

MINUTES
RUNNEMEDE PLANNING/ZONING BOARD
JUNE 12, 2013

MEETING CALLED TO ORDER AT 7:00 PM:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Kandy Klehamer, Chairperson
Richard Dickinson-Vice Chairman
Debra Goushian
Scott Piechoski
Ron Fullerton
Joseph Aupperle
John Gunn
Sis Kalvaitis
Nick Kappatos
Anthony Beatrice-Alternate (Absent)
William Obert-Alternate (Absent)
David Rowan, Solicitor
John Petitt, Engineer

PUBLIC NOTICE ACT: This meeting has been advertised according to law. Posted in the legal newspaper group of the Borough of Runnemede, posted on the bulletin board of the Municipal Building.

APPROVAL OF MINUTES: A motion was made by Kalvaitis seconded by Dickinson that the minutes for May 8, 2013 be approved. The motion carried.

NEW BUSINESS:

APPLICANT JOHN VALENTI / STEPHEN RIZZO -263 UNION AVE. BLOCK 129, Lot 9 BULK VARIANCE: Mr. Thatcher representing Valenti and Rizzo indicated that his clients required a variance for side and rear yard requirements and surrounding lots are all about fifty foot lots. Chairperson Klehamer had the following requests: that the sidewalk and driveway be replaced. That the tree stump be removed. The debris cleaned up and the vegetation be removed from the fence. A motion was made by Dickinson seconded by Kalvaitis the public hearing be opened. There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Kalvaitis that the public hearing be closed. The motion carried. A motion was made by Dickinson seconded by Piechoski the application be approved. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Gunn, Kalvaitis, Absent: Kappatos, Alternates Beatrice, Obert. Chairperson Klehamer declared the application approved.

APPLICANT JOANN BROOKS 232 GARDEN TERRACE BLOCK 131 LOT 1: BULK VARIANCE: The applicant is requesting relief from side and rear yard setbacks. The survey had handwritten measurements drawn on it and the Engineer had requested that they get an updated one. Board member Dickinson stated that some of the trees might have to come down. The engineer told Mr. Brooks to have the trees shown on the new survey. Chairperson Klehamer suggested that the applicant ask for a continuance of the application for next month.

RESOLUTION MEMORIALIZING CEDAR PROPERTIES; LLC AMENDED PRELIMINARY AND FINAL SITE PLAN WITH VARIANCES: Solicitor Rowan indicated that the building set back had to be changed to comply with handicap accessible ramp. A motion was made by Dickinson the resolution be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Gunn, Kalvaitis, Absent: Kappatos, Alternates Beatrice, Obert. Chairperson Klehamer declared the resolution adopted.

FINAL SITE PLAN SPORTS DEPOT-610 N. BLACK HORSE PIKE: BLOCK 38 lot 6: Solicitor Rowan stated that having heard this application as an accommodation to the applicant for bank financing in April; the Board approved the application pending the Engineer's review letter. (*Also missing from that meeting was the applicant's Engineer Mr. Clancy.

The applicants attorney Mr, Karcich was then sworn in. After discussing the engineer's review letter, and hearing testimony it was then decided that a use variance would be required for an assessorly building. The applicant is trying to get approval for a warehouse use which is only permitted in the sed section. Chairperson Klehamer then asked the other board members for comments. The Board members all felt that it was a distribution center/ warehouse and needed a use variance which would then have to be readvertised and noticed. Chairperson Klehamer opened the public hearing on this application. Mr. William Sampolski 600 W. 3rd Ave. said that a new building would look better than having those trailers there and that the borough did not need another empty building. There appearing to be no one else to speak on this application a motion was made by Dickinson seconded by Kalvaitis the public hearing be closed. Chairperson Klehamer suggested to the applicant if they wanted to amend application or move forward with applying for use variance. Sports Depot amended their application to the following conditions: no higher than original building. Move dumpster, accommodate emergency vehicles, consolidate lots, provide lighting and replace curbing. A motion was made by Dickinson seconded by Piechoski that final site plan approved be granted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes; Klehamer, Dickinson, Goushian, Piecoski, Fullerton, Aupperle, Gunn, Kalvaitis, Absent: Kappatos, Alternates: Beatrice, Obert. Chairperson Klehamer declared final approval granted.

CHAIRPERSON KLEHAMER'S REPORT: Chairperson Klehamer asked that the board if they had enough time to review the energy facilities report and asked Solicitor Rowan to make the recommendation to Mayor and Council to incorporate into the master plan.

COMMUNICATIONS:

The Petitt Group Re: Sports Depot –

GOOD & WELFARE:

Sal Gambino 200 N. Black Horse Pike Trading Post: Mr. Gambino wanted to know if any progress has been made on sign ordinance; four business went out of business and wanted to know why little A signs couldn't be put out and taken back in at night. Mr. Knight was citing some of the business. Chairperson Klehamer indicated that the board could not give permission to the business to put signs on the State Right of Way. Solicitor Rowan suggested he get in touch with state representatives and the dot for permission and then if they choose to amend the regulations the borough would do what they could to help.

Raymond Strable and Donna Foster: 220 Chestnut St. Runnemedede. Mr. Strable wanted to know what he had to do to change the zoning on his property. Mr. Knight had cited him for running a boarding house. Donna Foster said that she is not paying rent to Mr. Strable that they are all just helping him out. She has nowhere to live and is cleaning up the property.

Solicitor Rowan indicated that the matter is going to be appealed in municipal court when that is settled based upon the findings you might need to apply for a use variance.

GOOD & WELFARE: There appearing to be no one else to speak at this time a motion was made by Dickinson seconded by Fullerton the Good & Welfare portion of the meeting be closed. The motion carried.

ADJOURNMENT: There appearing to be no other business to come before the board at this time a motion was made by Goushian seconded by Piechoski the meeting be adjourned until July 10, 2013. The motion carried and Chairperson Klehamer declared the meeting adjourned at 8:45 P.M.