

MINUTES

RUNNEMEDE PLANNING BOARD

JUNE 11, 2014

THE MEETING WAS 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, Mayor
Nick Kappatos, Councilman
Anthony Beatrice, Alternate
William Obert, Alternate
David Rowan-Solicitor
Brian Hall- 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 Dickinson seconded by Aupperle that the minutes for May 14, 2014 be approved as submitted by the clerk. The motion carried.

MEMORIALIZATION OF BROADWAY BUSINESS CENTER 1010 ROSE AVENUE BLOCK 23, LOTS 2 & 2.01: USE VARIANCE TO PERMIT 75% TOTAL FLOOR AREA. (FOR ANY UNIT) #14-013. A motion was made by Piechoski seconded by Kalvaitis the resolution be adopted. The motion carried; and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Aupperle, Goushian, Piechoski, Fullerton, Kalvaitis, Kappatos. Abstain Gunn. Chairperson Klehamer declared the resolution adopted.

MEMORIALIZATION OF 125 E. 2ND AVENUE, CHUCK TETI, 125 E. 2ND AVENUE SUB-DIVISION & USE VARIANCE FOR GENERAL OFFICE ZONE BLOCK 119 LOT 2: (DEED RESTRICTION) 14-014: A motion was made by Aupperle seconded by Fullerton the resolution be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Goushian, Piechoski, Fullerton, Kalvaitis, Kappatos, Naves: Dickinson. Abstain: Gunn. Chairperson Klehamer declared the resolution adopted.

GARDNER FUNERAL HOME-126 S BLACK HORSE PIKE ADMINISTRATIVE AMENDMENT: Mr. Albano attorney, Mr. Teal Jeffers testify on behalf of Gardner's Funeral Home, that they would like to add a small vestibule in the front with an elevator. A motion was made by Gunn seconded by Kalvaitis the administrative amendment be approved. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Aupperle, Goushian, Piechoski,

Fullerton, Gunn, Kalvaitis, Kappatos. Nays: none. Chairman Klehamer declared the administrative amendment approved.

HOWARD ZENOBI, APPEAL OF ZONING OFFICER'S DECISION AND INTERPRETATION OF ZONING ORDINANCE 395-9A(1)9a) FOR 413 N. BLACK HORSE PIKE, RUNNEMEDE, NJ #14-015: Attorney Mr. Robert Gleaner questioned the board as to his client's use not falling under the commercial zone. After a brief discussion a roll call vote was taken to appeal the Zoning Board's decision. A motion was made by Kappatos seconded by Aupperle that the decision of the zoning board be reversed. Chairperson Klehamer requested a roll call vote: Ayes: Klehamer, Dickinson, Aupperle, Goushian, Fullerton, Gunn, Kalvaitis, Kappatos. Abstain: Piechoski. Chairperson Klehamer declared the decision of the zoning board reversed.

A motion was made by Kappatos seconded by Aupperle that a Use Variance not be required for 413 N. Black Horse Pike, Runnemedede, NJ Mr. Zenobi. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Fullerton, Gunn, Kalvaitis, Kappatos. Abstain: Piechoski. Chairperson Klehamer declared that no use variance was required.

CHAIRPERSON KLEHAMER'S REPORT:

Board Member Kappatos and Chairperson Klehamer brought up a growing concern in the town regarding home owned business. The board members came up with some regulations to be incorporated into the Borough's Ordinances and made the recommendations to the Solicitor to send a letter to Mayor and Council for their review.

Chairperson Klehamer asked the board members to review the sign regulations draft.

OLD BUSINESS: None.

COMMUNICATIONS; CARLAMERE & ROWAN; REGARDING REVISION OF SECTION 395.4 OF ZONING ORDINANCE (DEFINITION AND WORD USAGE):

GOOD & WELFARE: NO ONE TO SPEAK.

A Motion was made by Aupperle seconded by Obert the Good & Welfare portion of the meeting be closed. The motion carried.

ADJOURNMENT: A motion was made by Aupperle seconded by Dickinson the meeting be adjourned until July 9, 2014. The motion carried and Chairperson Klehamer declared the meeting adjourned at 8:00 PM

Attest: Jane Elkins
Jane Elkins, Secretary

Approved by Kandy Klehamer
Kandy Klehamer, Chairperson