

MINUTES  
RUNNEMEDE PLANNING BOARD  
JULY 10, 2013

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  
                                  Sis Kalvaitis  
                                  Nick Kappatos  
                                  Anthony Beatrice- Alternate  
                                  Williams Obert-Alternate  
                                  Dave Rowan, Solicitor  
                                  John Petitt, Engineer  
                                  Keith Knight, Code Enforcement Officer

**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 Kalvaitis seconded by Dickinson that the minutes for June 12, 2013 be approved as submitted by the clerk. The motion carried.

**APPLICATION FOR 232 GARDEN TERRACE JOANNE BROOKS; BULK VARIANCE:** Mr. & Mrs. Brooks had previously come before the board and was asked to get a professional survey done. They want to build a 25x30 foot addition to their home, and need side yard variances. John Petitt, Engineer saw no problems in granting this variance. Chairperson Klehamer opened the meeting up for public hearing. There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Kalvaitis the public portion of the meeting be closed. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Kalvaitis, Dickinson, Aupperle, Goushian, Piechoski, Fullerton, Gunn, Kappatos. Chairperson Klehamer declared the application approved.

**APPLICATION FOR BULK VARIANCE: 419 E. 3<sup>RD</sup> AVE. SARAH LOGAN:** Ms. Logan would like to covert a deck into a sunroom and is seeking a bulk and front yard variance. After reviewing the application Chairperson Klehamer opened the meeting to the public. There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Kalvaitis that the public hearing be closed. The motion and Chairperson Klehamer requested a roll call vote with the following results: Ayes, Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Aupperle, Gunn, Kappatos. Chairperson Klehamer declared the application approved.

APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE FOR BLOCK 147 LOT 1.01, 2, 2.01: DELUXE BAKERY 680 E. CLEMENTS BRIDGE ROAD: Mr. Thatcher, John Shiavo, project manager and Phillip Racobaldo made their presentation to the board indicating that this was not going to be a distribution center or warehouse. The addition is basically to house a new oven which is larger than the previous one. The trailers would then not be needed. There would be 21 parking spaces.

Chairperson Klehamer asked if there could be sidewalk and curbs put in. Engineer Pettit indicated that it was a county road and they would tell the applicant what they have to do but as a minimum requirement it was agreed that they would do stripping; and consolidate two lots. Chairperson Klehamer opened the meeting to the public. There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Goushian 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, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos. Nays: None. Chairperson Klehamer declared the application approved pending county approval.

RESOLUTION MEMORIALIZING BULK VARIANCE FOR BLOCK 129, Lot 9: 263 UNION AVENUE:

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, Goushian, Piechoski, Fullerton, Aupperle, Gunn, Kalvaitis, Kappatos. Nays: None. Chairperson Klehamer declared the resolution adopted.

RESOLUTION AMENDING SITE PLAN, FINAL SITE PLAN APPROVAL, BULK VARIANCES AND WAIVER FOR SPORTS DEPOT, 610 N. BLACK HORSE PIKE, RUNNEMEDE, NJ:

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

OLD BUSINESS: None.

CHAIRPERSON KLEHAMER'S REPORT: Chairperson Klehamer stated that at our last meeting Mr. Gambino wanted to know what the borough could do to get signs approved in the state right of way. Rob Andrews office was contacted but nothing could be done on a federal level. So Norcross's office is looking into it for us.

COMMUNICATIONS:

CARLAMERE & ROWAN RE; ADOPTION OF BACH ASSOCIATES REPORT REGARDING RENEWABLE ENERGY ORDINANCE:

NJPO Re: FALL TRAINING PROGRAMS;

GOOD & WELFARE:

Mr. Harshad Patel 316 N. Black Horse Pike, Runnemede, NJ : Mr. Patel told the board of a problem he was having with the house he knocked down to put a parking lot on. The board advised Mr. Patel that he had to pave the lot he could not just leave it gravel and suggested he submit to the board a site plan application.

Joseph Yuneko 900 Central Ave. Runnemede, NJ: Mr. Yuneko wanted to know what he had to do to build his garage. The Board informed him that he had to start all over again with a new site plan and advertise for public hearing.

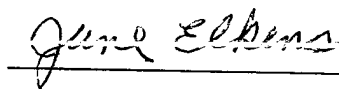
There appearing to be no one to speak at this time a motion was made by Piechoski seconded by Aupperle the "Good & Welfare" portion of the meeting be closed. The motion carried.

ADJOURNMENT: There appearing to be no other business to come before the board at this time a motion was made by Piechoski seconded by Dickinson the meeting be adjourned until August 14, 2013. The motion carried and the meeting was adjourned at 8:45 P.M.

Approved by

  
Kandy Klehamer, Chairperson

Attest:

  
June Elkins, Secretary

June Elkins, Secretary