

MINUTES  
RUNNEMEDE PLANNING/ZONING BOARD  
APRIL 10, 2013

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

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, The Retrospect and by posting said on the Bulletin Board of the Municipal Building.

ROLL CALL:           Kandy Klehamer- Chairperson  
                          Richard Dickinson  
                          Debra Goushian  
                          Scott Piechsoki  
                          Ron Fullerton  
                          Joseph Aupperle  
                          John Gunn- Absent  
                          Sis Kalvaitis-Mayor  
                          Nick Kappatos  
                          Anthony Beatrice-alternate  
                          William Obert-alternate-absent  
                          David Rowan-Solicitor  
                          John Petitt-Engineer  
                          Keith Knight-Code Enforcement

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

NEW BUSINESS:

ADMINISTRATIVE AMENDMENT TO GARDNER'S FUNERAL HOME:

Sam Ragonese attorney for Gardner's Funeral Home and Teal Jeffers engineer explained to the board all the changes that the applicant wanted to make. The also wanted to waive the bonding requirement since the project was scaled down. Solicitor Rowand indicated that he could send a letter of recommendation to Mayor and Council to approve this request.

A motion was made by Dickinson seconded by Aupperle the amendment be approved. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Kalvaitis, Kappatos, Absent: Gunn. Naves: None.

SITE PLAN APPILCATION FOR 610 N. Black Horse Pike, Sports Depot: Mr. Benipol is seeking preliminary approval with bulk variance. Chairperson Klehamer indicated that our engineer's office did not receive a copy of the plans in time to do a full review. Also review letters were not received from the police chief, and the fire chief. So any approvals would be conditional. The applicant , attorney Andrew Karich indicated that it would be the same number

of employees, a decrease in deliveries. Only one variance required, a waiver for drainage calculations a portion of the VFW parking lot deeded over, and the trailer would be eliminated.

Engineer Hall indicated that they needed a variance for minimum side lot requirements. No new signage. There will be cross easements between the vfw and the sports depot .

Solicitor Rowand explained each of the variances that previously existed. A motion was made by Fullerton seconded by Goushian that the public hearing be open to the public to speak on this application.

Sam Sampolski on behalf of the vfw said that the sports depot has been a good neighbor and mention the cross easement with them.

There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Goushain the public hearing be closed. The motion carried.

A motion was made by Dickinson seconded by Goushian the application be approved pending final site plan approval and the review letters of Chief Diano, and Deputy Fire Chief Alfred Loverdi. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechowski, Fullerton, Aupperle, Kalvaitis, Kappatos,. Naves: None.

RESOLUTION RECOMMENDING TO MAYOR AND COUNCIL OF THE BOROUGH OF RUNNEMEDE BY THE JOINT PLANNING /ZONING BOARD OF THE BOROUGH OF RUNNEMDE TO ELMINATE AND/OR PROHIBIT THE CONSTRUCTION OF TOWNHOUSES OR OTHER CLUSTER STYLE RESIDENTS WITHIN THE R-3 ZONING DISTRICT WITHIN THE BOROUGH OF RUNNEMEDE:

A motion was made by Dickinson seconded by Goushian the resolution be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushain, Piechoski, Fullerton, Aupperle, Kalvaitis, Kappatos, Alternate; Beatrice, Absent: Obert Gunn.

INFORMAL APPLICATION FOR MECHELLE SOLAS; 201 Davis Rd. Mr. Solas explained to the board about what he would like to do on his property. The issue was he needs a variance for rear yard set back requirements.

Chairperson Klehamer asked board members to give the secretary their email addresses so that the borough clerk could have the state send them their financial disclosure forms. Also the sub committee for solar energy has not met yet.

Chairperson Klehamer reported progress on working on the sign ordinance but did note that there should be a resolution adopted prohibiting signs in the right of way.

The new pizza place would like to put benches on the side of the building and asked Keith Knight if he would look into this.

There was also a discussion on trailers and pod sites being a safety issue.

#### GOOD & WELFARE:

Tim Smith -220 Oak Ave. -Mr. Smith wanted to inform the board of the problem he is having with the Liquor Store. Their customers and urinating on the fence. The lot is not paved and he is concerned with people flying in the lot and crashing through the fence into his yard.

Mr. Knight to look into this. Several of the board members agreed that vehicles should not be parking there and the lot should have proper egress.

There appearing to be no one else to speak at this time a motion was made by Aupperle the Good & Welfare portion of the meeting be closed. The motion carried and Chairperson Klehamer declared the meeting adjourned at 8:25 pm.