

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

Absent: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Ms. Branch

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

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Mr. Norman swears in Board Engineer, Jeremy Noll.

APPROVAL OF MINUTES

Mr. Schallenhammer makes a motion to approve the minutes of June 23, 2025 (Special Session). Motion seconded by Mr. Platt. Motion carries by the assenting voice vote of all present board members.

Mr. Platt makes a motion to approve the minutes of July 9, 2025. Motion seconded by Ms. Augustine. Motion carries by the assenting voice vote of all present board members.

MEMORIALIZATION OF RESOLUTIONS

PC#25-010  
Sheppard Rd LLC  
Preliminary & Final Major Site Plan (Affordable Housing)  
3 Sheppard Rd  
Block 207; Lot 12

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

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

CONTINUED 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. Mr. DeClement introduces the property owner, Janet Gia, who is sworn in. Mr. Norman notes that the current hearing is to gather more information on the status of site conformance and violations, which had been discussed at the June 11 meeting. Mr. Norman adds that recently the township had also been notified of stop work orders that had been posted at the back of the building at 2 Executive Dr by the NJ Department of Labor for two businesses: Atlantic Intermodal Logistics LLC and KBS Freight Systems, LLC. He states that testimony should be provided regarding these notices as well and the fire marshal may also be able to provide testimony on the postings.

Mr. DeClement testifies that he met with Sharp Industries earlier in the day and has confirmed that Sharp Industries, one of the other existing tenants onsite, will vacate the premises by August 31 as recorded in the settlement agreement discussed at the previous meeting.

Mr. DeClement testifies that he has not heard of either business noted in the NJDOL stop work orders. The board and Mr. DeClement discuss the stop work orders, and Mr. DeClement is once again asked who the two businesses are that are noted in the postings. Ms. Gia states that the current tenant, Sharp Industries, sometimes goes by Atlantic Transportation but she has not heard of the KBS business, and the lease only notes Sharp as the tenant. Mr. Ravitz asks if the other businesses were ever approved to operate at the site. Mr. DeClement replies that only Sharp Industries had signed a lease and reiterates he has not heard of the other two businesses. Mr. Schallenhammer briefly goes through the history of the site's conformance issues, including the continued parking of tractor trailers and other site non-compliance issues. He testifies that the non-compliance issues need to be resolved before any waivers, variances, or approvals can be given. Mr. DeClement states that the court order for Sharp Transportation's vacancy from the site would take care of the non-compliance issues, and if any other tenants had been subletting at the site, they would have to leave with the primary tenant. Mr. Ravitz asks whether subletting was allowed in the lease. Mr. DeClement states that the tenant was not given subletting rights in the lease. Mr. Ravitz states that there should be no other tenants operating at the site if subletting was not allowed in the lease. He adds that issues between owners and tenants are not within the board's purview. Mr. Schallenhammer states that the property owner should be able to check on the status of the property, and lease agreements should include provisions allowing the owner to do so. Ms. Gia testifies that Sharp has been a troublesome tenant for quite some time, and she has struggled to get them evicted as well, but Sharp will be leaving as noted in the settlement. Mr. DeClement suggests to the board that the application be continued to a month out, which will be after the August 31 date when Sharp has agreed to vacate the premises. He states that if the tenant is still not off the premises by then, he can obtain a warrant for their removal. Mr. Schwenke states that the issue from the NJDOL stop work orders needs to be resolved, and more information needs to be provided on the tenants noted in the postings. The board and Mr. DeClement continue to discuss the stop work orders, as well as the current proposed APM Auto tenant already operating on the site without their required CO. Ms. Gia reiterates that after August 31, if Sharp is still onsite, they will get a warrant for their removal from the premises.

The board and board secretary Mr. Thapa briefly discuss upcoming planning board meeting dates to move the application to. Mr. Noll states that testimony should be provided from the fire marshal as to the current status of violations on site.

Mr. O'Brien approaches the board to give testimony on violations at the property. Mr. O'Brien notes that Glitter Guy has no outstanding violations or inspection fees, and he is unable to check on APM Auto due to the absence of a CO for their tenancy. He testifies that he received a check from Sharp on August 6, but it bounced and after contacting Mr. DeClement about the bounced check, he was told to have Sharp taken to court. Mr. Schallenhammer testifies that at previous meetings Mr. DeClement had agreed to handle payment of all outstanding balances for the property. Mr. DeClement replies that he does not see all email correspondence sent to him and disagrees with Mr. O'Brien's testimony. Following further discussions between the board, Mr. DeClement, and Mr. O'Brien on the outstanding balances, Mr. O'Brien continues his testimony. He states that in his correspondence with Sharp, including an individual named Mr. Benson, none of the messages from them included the name Sharp, but instead noted Atlantic Intermodal Logistics, one of the businesses in the NJDOL stop work orders. Mr. O'Brien adds that in separate correspondence with the township clerk and construction staff, it was noted that the township had received no payments for business licenses this year for APM Auto Components or Glitter Guy, and late fees have now kicked in. He states that APM has been quick to fix construction-related issues at their premises, and Glitter Guy has been working on fixing other issues in their portion of the building, but only Glitter Guy has the required CO for tenancy at the site currently. Mr. DeClement repeats that the court settlement will take care of the issues caused by Sharp. Mr. Schwenke notes that the board engineer's latest review letter shows that though many noncompliance issues with the site have been resolved, a problem remains with the bounced check for Sharp's outstanding fees. Mr. DeClement replies that he can write a new check for Sharp's fees in the morning and adds that for APM Auto he submitted a business license application for them in July, but it has been held up by the board application for the tenancy.

Mr. Ravitz asks Mr. O'Brien which businesses at 2 Executive Dr are currently operating without a CO. Mr. O'Brien states that APM Auto Components and Sharp are both operating without a CO at present. Mr. Schallenhammer asks who Mr. Benson is. Mr. DeClement replies that he believes Mr.

Benson is the owner of Sharp Industries. Mr. Platt asks if Mr. Benson is the CEO of Atlantic Intermodal Logistics. Mr. O'Brien states that this is correct. Mr. Platt asks who has a lease at the site. Mr. DeClement testifies that only Sharp has a lease at the site currently. The board briefly deliberates with the business manager of APM on their CO process and whether a Temporary CO could be granted to the business, as there are already eleven employees working at the site. Mr. Ravitz testifies that the property owner should hire a property manager to oversee daily operations at the site, especially as the owner lives out of state in PA but adds that this would be at the owner's discretion.

Mr. Schwenke notes that the application should be continued to a later meeting to review progress with Sharp vacating the premises, payment of outstanding fees, and remaining site conformance issues/violations. Mr. Ravitz asks Mr. Noll if it would be possible to grant a TCO to APM. Mr. Noll replies that he is unsure how they could obtain a TCO without first getting their use approved. He adds that code enforcement violation 48-25 for the property is still outstanding and should be resolved prior to action by the board. Ms. Gia asks if the violations and site conformance issues will be resolved after Sharp leaves the premises. Mr. Noll states that the owner will need to handle any items left by Sharp at the site and clean up to resolve the violations. Mr. O'Brien notes that in his correspondence with Sharp, he was told that the tenant would be leaving and taking any tractor trailers that belong to them, so he is unsure of how many other trailers, vehicles, oil containers and other items at the site may remain even after Sharp's vacancy. Mr. Noll notes that since June 23 the township has had the ability to hire their own contractor to take care of the site conformance issues and then bill the owner via a lien placed on the property which would then need to be paid by November 1, but this has not yet occurred. He states that the township has not yet placed the lien on the property due to the consent order for Sharp's vacancy, but after August 31 they could move forward with the lien. Mr. Norman states that he will discuss TCO items for APM with Stuart and Jackie Bradley to see what can possibly be done, and adds that such items should not be handled by the Planning Board.

The board, Mr. DeClement and board secretary Mr. Thapa discuss possible dates to continue the application to. Mr. Noll notes a final item from the review letter for the applicant to address: providing parking calculations for the site. Mr. Noll provides a copy of the letter with this item highlighted to Mr. DeClement. Mr. Schallenhammer asks who will reach out to Mr. DeClement following discussions of a possible TCO with Stuart Platt and the zoning officer. Mr. Norman states that he will reach out on Tuesday. Mr. Noll asks Mr. DeClement if he can inform the township on or after Tuesday if Sharp has left the premises. Mr. DeClement agrees and states that he will visit the site as well. Mr. DeClement asks if September 24 is the agreed upon date that the application will be continued to. The board confirms this.

Mr. Norman outlines for the board that the continuance of the application will be to September 24, with no public noticing by the applicant required, and notes that the board should hear an update as to the status of the Sharp tenant's vacancy from the site at that hearing.

Mr. Ravitz 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 September 24 meeting date.

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

AYES: Mr. Platt, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

NAYS: None

ABSTAIN: None

Seeing no further business, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Ms. Augustine. 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