

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, Mr. Kleinman, Ms. Augustine, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

Absent: Mr. Kleiman, Mr. Nicini, Mr. Platt

Also present was Mr. Norman, Board Solicitor and Ryan McCarthy as substitute engineer from ERI

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**MEMORIALIZATION OF RESOLUTIONS**

Resolution No. 23-026  
Voorhees Housing Associates LLC  
Correspondence – Extension of Amended Site Plan Approval  
1123 Berlin Rd  
Block: 263 Lot: 11

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

AYES: Mr. DiNatale, Mr. Ravitz, Mr. Schallenhammer, Mr. Schwenke  
NAYS: None  
ABSTAIN: Mr. Kleinman, Ms. Augustine, Ms. Branch, Mr. Rashatwar  
ABSENT: Mr. Kleiman, Mr. Nicini, Mr. Platt

**APPROVAL OF MINUTES**

Motion made by Mr. Ravitz to approve the minutes dated February 28, 2024; motion seconded by Mr. Rashatwar. The motion carries by the assenting voice vote of all present board members with the exceptions of Mr. Kleiman, Mr. Nicini and Mr. Kleinman, who must recuse themselves.

**NEW BUSINESS**

PC#24-002  
Jerome Muratore  
54&56 Lafayette Avenue  
Minor Subdivision  
Block: 271; L: 7

Mr. Schwenke makes the announcement that the applicant Jerome Muratore has postponed to a later planning board meeting. Motion made by Mr. DiNatale to extend the action date of the application to May 31<sup>st</sup>, 2024 (5/31/2024), seconded by Mr. Ravitz.

PC#23-005  
Anuriya, LLC  
342 S Burnt Mill Rd  
Minor Site Plan  
Block:16; L:7  
Action Date: 4/25/2024

Appearing before the board are the applicant, Mr. Yashodhar Shah and the applicant's engineer, Mr. Jagdish Shah. The applicant Mr. Yashodhar Shah gives a brief summary of the application. He states they are seeking Minor Site Plan approval for the property located at 342 S Burnt Mill Rd. The applicant explains that the Republic Bank on the site has been vacant since 2020 and states that he intends to convert the site to a Deli/Convenience store. He states that they will provide two trash enclosures on the property for waste disposal. He states that they will also apply to have lottery machines and services at the store.

The substitute board engineer, Mr. Ryan McCarthy gives a brief summary of the variances for the property. He states that at present, there are two nonconforming lines on the property, one being the minimum front yard setback, where 100 feet is required but 49 feet is existing, and the lot coverage,

where 60% is required, and for the proposed development he states it will be well over the maximum lot coverage.

Mr. Jagdish Shah, the applicant's engineer testifies on behalf of the application. He states that there will be a modifications to the pylon signage on the property and that the only other modification they are proposing is adding the trash enclosures. Mr. McCarthy states that there is one other variance for the property, requiring 15 feet setback for neighboring properties. Mr. Yashodhar Shah states that the bank vault has already been removed from the site and there will be no delivery services provided at the Deli/Convenience store.

Mr. Yashodhar Shah testifies that there are 20 parking spaces at the property, which he states is more than adequate for their store.

Mr. McCarthy states that the ordering kiosk on the site will be relocated from its current position which should alleviate any concerns with traffic from the roadway. He states that the property does encroach on part of land owned by the Delaware River Port Authority (DRPA), however the DRPA will work out an agreement or easement with the applicant. Mr. McCarthy requests that as a condition of approval, any documentation and correspondence on the matter involving property encroachment with the DRPA be sent to their office.

Mr. Jagdish Shah testifies that there will be no modifications to the exterior of the building. He states that there will be ADA-accessible parking at the rear of the building as well.

Mr. McCarthy states that the adding of a mangate attached to the trash enclosure will be addressed in their review letters. He states that as a condition of approval, documentation on consolidation of a triangular lot be provided to their office.

There is no further testimony.

Mr. Schwenke opens the meeting to the public. Seeing no public comments, Mr. Schallenhammer makes a motion to close the public portion of the meeting, seconded by Mr. Rashatwar.

Mr. Rashatwar makes a motion to grant minor site plan approval with bulk variance to convert an existing bank with drive-through to a deli/convenience store, known as Xpress Mart, with related site improvements for the property located at 342 S Burnt Mill Rd, Block: 26; Lot: 7, with the following conditions/stipulations:

1. Applicant shall comply with the recommendations set forth in the Board Engineer's review letter dated April 5, 2024.
2. Applicant shall install a man gate.
3. Applicant shall submit to a night-light functioning test.
4. Applicant shall provide proof of lot consolidation of two adjacent lots (Lots 7 and 8).
5. Applicant shall resolve the title dispute with the DRPA concerning adjacent lands.
6. Applicant shall obtain all required outside agency approvals.
7. Applicant shall promptly pay required any professional staff fees billed, in excess of the required application escrows, or file a written protest with the Township Clerk within seven (7) days of receipt of a final voucher from the Township. '

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

AYES: Mr. DiNatale, Mr. Kleinman, Ms. Augustine, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

NAYS: None

ABSTAIN: None

ABSENT: Mr. Kleiman, Mr. Nicini, Mr. Platt

Seeing no further business Mr. Schwenke adjourns the meeting.

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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.