

MINUTES
RUNNEMEDE PLANNING BOARD
MAY 14, 2014

MEETING 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- Absent
 Sis Kalvaitis, Mayor
 Nick Kappatos, Councilman
 Anthony Beatrice-Alternate- absent
 William Obert-Alternate
 David Rowan, Solicitor
 Brian Hall, Engineer-arrived 7:05 P.M.

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 Piechoski that the minutes for April 9, 2014 be approved as submitted by the clerk. The motion carried.

NEW BUSINESS:

ANDREW VIOLA ATTORNEY FOR BOARDWAY BUSINESS CENTER REQUESTING A VARIANCE FOR RELIEF FROM TOTAL FLOOR AREA IN A GENERAL OFFICE ZONE: 14-013 :

After a brief discussion it was decided that Mr. Washington would get a blanket use variance for each tenant for relief from total floor area. Also no outside storage would be permitted. Chairperson Klehamer opened the public hearing on this application. There appearing to be no one to speak on this application a motion was made by Dickinson seconded by Aupperle the public hearing be closed. The motion carried; and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Aupperle, Obert. Abstain: Kalvaitis, Kappatos, Absent: Gunn, Beatrice.

APPLICATION #14-014 CHUCK TETI FOR A USE VARIANCE CHANGING FROM GENERAL OFFICE TO RESIDENTIAL & MINOR SUB-DIVISION -125 E. CLEMENTS BRIDGE ROAD:

At this point Kalvaitis, & Kappatos leave the room. Addison Bradley explained to the board what the applicant wanted to do and what variances would be required. Chairperson Klehamer opened the meeting to the public to speak on this application. Ed Musa –Pastor –Clements Bridge Road, Runnemede, was concerned by the amount of water on Clements Bridge Road; which has flooded out his church. He also indicated that he thought a previous applicant was turned down for this. The Board stated that they had no prior knowledge of an application for this. Chairperson Klehamer stated that if the Board moves forward with this application and Mr. Teti comes back with this plan parking and

water issues will be addressed. Solicitor Rowan indicated that the use variance is to be on Lot 2 and deed restricted for Residential. Also a Bulk variance is needed for side lot.

There appearing to be no one else to speak at this time a motion was made by Aupperle seconded by Obert that the public hearing be closed. The motion carried. Chairperson Klehamer requested a roll call vote on the use variance with the following results: Ayes: Klehamer, Goushian, Piechoski, Fullerton, Aupperle, Obert. Naves: Dickinson. A motion was made by Aupperle seconded by Piechoski that the sub-division be granted. Chairperson Klehamer requested a roll call vote with the following results Ayes: Klehamer, Goushian, Piechoski, Fullerton, Aupperle, Obert, Kalvaitis, Kappatos, Naves: Dickinson. Absent: Beatrice, Gunn.

CONTINUANCE OF APPLICATION #14-011 KINGDOM OUTREACH MINISTRIES-105 N. BLACK HORSE PIKE: Solicitor Michael Daly requested a continuance.

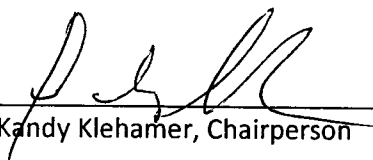
INFORMAL APPLICATION: Michael Meades 305 S. St. Phila. Pa. WOULD LIKE TO PUT A TATOO PALOR AT 34 N. BLACK HORSE PIKE: Mr. Meades stated that he is licensed and would do whatever it took to open up. Chairperson Klehamer indicated that the board would need a use variance.

INFORMAL APPLICATION MR. SOFTEE; 901 E. CLEMENTS BRIDGE ROAD; JEFF ARNOLD WOULD LIKE TO PUT A RENTAL STORAGE FACILITY : Mr. Arnold 127 Avendale Ave. Haddonfield, NJ wanted to know if this type of use is permitted under current zoning. Chairperson Klehamer poled the board and they all felt that is was and told Mr. Arnold that he would need a sub-division and site plan.

CHAIRPERSON KLEHAMER'S REPORT: Mr. Kappatos spoke about the need for a change in Zoning ordinance section 395(2) side yard requirements. In the case of a corner lot you cannot build ten feet from the sidewalk. Solicitor Rowan to send a letter to Mayor and Council with this suggestion .Another topic of discussion was definitions of businesses in residential areas. To be further discussed.

COMMUNICATIONS: All review letters received and filed.

GOOD & WELFARE: No one to speak. A motion was made by Aupperle seconded by Kalvaitis the Good & Welfare portion of the meeting be closed. The motion carried; and Chairperson Klehamer declared the meeting adjourned at 9:20 PM.

Approved 
Kandy Klehamer, Chairperson

Attest: 
June Elkins, Secretary