

MINUTES
RUNNEMEDE PLANNING/ZONING BOARD
MARCH 11, 2015

MEETING CALLED TO ORDER AT 7:00 PM.

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Kandy Klehamer, Chairperson
 Richard Dickinson, Vice Chairperson
 Debra Goushian
 Scott Piechoski
 Ron Fullerton
 Paul Dailey, Police Chief
 Joseph Aupperle
 John Ranieri, Councilman
 Nick Kappatos, Mayor
 Dennis Venella, Alternate 1
 Craig Laubenstein, Alternate 2
 David Rowan, Solicitor
 John Petitt, Engineer
 Keith Knight, Zoning 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 Dailey seconded by Fullerton that the minutes for February 11, 2015 be approved as submitted by the clerk. The motion carried.

NEW BUSINESS:

INFORMAL HEARING FOR ABC SUPPLY COMPANY 601 E. CLEMENTS BRIDGE ROAD, RUNNEMEDE, NJ :

Mr. Thomas Burns, representative of ABC Company explained to the board his plan to move the current facility on Clements Bridge Road to 801 E. Clements Bridge Road and wanted to what steps needed to be taken.

Police Chief Dailey indicated that it was a positive improvement on the traffic pattern on Clements Bridge Road, and also for the parking. Solicitor Rowan told the applicant to request a Use Variance and Site Plan.

VERIZON WIRELESS 303 N. BLACK HORSE PIKE, INFORMAL HEARING PROPOSAL FOR ANTENANAS TO BE MOUNTED TO SIDE OF BUILDING: After a discussion about these antennas; and our professionals not having prior knowledge of what they were asking for it was decided that the Board Engineer John Petitt and Solicitor Rowan would have to research it and get back to them.

INFORMAL HEARING FOR CHUCK SPECHT 151 HIGH STREET, MULLICAL HILL: Mr. Specht indicated to the Board that he was having difficulty getting a tenant for a small commercial store that he owned. The zoning there is in a residential area. The Board suggested to Mr. Specht that he get an application for an expansion of a pre-existing non conforming use; and made the commercial unit a residential unit.

INFORMAL HEARING FOR DAWN AKER; RE: 11 RAILROAD AVENUE: WHICH IS a NON- CONFORMING USE: Ms Aker wants to buy the property live in one part of the house and rent out the other. The Board had some question as to whether the use had been abandoned because there had not been any certificates of occupancy for quite a few years. Police Chief Dailey asked if taxes have been paid as a duplex, and if

it was currently set up as two units. Ms. Aker said that it was. Solicitor Rowan then indicated that the use stayed with the property in his opinion and should remain a duplex. Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Fullerton, Dailey, Ranieri, Kappatos. Nays: None. Ms. Aker can buy the property and apply for certificates of occupancy.

CHAIRPERSON KLEHAMER'S REPORT: Chairperson Klehamer discussed with the Board members at the last meeting about fee amounts to be charged for informal hearings and also to review the current escrow fees charged by the Borough. It was decided that they would wait for this meeting so that the Engineer, Mr. Petitt could include his fee for review before sending them to Mayor and Council. Solicitor Rowan will send the Borough Clerk the Board's recommendations.

Mayor Kappatos also wanted to bring to the board's attention the need to look over the ordinance for the regulating of bill boards which was discussed at another meeting he recently attended.

OLD BUSINESS: None.

COMMUNICATIONS: None.

GOOD & WELFARE:

Mr. Slowinski -100 Schubert Avenue wanted to know what progress was being made regarding Mr. Mazziotti's property.

Mr. Knight indicated that he took pictures today; he had to wait until the snow melted so you could see the elevation of the property. Mr. Knight had advised Mr. Mazziotti to consult an attorney.

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

Mr. Dickinson wanted to know what was going on with the Vapor store. Mr. Knight indicated that he approved only the zoning and that the Camden County Health Department was looking into this.

Mr. Knight also said he received complaints about the junk stored in front of Mr. Yuneko's property at 900 Central Avenue. Mr. Knight indicated that Mr. Yuneko was in court and he has three months to complete his garage and get all the cars and junk in it.


Mayor Kappatos indicated that the sub-committee would be meeting soon to discuss vacating of properties and other changes to the master plan.

ADJOURNMENT:

There appearing to be no other business to come before the Board at this time a motion was made by Dickinson seconded by Aupperle the meeting adjourn until April 8, 2015 at 7:00 PM. The motion carried and Chairperson Klehamer declared the meeting adjourned at 8:35 P.M.

Approved by:


Kandy Klehamer, Chairperson

Attest: 
Julie Elkins, Secretary