

MINUTES

RUNNEMEDE PLANNING/ZONING BOARD

MAY 8, 2013

MEETING CALLED TO ORDER AT 7:00 PM

PLEDGE OF 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, posted on the bulletin board of the Municipal Building.

ROLL CALL: Kandy Klehamer, Chairperson  
Richard Dickinson  
Debra Goushian  
Scott Piechoski  
Ron Fullerton  
Joseph Aupperle  
John Gunn  
Sis Kalvaitis, Mayor  
Nick Kappatos, Councilman  
Anthony Beatrice, Alternate  
William Obert, Alternate-Absent  
David N. Rowan, Solicitor  
Brian Hall, Petitt Associates, Engineer  
Keith Knight, Zoning Officer arrived 7:30 PM

APPROVAL OF MINUTES: A motion was made by Sis seconded by Aupperle the minutes for April 10, 2013 be approved. The motion carried.

NEW BUSINESS:

DAMIEN DEL DUCA ATTORNEY FOR MED EXPRESS-165 N. BLACK HORSE PIKE, RUNNEMEDE, N.J.; Mr. Del Duca answered a few of the questions regarding variances for free standing sign and front set back, impervious coverage. Mr. Jason Bunda, Real Estate Broker & Joe Manicini, Engineer also gave testimony on the background of the company. This would be a 10 yr lease. They would treat about thirty patients a day, have about ten employees. Drugs would not be dispensed at this location. Chairperson Klehamer indicated that the Deputy Fire Chief reviewed the plans and commented that the door from the current building to the new proposed addition is not shown on the plans. The construction official must make sure the proper separation rating between the new and old is appropriate with the door, hardware and associated signage. Chairperson Klehamer also had the following comments: A one way Driveway, a Knox box be put in and a vinyl fence enclosure for trash, and that one of the concrete benches be repaired or replaced. Chairperson Klehamer opened the meeting to the public to speak on this application. There appearing to be no one to speak on this application a motion was made Dickinson seconded by Kalvaitis the public hearing be closed. A motion was made by Dickinson seconded by Aupperle the application be given final approval. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Kalvaitis, Dickinson, Aupperle,

Goushian, Piechoski, Fullerton, Gunn, Kappatos. Nays None. Chairperson Klehamer declared the application approved.

**RESOLUTION FOR AMINISTRATIVE AMENDMENT GARDNER REAL ESTATE COMPANY:** a motion was made by Aupperle seconded by Piechoski the resolution adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Kalvaitis, Kappatos. Abstain: Gunn. Chairperson Klehamer declared the resolution adopted.

**RESOLUTION MEMORIALIZING SITE PLAN, BULK VARIANCES, AND WAIVERS:** 610 N. Black Horse Pike Block 38 Lot 6, SPORTS DEPOT. A motion was made by Aupperle seconded by Piechowski the resolution be adopted conditioned upon engineer's review letter and final approval. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos. Chairperson Klehamer declared the resolution adopted.

**SALARY INCREASE FOR PLANNING BOARD SECRETARY:** Chairperson Klehamer asked the other board members to make a recommendation to council for a salary increase for the secretary. Solicitor Rowan to send a letter to council.

**CHAIRPERSON KLEHAMER'S REPORT:** Chairperson Klehamer said that her committee is still working on sign ordinance changes. A solar project for Garrison architects doing work at the Triton Highschool was submitted. The committee working on solar regulations in town will recommend that Solicitor Rowan write a letter to council to incorporate the energy draft into the master plan.

**BOARD MEMBER DEBRA GOUSHIAN** Spoke about a grant available for towns to get money for going green and authorized Dave Rowan to write a letter to Mayor and Council to adopt this application for green funding.

**OLD BUSINESS:**

**CAFFEE MONDELLO:** Mr. John Greco owner wanted to know if he could put some tables and chairs outside of his restaurant to attract more customers. Code Enforcement Officer Keith Knight indicated that Mr. Greco would have to apply for a use variance to be able to put tables outside that he would need parking bumpers in the driveway also.

**COMMUNICATIONS:**

**PETTIT & ASSOCIATES:** Re: review letter for amended preliminary & final site plan.

**STATE OF NEW JERSEY DEPT. OF TRANSPORTATION:** Re: receipt of notice for Med Express.

All communications were received and filed.

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

**ADJOURNMENT:** A motion was made by Aupperle seconded by Kappatos the meeting adjourn until June 12, 2013. The motion carried.