

MINUTES
RE-ORGANIZATION MEETING JANUARY 8, 2014
RUNNEMEDE PLANNING/ZONING BOARD

MEETING CALLED TO ORDER;

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 in the Municipal Building.

ROLL CALL: Kandy Klehamer
Richard Dickinson
Debra Goushian
Scott Piechoski-absent
Ron Fullerton
Joseph Aupperle
John Gunn
Sis Kalvaitis
Nick Kappatos
Anthony Beatrice
William Obert
David Rowan, Solicitor
Brian Hall, Engineer

SWEARING IN OF ANY NEW ALTERNATES/NEW APPOINTMENTS TO THE ZONING/PLANNING BOARD INCLUDING RE-APPOINTMENTS.

John Gunn, William Obert Alternate

NOMINATIONS FOR 2014:

NOMINATIONS FOR CHAIRMAN: A motion was made by Dickinson seconded by Kalvaitis the nominations for Chairperson be open. The motion carried. A motion was made by Dickinson seconded by Kalvaitis that Kandy Klehamer be the chairperson for 2014. The motion carried.

Roll call vote: Klehamer Abstain, Ayes: Dickinson, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Beatrice, Nays: None.

NOMINATIONS FOR VICE CHAIRMAN: A motion was made by Klehamer seconded by Fullerton the nominations for vice chairman be open.

The motion carried. A motion was made by Fullerton seconded by Aupperle that Dickinson be appointed as vice chairman for the year 2014 . The motion carried. A motion was made by Klehamer seconded by Aupperle, The nominations be closed. The motion carried.

Roll call vote: Ayes: Klehamer, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Beatrice, Absent: Piechoski.

APPOINTMENT OF SECRETARY FOR THE YEAR 2014: A motion was made by Klehamer seconded by Dickinson that June Elkins be appointed as secretary. The motion carried. Roll call vote: Ayes: Klehamer, Dickinson, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Beatrice, Absent: Piechoski.

Proposals were accepted by CFO on December 4, 2013, 1 proposal for Borough Engineer 1 proposals for solicitor. Copies of all proposals were made available for board members to review.

APPOINTMENT OF BOARD SOLICITOR: A motion was made by Klehamer seconded by Aupperle that David Rowan of Carlamere and Rowan be appointed as Solicitor for 2014. A motion was made by Klehamer seconded by Fullerton the appointment be confirmed. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Ron Fullerton, Aupperle, Gunn, Beatrice, Nays: None Absent: Piechoski.

APPOINTMENT OF BOARD ENGINEER: A motion was made by Klehamer seconded by Fullerton that John Pettit of Pettit and Associates be appointed as Borough Engineer for the year 2014. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Beatrice, Nays: None Absent: Piechoski.

NOTICE OF ANNUAL SCHEDULED MEETINGS: 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, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Beatrice, Nays: None. Absent Piechoski.

RESOLUTION DESIGNATING ALTERNATE PLANNING BOARD MEMBER AND ALTERNATE TWO MEMBER: A motion was made by Klehamer seconded by Aupperle that the resolution for designating

alternates for the Planning Board be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos, Naves: None. Abstain: Beatrice, Absent: Piechoski.

NEW BUSINESS:

APPLICANT GAME ON GAMING LLC: Change of Use application- 601 E. Evesham Rd. Runnemede, N.J.: Brian Luzuke, Attorney for the applicant wanted an interpretation of the ordinance to see if a change of use was required in a commercial zone. After a brief description of what a game on game is the public hearing was open to the public to speak on this application. The following residents spoke : M. Drakulich-331 Sunnybrook Rd. , Frank Cava- 407 Sheffield Ct., John Mcmutrie-415 Sheffield Ct., Ed Costello- 569 Sherry Dr., Rebecca Naphys-628 Dettmar Terrace, M. Simon 572 Sherrington Lane. The concerns of the residents were violence, drugs, alcohol, security, noise, buffer zone, parking, a hangout, increase in parking lot traffic. Mr. Lozuke indicated that there are more parking spots then required. There would be security on staff, and that the local police would be called for any other problems that might occur.

Board member Goushian asked the applicant if she had experience in this type of gaming place. The applicant answered that this would be the first one that she would open and that she was not connected to game on gaming in Florida, or Virginia.

Chairperson Klehamer indicated that she did not feel comfortable approving this application without seeing a site plan and asked the board members what they thought. All board were in agreement that they wanted to see a site plan before approving this application and that the Applicant would have to re-notice the residents before coming back before the board.

CONTINUANCE OF APPLICATION FOR THE BUTLER GROUP:

Chairperson Klehamer indicated that the Borough would like to have a traffic expert review the study that was submitted by the Butler Group for accuracy at their expense. Mr. Barone agreed but stated that he needs a copy for his review. The application would then be heard at the February meeting as long as the study would be able to be reviewed prior to that meeting if not a written letter of extension would be needed.

RESOLUTION MEMORIALIZING 584 SHERRINGTON LANE FOR NICHOLAS TOOTILL: A motion was made by Goushian seconded by Aupperle the resolution be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes:

Dickinson, Goushian, Aupperle. Nays: none. Absent: Piechoski, Kalvaitis, Kappatos. Abstain: Klehamer, Fullerton, Beatrice. Chairperson Klehamer declared the resolution adopted.

COMMUNICATIONS:

NJPO RE: Courses available for planning and zoning officials.

CARLAMERE & ROWAN: Re traffic study

CAMDEN COUNTY: Re; Runnemedede Corporate Center- This letter considered a waiver of further review.

All communications were received and filed.

GOOD & WELFARE:


Rebecca Naphys-628 Dettmar Terrace-Mrs. Naphys indicated that there were 97 homes either for sale or foreclosed on.

John Schmidt-Gloucester City stated that the last time he was at the Planning Board last year Mr. Dickinson said that he couldn't talk because he didn't live in town. Mr. Schmidt said that's not true and then he went on to wish everyone a Happy New Year.

Mrs. Wise-wanted to know if there would be section eights in the new townhouses.

Chairperson Klehamer said she could not discuss the Butler application any questions will have to be asked when their application is continued.

ADJOURNMENT; There appearing to be no one else to speak at this time a motion was made by Dickinson seconded by Gunn the meeting be adjourned until February 12, 2014. The motion carried.

Approved by: 
Kandy Klehamer, Chairperson

Attest: 
June Elkins, Secretary