

MINUTES
RUNNEMEDE PLANNING/ZONING BOARD
DECEMBER 14, 2011

MEETING CALLED TO ORDER AT 7:02 PM:

PLEDGE OF ALLEGIANCE TO THE FLAG:

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

At this time Mayor Kalvaitis designated Councilman Ed White, to act as council representative to the Joint Planning/ Zoning Board for this meeting.

ROLL CALL: Richard Dickinson, Mayor Kalvaitis, Edward White, Kandy Klehamer, Al Rhodes, Debbie Goushian Ron Fullerton, Scott Piechoski, John Gunn, Joseph Aupperle. Solicitor Robert DelSordo, Borough Engineer.

APPROVAL OF MINUTES: A motion was made by Klehamer seconded by Goushian the minutes for November 9,2011 be approved. The motion carried.

NEW BUSINESS:

CEDAR PROPERTIES APPLCANT FOR BLOCK 105, LOTS 10, 11, 11.01, 11.02, 12 & 13 FINAL SITE PLAN & MINOR SUB-DIVISION. After a brief discussion by the board a motion was made by Kalvaitis seconded by Goushian the public hearing be closed. The motion carried. A motion was made by Kalvaitis seconded by Goushian the resolution be adopted. The motion carried and chairman Dickinson request a roll call vote with the following results: Ayes: Dickinson, Kalvaitis, White, Rhodes, Goushian, Fullerton, Piechoski, Gunn, Aupperle, Abstain: Klehamer. Chairman Dickinson declared the resolution adopted. (Phase One)

BULK VARIANCE FOR DONALD STONE 34 WEST THIRD AVE:
Solicitor Anthony Almeida presented his case for bulk variance for a large garage to be built at 34 W. 3rd Ave. A motion was made by Klehamer seconded by Goushian the public hearing to closed. The motion carried and Chairman Dickinson requested a roll call vote with the following results:

Ayes: Dickinson, Kalvaitis, White, Klehamer, Rhodes, Goushian, Fullerton, Piechoski, Gunn, Aupperle. Chairman Dickinson declared the resolution adopted.

Christopher Mecca, Zoning Officer, Building Inspector informed the board of a situation at the Meadow apartments where 11 units and 1 office are being used by a group called S.J. Behavioral Health Resources. Mr. Mecca was concerned whether the apartments were being sub-leased or fit the current zoning in the area.

CORRESPONDENCE:

A motion was made by Dickinson seconded by Klehamer the following communications be received and filed. The motion carried.

PETTIT ASSOCIATES RE; CEDAR PROPERTIES:

ROBERT DELSORDO; RUNNEMEDE TOYOTA

**ZANE & LOZUKE ATTORNEYS FOR LAND APPROVALS GROUP
LLC: application incomplete.**

GOOD& WELFARE;

Joseph Yuenko 900 Central Ave. Mr. Yuenko wanted to know how to apply for a variance to put a business in a residential area. Solicitor DelSordo indicated that he should have an attorney present when he has completed the application.

There appearing to be no one else wishing to speak at this time a motion was made by Dickinson seconded by Klehamer the public hearing 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 Dickinson seconded by Rhodes the meeting adjourn. The motion carried.