

MINUTES  
RUNNEMEDE PLANNING ZONING BOARD  
FEBRUARY 13, 2013

MEETING CALLED TO ORDER AT 7:00 P.M.

PLEDGE ALLEGIANCE TO THE FLAG:

PUBLIC NOTICE ACT: This meeting has been advertised according to law. Posted in the legal newspaper group of the Borough of Runnemede, The Retrospect and by posting sale on the Bulletin Board of the Municipal Building.

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

APPROVAL OF MINUTES: A motion was made by Dickinson seconded by Aupperle that the minutes for Jan. 9, 2013 be approved. The motion carried.

NEW BUSINESS:

APPLICATION FOR VARIANCE 1006 ORCHARD AVENUE- MARK BURNS:

Mr. Burns requested a variance for a porch that extended into the setback area by six feet in the front of his house. The Board discussed the application with the engineer and agreed there was enough of a setback to let the applicant apply for the building permit and grant the variance. A motion was made by Dickinson seconded by Goushian the public hearing be open to the public. There appearing to be no one to speak on this application a motion was made by Dickinson seconded by Goushian the application be approved. The motion carried and Chairperson Klehamer requested a roll

call vote with the following results: Ayes: Klehamer, Kalvaitis, Dickinson Aupperle, Gousian, Piechoski, Kappatos. Nays: None.

APPLICATION FOR USE VARIANCE- 511 N. BLACK HORSE PIKE LENA & MICHAEL WHITE: Mrs. White was seeking a use variance to change the zoning back to residential in hopes for selling the property quicker. Chairperson Klehamer questioned whether the property would be rented out and what was in the rear portion of the property. The Whites indicated that the property was going to be rented out and that they had a maintenance company and a landscaper to take care of everything. Nothing is in the rear part of the building.

Chairperson Klehamer said that Chief Diano had no public safety issues with this property if it became residential. A motion was made by Dickinson seconded by Aupperle the Public Hearing on this application be open to the public. There appearing to be no one to speak on this application a motion was made by Piechoski seconded by Aupperle the public hearing be closed. The motion carried. A motion was made by Piechoski seconded by Aupperle the application be approved. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Klehamer, Dickinson, Aupperle, Gousian, Piechoski, Beatrice. Absent: Fullerton, Gunn, Obert.

APPLICATION FOR VARIANCE TO BUILD A 40 X 24 FOOT DETACHED GARAGE-900 CENTRAL AVENUE-JOSEPH YUNEKO: After Solicitor Dave Thatcher and Mr. Yuneko gave their presentation the board had the following questions: would there be a 2<sup>nd</sup> Floor on this garage, would the applicant be servicing cars for income, would his property in the back be considered wetlands, why he needed such a big garage and when is the last time he worked on cars that were in his yard? Mr. Keith Knight, Code Enforcement Officer was concerned with the amount of stuff in the yard of Mr. Yuneko which has been in violation since 2007. Chief Diano also had some concerns regarding the curb cut on 9<sup>th</sup> ave. Chairperson Klehamer indicated that the board was satisfied with some of the responses from Mr. Thatcher there were still issues of code enforcement violations that have to be addressed. A motion was made by Dickinson seconded by Beatrice that the public hearing on this application be open to the public. There appearing to be no one to speak in this application a motion was made by Beatrice seconded by Aupperle the Board give Mr. Yuneko till the next meeting March 13, 2013, to get rid of his stuff and the application would continue next month. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer,

Kalvaitis, Dickinson, Aupperle, Goushian, Piechoski, Kappatos, Beatrice.  
Absent: Fullerton, Gunn, Obert.

INFORMAL APPLICATION FOR SPORTS DEPOT-610 N. BLACK HORSE PIKE: Mr. Beniapal, and Mr. Clancy stated that the applicant is interested in putting a small addition to the building for storage. They also explained about the VFW giving them cross easements for additional parking. The Board had some concerns for front setback requirements, and requested a more in depth plan.

CHAIRPERSON KLEHAMER'S REPORT: Chairperson Klehamer stated that the sign ordinance committee has been working diligently on the sign ordinance. Next month Mr. Knight from Code Enforcement will explain some of his recommendations. Also the committee would like to get signs made like the Borough of Barrington indentifying public parking spots. When people from out of town visit sometimes they are not sure where they are allowed to park.

#### OLD BUSINESS:

Chairperson Klehamer indicated that because the meeting ran longer then expected; she will distribute draft copies of Energy Ordinances to go over next months meeting.

COMMUNICATIONS: The following communications were received and filed.

Carlamere & Rowan: Re: Zoning Ordinance Section 395-8: Residential R-3 District: Solicitor Rowan indicated that this should be put on the agenda for discussion at next months meeting.

Petitt & Associates Re: Use Variance for 511 N. Black Horse Pike:

Petitt & Associates Re: 900 Central Ave. Yuneko

Wade, Long, Wood & Kennedy: Re: Town houses.

#### GOOD & WELFARE:

Mr. John Schmidt, Gloucester City, NJ: Mr. Schmidt wanted to know why we don't use the back side of the paper when we do the agenda.

Chair Person Klehamer said that is our prerogative. Mr. Schmidt wanted to know who our Solicitor is. Chairperson Klehamer answered that it was Carlamere and Rowan. Mr. Schmit wanted to know why we name the firm and not the individual. Chairperson Klehamer answered that if Mr.

Carlamere starts an application he follows it though if Mr. Rowan starts an application then he stays until the end. Our Engineer is Petitt and Associates if John cant make the meeting he sends his Associate to cover the meeting.

There appearing no one to speak at this time a motion was made by Beatrice seconded by Goshian the Good & Welfare portion of the meeting be closed.

The motion carried. A motion was made by Dickinson seconded by

Klehamer the meeting adjourn until March 13, 2013 at 7:00 P.M. The motion carried and Chairperson Klehamer declared the meeting adjourned at 9:45 P.M.