal and township records Sharp never obtained their required mercantile license.

Mr. Schallenhammer asks if Valumax occupies any space in the building. Mr. DeClement states that Valumax is the building owner and Ms. Gia can provide more testimony on the building ownership. Ms. Gia approaches the board and explains that Valumax has a warehouse in Allentown, but they had to vacate from this warehouse by the end of the month. Mr. Schallenhammer states that the owner is not following township code and policy, and adds that Sharp has been operating without a business license for several years. Mr. Schallenhammer asks if palettes that had been stored on the side of the building have been removed. The owner of APM Auto Components, Mr. Sadiq approaches the board and notes that the palettes have been removed, and pictures were provided to the fire marshal. Mr. Schallenhammer testifies he visited the site earlier tonight and saw other wood combustibles on and around the dumpster behind the building. Mr. Sadiq explains that the other wood was not from APM, but he has taken responsibility for site maintenance and will clean any other items left by the dumpster. Mr. Schallenhammer states that Sharp still has tractor trailers parked onsite, with one blocking an egress to the site. Mr. Schallenhammer adds that the continued violations with Sharp and the overall site have been ongoing for seven years and with the lack of meaningful action he cannot give support for approval. Mr. DeClement states that the trailer belongs to Sharp and not Valumax. Ms. Augustine and Mr. Platt state that Sharp should not be on the premises any longer if they have vacated, including having any of their tractor trailers onsite. The board and Mr. DeClement continue a brief discussion regarding Sharp and the presence of tractor trailers onsite.

Mr. Vandegrift testifies that he visited the site earlier in the night too and identified personal vehicles parked at the rear of the building as well. Mr. Schallenhammer reads correspondence from the fire marshal noting the lack of a mercantile license for Glitter Guy for at least the past two years, as well as Sharp. Mr. Schallenhammer asks Ms. Gia why the board should issue an approval with the lack of conformance with township ordinances by the current business operating onsite. Ms. Gia testifies that she has not asked the businesses to file for the required licenses recently, but can ask them to do so. Mr. Vandegrift asks who the owner of Valumax is. Ms. Gia states that she and her husband are the owners of Valumax and adds that due to the lease not being renewed at their Allentown PA warehouse, they must vacate it by the end of the year. She explains that they are using the Voorhees location for this reason. Mr. Vandegrift asks if they are using the Voorhees site to operate the business. Ms. Gia states they have another warehouse in King of Prussia, PA and are only using the Voorhees site for storage. Mr. Vandegrift notes that the necessary township approvals and licenses still have to be obtained for storage use. Mr. Platt asks which business onsite pay their required rent. Ms. Gia states that APM does. Regarding tenancy approvals and other permits, Mr. Schallenhammer states that communication between the owner and their attorney is not the board's issue and any statements about lack of knowledge of the required approvals is not a valid excuse for failing to obtain them. He adds that the history of failed compliance with previous resolutions is well documented.

Ms. Gia states that their business at the site has been losing revenue and business has been difficult, though they have good tenants that are generating revenue at their PA warehouse. Mr. Norman asks Ms. Gia if their leases with tenants have a provision noting that any abandoned items onsite become property of the owner. Ms. Gia states that their leases do not include this. The board and Ms. Gia continue to discuss the tractor trailers being left onsite and nonconformance issues with Sharp.

Mr. Norman notes that the original approval for Valumax was for medical storage only and asks what is currently being stored onsite. Ms. Gia states that surplus of PPE, gowns, and facemasks that were imported during COVID are stored onsite. Mr. Nicini asks if the building has temperature and humidity control for medical storage. Ms. Gia confirms this and explains they classify it as industrial medical storage, but it also includes janitorial, manufacturing, and dental items. Mr. Norman asks how much space in the building is occupied for storage use. Ms. Gia states that they brought approximately ten truck containers worth of storage from Allentown to the Voorhees site. Mr. Schallenhammer asks if Ms. Gia notified anyone when storage was being moved into the building. Ms. Gia states they did not.

Mr. Ravitz states that with the lack of site conformance and continued violations, proceedings through zoning will begin soon and the township administrator will also be notified of the issues. Mr. Schwenke asks Mr. Noll for any updates on the application. Mr. Noll testifies that all engineering-related items have been satisfied apart from parking calculations, which still need to be provided and must include calculations on tenants.

Ms. Gia testifies that she can move the product that is still parked onsite if needed and adds that she had believed they had the required CO for the tenants as they had received approval for Sharp previously. Mr. Ravitz states that the owner should look into getting a business consultant and/or realtor as well as a new land use attorney to assist in such matters. Mr. DeClement testifies that he will advise the client to move Valumax off site as soon as possible and reiterates that Sharp has left. He adds that some vehicles presently parked at the site are likely their own and the only two tenants onsite now are APM and the Glitter Person. Mr. DeClement states that if the board were to deny the application they would reapply once the site conformance issues and violations are resolved.

Mr. Schallenhammer makes a motion to deny the application for Change of Use at 2 Executive Dr, Block 160, Lot 1.03, seconded by Mr. Platt. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Platt, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

NAYS: None

ABSTAIN: None

Seeing no further business, Mr. Nicini makes a motion to adjourn the meeting, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

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