

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

Absent: Mr. DiNatale, Mr. Kleinman, Mr. Rashatwar, Mr. Ravitz

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

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Mr. Norman swears in Board Engineer, Mr. Noll.

MEMORIALIZATION OF RESOLUTIONS

PC#25-006

Brandywine Mainstreet

Extension of Approval (Apartments)

Mainstreet

Block 207; Lot 4, 4.08, 4.09, 4.24, 4.25

Mr. Schallenhammer makes a motion to memorialize the resolution, seconded by Ms. Augustine. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Ms. Branch (Recuse), Mr. Schwenke (Recuse)

NAYS: None

PC#25-007

Brandywine Mainstreet

Extension of Approval (Parking Lot)

Mainstreet

Block 207, Lot 4.25

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

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Ms. Branch (Recuse), Mr. Schwenke (Recuse)

NAYS: None

PC#25-001

Virtua West Jersey Health System Inc.

Minor Site Plan

106 Carnie Blvd

Block 202.26, Lot 14

Mr. Nicini makes a motion to memorialize the resolution, seconded by Ms. Augustine. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Platt, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Ms. Branch (Recuse), Mr. Schwenke (Recuse)

NAYS: None

PC#25-003  
Safe Storage USA, LLC  
Preliminary & Final Major Site Plan, Conditional Use  
802 Cooper Rd  
Block 207, Lot 10

Mr. Schallenhammer makes a motion to memorialize the resolution of denial, seconded by Ms. Augustine. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Ms. Branch, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke  
ABSTAIN: Mr. Nicini (Recuse), Mr. Platt (Recuse)  
NAYS: None

APPROVAL OF MINUTES

Mr. Vandegrift makes a motion to approve the set of minutes from the May 7, 2025 meeting, seconded by Ms. Augustine. Motion carries by the assenting voice vote of all present board members, except for Mr. Nicini and Mr. Platt, who must recuse themselves.

NEW BUSINESS

PC#25-005  
APM Auto Components, Inc.  
Change of Use  
2 Executive Dr  
Block 160; Lot 1.03

Appearing before the board is the applicant's attorney, Mr. David DeClement and the applicant, Mr. Mohamed Sadiq who is the finance and operations manager of APM Auto Components. Mr. DeClement testifies that the application is to allow a new tenant, APM Auto Components, into the property located at 2 Executive Dr. As the proposed tenant operates as an auto vehicle components business, a Change of Use approval is needed before the new tenant can occupy the space. Mr. DeClement states that another tenant, The Glitter Guy, now occupies 5,200 sq ft of the building, and Sharp Transportation, a different tenant, will be moving out of the building by August 31. He explains that APM Auto Components produces truck leaf springs.

Mr. Schwenke states that the subject property in the application has received numerous violations, and though Mr. DeClement has appeared before the board multiple times in the past for other applications, violations persist for the property. He states that he is unsure whether the board should entertain the current application given the history of continued violations and nonconformance at the site. Mr. DeClement states that issues with the sidewalk onsite and parking of trailers have been alleviated. Mr. Schwenke states that circumstances with the trailer parking seem to change very quickly, and violations at the site continue.

Mr. Schallenhammer goes through several past and present violations documented at the site, including the storage of honey by a tenant, extra storage containers and the continued parking of tractor trailers at the site despite Mr. DeClement's testimony at previous hearings stating the opposite. Mr. Schallenhammer asks Mr. DeClement if trailers are currently being stored at the site. Mr. DeClement states that the tenant to be moving out, Sharp Transportation, has been storing trailers.

Mr. Noll notes that the repaving and restriping of the parking lot that the owner is responsible for has not been completed. Mr. Noll also points out an open code enforcement violation from May 2025 for parking tractor trailers on the property.

Mr. Vandegrift asks Mr. DeClement if he represents the building owner. Mr. DeClement confirms this. Mr. Vandegrift states that the property owner should be present at the hearing as well. Mr. DeClement states that the owner could be present at a future hearing. Mr. Schwenke notes that with the continued lack of action on the violations on the property, the CO's for the building could be pulled. Mr. DeClement states that the owner can be brought in at the next hearing to address

each violation. Mr. Schallenhammer asks Mr. DeClement why it has taken multiple years for the violations to be addressed. Mr. DeClement responds that some of the violating tenants such as the Glitter Guy/Girl have been brought to court, and for Sharp Transportation as well the tenant agreed to leave the premises following a court settlement. Mr. Schallenhammer asks why conditions weren't put in the lease agreements to allow the owner to inspect the property on occasion and check for conformance with conditions. Mr. DeClement repeats that the tenants were brought to court, and this was the only recourse available to them.

Mr. Noll states that a circulation plan requested by their office several years ago was also never provided. Mr. DeClement testifies that the plan done by Brian Peterman had been sent, but if it was not received, he will send it again. Mr. Schwenke asks Mr. DeClement if he can confirm that the owner can attend a later hearing to address the violations on the site. Mr. DeClement states that he can have the owner present but would need to be given prior notice. He states that he would like a continuance of the application to later meeting to have the owner present as well. Mr. Schallenhammer asks the board solicitor if the fire marshal should testify at this time in case he is not available for the later meeting. Mr. Norman states that the fire marshal could be heard now.

Mr. Platt asks Mr. DeClement if the tenant leases have clauses/conditions for the tenant, noting that the owner has the right to inspect the property and noncompliance could lead to termination of the lease and/or legal action. Mr. DeClement testifies that he's unsure if such items have been noted in the property's tenant leases.

Mr. Norman asks Mr. DeClement what the name of the property owner is. Mr. DeClement states that the owner goes by Janet Gia, with her real first name spelled, Xioa. Mr. Vandegrift asks if the owner visits the site often and when she last visited the site. Mr. DeClement states that she does not visit often and he does not know when she has visited the site. Ms. Branch asks if she owns multiple properties, and if so whether they are local properties or across the country. Mr. DeClement testifies that she has holdings in states across the country. Mr. Nicini asks if she receives letters detailing the situation with tenants and the litigation. Mr. DeClement states that he does not have any currently. Mr. Vandegrift asks Mr. DeClement if he runs the day-to-day operations of the site. Mr. DeClement responds that he essentially does, as the owner is not very involved in daily operations for the site.

At this time, the township fire marshal, Mr. Tom O'Brien approaches the board to testify. Mr. O'Brien states that the existing and future tenant spaces in the building will need NJ State Life Hazard registration. He notes that in March 2025 the owner received notice that the current applicant, APM Auto Components had been operating at the site without a CO and adds that the tenant may have been operating there since November 2024. Mr. O'Brien testifies that Mr. DeClement has supplied the necessary paperwork on the common areas of the building and the tenant space for APM Auto Components appears to be safe, however they do not have their required CO. He states that the Glitter Guy tenant's inspection fees have not been paid since 2023. Regarding Sharp Transportation, Mr. O'Brien states that both he and Mr. DeClement have had repeated issues with bringing the tenant into conformance on the property, and since the time of the previous fire marshal the tenant has had fines totaling over \$16,000. Mr. O'Brien explains that in an effort to take care of the fines accrued by Sharp, he offered the tenant pay a total of \$3950 for all fines. He explains that currently the fines have still not been paid and Sharp as well as the Glitter Guy/Girl continue to accrue fines. Mr. O'Brien adds that inspections for APM cannot be conducted as they lack their required CO. Regarding work in the building, Mr. O'Brien testifies that both the Glitter and Sharp tenants have done significant work without construction permits, including removal of a wall and electric wiring. Mr. Nicini asks if any of the work had been inspected by the township. Mr. O'Brien states that no inspections by construction had occurred as permit applications had never been submitted, however when the fire department inspected the wall it did not appear to be load bearing. He states that the majority of the trailers parked onsite appear to be Sharp's and he observed mechanical work being done on vehicles on the lot as well. Mr. O'Brien states that bollards had also needed to be installed in the parking lot and the type that Sharp had installed appeared serviceable, but cars were parked between the building and the bollards where no obstruction should be. Mr. Vandegrift asks Mr. DeClement when the tenants with outstanding fines will pay them. Mr. DeClement states that he has informed the tenants of the fines, but he is only aware of the lack of payment when the fire department issues

notice. Mr. DeClement asks if the township can take the tenants to court. Mr. O'Brien states that only the owner could be taken to court for the outstanding fines of the tenants. Mr. DeClement states that he can send a check to the Fire Marshal to cover the fines accrued by the tenants as he has already contacted the tenants about the outstanding fees. Mr. Norman asks Mr. DeClement if the parking repaving and restriping that the owner is responsible for can be completed before the next hearing. Mr. DeClement states that the work can be done before the next meeting.

Mr. Schwenke states that the completion of wall and electric work in the building without having obtained the necessary construction permits would require the construction official to inspect the property to ensure building safety as well. The board members, Mr. DeClement and Mr. O'Brien discuss the need for CO's for the existing tenants and whether inspections from the zoning department would also be needed for compliance to be reached. Discussion and questions continue regarding the process for getting the site into conformance and allowing the proposed tenant, APM Auto Components to operate onsite. Mr. Schwenke testifies that to get the site into compliance and proceed with review of the proposed tenant, the applicant/owner will need to resolve issues with the repaving/restriping of the parking lot, landscaping, and also pay any outstanding fire department fines accrued. Mr. Noll states that in addition to the parking repaving/restriping, the owner/applicant will also need to resolve outstanding zoning/code enforcement violations associated with storage of the tractor trailers and having overgrown weeds/brush at the site.

Mr. Schwenke testifies that the board can check back at the next hearing for the application on August 27 on the status of the conformance items and fines discussed, and this will also allow for the owner and new proposed tenant to provide their testimony. Mr. DeClement agrees to the conditions, adding that the board would be giving the owner more than adequate time to appear on August 27. Mr. Schallenhammer asks about the status of the CO for the Sharp Transportation tenant and whether the tenant could receive a cease-and-desist letter from the township due to their history of continued nonconformance. Mr. Schwenke states that if the meeting is continued to August 27, that would be just days from when Sharp would already be leaving the site. Mr. Schallenhammer asks about the parking of the trailers and if anything can be done in the short term to prevent possible obstructions for fire department vehicles accessing the site. The board and Mr. Noll briefly discuss title 39 enforcement of the handicap parking spots being obstructed, which would result in a ticket being issued and possible towing of the violating objects.

Mr. Norman outlines for the board the conditions and stipulations for the application in advance of the continuance to the August 27 meeting:

1. The applicant agrees to resolve any outstanding violations (fire, code enforcement zoning) that the site still has
2. The applicant agrees to have the property owner present at the August 27 meeting to provide testimony

Mr. Noll adds that Mr. DeClement should also have Mr. Peterman provide revised plans and materials reflecting the repaving/landscaping and other engineering items noted in the review letter before the next hearing. Mr. DeClement states that he can oblige.

Mr. Norman confirms adding the condition of having the engineering items from ERI's review letter addressed prior to the next hearing for the application's continuance.

Mr. Nicini makes a motion to continue the Change of Use application for tenant APM Auto Components for the property located at 2 Executive Dr, block 160, lot 1.03 to the August 27 meeting date.

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

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

NAYS: None

ABSTAIN: None

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

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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