

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. DiNatale, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

Absent: Mr. Kleiman, Mr. Nicini, Mr. Kleinman, Mr. Ravitz

Also present was Mr. Norman, Board Solicitor.

Substitute Board Engineer Mr. Anthony Lopez is sworn in.

MEMORIALIZATION OF RESOLUTIONS

PC#24-007
Racetrack Gas, LLC
Minor Site Plan with Bulk (c) Variance
18 Haddonfield-Berlin Rd
Block 141; Lot 3

Mr. DiNatale makes a motion to memorialize the resolution, seconded by Mr. Rashatwar. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Ms. Augustine, Mr. Rashatwar, Mr. Schwenke
ABSTAIN: Mr. Platt, Ms. Branch, Mr. Schallenhammer
NAYS: None

APPROVAL OF MINUTES

Motion made by Mr. DiNatale to approve the minutes dated September 11, 2024; motion seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members excluding Mr. Platt, Ms. Branch, and Mr. Schallenhammer, who must recuse themselves.

NEW BUSINESS

PC#24-014
Henry G Mazzola
Amended Site Plan
308 Berlin Rd
B: 144; L: 2

Appearing before the board is the applicant's attorney, Mr. Michael Coluzzi of law firm Hovatter Law. Board solicitor/attorney Mr. Norman states that because the application before the board tonight proposes a very similar plan and proposed use as the earlier Alfred Furia application, the testimony tonight should mainly consist of anything new with the current application. Shortly after, the applicant's engineer, Rhett Chiliberti and the applicant/property owner Hank Mazzola approach the board and are sworn in. The applicant's attorney Mr. Coluzzi testifies that the applicant is not seeking any new relief compared to the earlier Furia application, and they are seeking an amended site plan approval. Mr. Coluzzi explains that rather than the café that was proposed in the earlier application, the applicant now seeks to open a Pizzeria restaurant which is also a permitted use for the premises. He states that the property is currently vacant and that the applicant has owned the property for over twenty years. Mr. Coluzzi states that the restaurant the applicant seeks to open onsite is part of a family-owned business, named Peppino's, which currently runs a location in Marlton.

The applicant Hank Mazzola approaches the board and testifies that he is a co-owner of the business and he operates the restaurant. Mr. Mazzola states that the restaurant is an Italian eatery that sells pizza and other foods and has some dine-in seating, but mainly does pick up/takeout. He states that the number of employees at the restaurant would be between 3 to 5, depending on how busy the restaurant gets. Mr. Mazzola testifies that the restaurant hours of operation would be Mon – Thurs 11AM to 9PM, Friday and Saturday 11AM to 10PM, and Sunday 12 to 9PM, the same hours of operation at the current Marlton restaurant. Regarding trash disposal/recycling, Mr. Mazzola testifies that the landlord of the Marlton location handles disposal/recycling and does it two to three times a week, but for the Voorhees location he anticipates trash disposal/recycling once or twice a week. Mr. Mazzola explains that waste generation will primarily include recyclables and perishables. In terms of staff management, Mr. Mazzola states that his wife as well as a chef would be present on the property as managers. Regarding delivery of food supplies/product to the site, Mr. Mazzola states that he plans

to have deliveries occur in the early morning (6 or 7am) mainly, but sometimes deliveries can also be done overnight.

Mr. Norman asks the applicant and Mr. Coluzzi how many seats are proposed for the restaurant interior. Mr. Coluzzi states that the ordinance allows up to 48 seats, but the applicant does not foresee the need for all the permitted seating on the premises. Mr. Mazzola states that 85% of his customers do takeout rather than dining in at the restaurant.

Mr. Schallenhammer asks Mr. Mazzola what type of trucks will be making deliveries of supplies to the site. Mr. Mazzola testifies that at the Marlton location, mainly box trucks are used and he intends to do the same at the current site, and no tractor trailers will be used. Mr. Schallenhammer notes that there had previously been some issues with neighbors regarding potential disruption by deliveries during the previous application. Mr. Coluzzi states that the applicant attests to the testimony that had been provided at the previous hearing for the Furia application regarding neighbors and potential disruptions by delivery trucks. Mr. Norman states that the applicant will need to adhere to all conditions of approval from the previous application approval. Mr. Coluzzi that the applicant will adhere to all previously established conditions.

Ms. Branch asks Mr. Mazzola if the new restaurant will be another Peppino's location, or a new restaurant. Mr. Mazzola states that it will be another Peppino's location. Mr. Platt asks Mr. Mazzola how long the Marlton Peppino's location has been open. Mr. Mazzola states that they have been open since July with the current name and menu. Mr. Mazzola notes that the Marlton location gets significant business but the location takes minimal parking space as most customers do takeout and are quickly in and out of the premises. Mr. DiNatale asks Mr. Mazzola if there will be a woodfire stove at the restaurant. Mr. Mazzola states that there will not be a woodfire stove, but a brick fire oven is used and the crust of the pizzas are tasty.

Mr. Schallenhammer asks Mr. Mazzola when the restaurant intends to open, pending board approval. Mr. Mazzola states that they hope to open as soon as possible, after construction has been approved and completed. Mr. Coluzzi testifies that Mr. Mazzola's brother, Michael Mazzola has experience with project development and will handle the construction process of the site.

The applicant's engineer, Mr. Rhett Chiliberti testifies on behalf of the application. Mr. Chiliberti states that the site plan for the application has not changed since the time of the previous application, apart from the chart listing updated parking requirements based on the new use. Mr. Schwenke asks substitute board engineer Anthony Lopez if there are any comments from the board engineer's letter he would like to address before the applicant. Mr. Lopez states that his questions have mostly been addressed via applicant testimony, but just requests that the applicant provide an architectural floor and interior plan for the site. Mr. Coluzzi testifies that the architectural plans were a prior condition of approval and that architectural plans will be provided by an architect specializing in restaurant design.

Seeing no further testimony, Mr. Schwenke opens the meeting to the public. Seeing no public present, Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present members.

Mr. Platt makes a motion to grant amended site plan approval for the property located at 18308 Haddonfield-Berlin Rd Block 144 Lot 2 for a change of tenant to operate a pizzeria restaurant onsite with related site improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the board engineer's review letter dated October 4, 2024
2. Applicant agrees to adhere to the conditions of the approval for the prior Furia application for the site

Motion seconded by Ms. Branch. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

ABSTAIN: None

NAYS: None

Seeing no further business Mr. Schwenke adjourns the meeting.

Rashane Thapa
Planning Board Secretary

Voorhees Township 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