

MINUTES
RUNNEMEDE PLANNING/ZONING BOARD
JANUARY 9, 2013

MEETING CALLED TO ORDER AT 7: 00 p.m.

PLEDGE OF ALLEGIANCE:

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 of the Municipal Building.

SWEARING IN OF NEW ALTERNATES/NEW APPOINTMENTS TO THE ZONING/PLANNING BOARD INCLUDING RE-APPOINTMENTS. At this time Solicitor David Rowan swore in the new board members.

ROLL CALL: Richard Dickinson
 Mayor Kalvaitis
 Tony Beatrice (alternate)
 Kandy Klehamer
 Debbie Goushian
 Ron Fullerton
 Scott Piechoski
 John Gunn
 Joseph Aupperle
 William Obert (alternate)
 Nick Kappatos
 David Rowan, Solicitor
 Brian Hall, Petitt Associates, Engineer

APPROVAL OF MINUTES: A motion was made by Kalvaitis seconded by Dickinson that the minutes for November 14, 2012 be approved as submitted by the clerk. The motion carried.

NOMINATIONS FOR 2013

NOMINATIONS FOR CHAIRMAN: A motion was made by Dickinson seconded by Aupperle that Kandy Klehamer be Chairperson for the year 2013. The nominations were closed and Mr. Dickinson requested a roll call

vote with the following results: ayes: Dickinson, Kalvaitis, Goushian, Fullerton, Piechoski, Gunn, Aupperle, Kappatos. Abstain: Klehamer.
NOMINATIONS FOR VICE CHAIRMAN: A motion was made by Klehamer seconded by Aupperle that Richard Dickinson Vice Chairman for the year 2013. The nominations were closed and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Kalvaitis, Klehamer, Goushian, Fullerton, Piechoski, Gunn, Aupperle. Kappatos. Abstain: Dickinson.

APPOINTMENT OF SECRETARY FOR THE YEAR 2013: A motion was made by Klehamer seconded by Aupperle that June Elkins be appointed as Board Secretary for the year 2013. Mr. Dickinson also stated that the Secretary has not received any raise in three years and should be compensated. The motion carried and Klehamer requested a roll call vote with the following results: ayes: Dickinson, Kalvaitis, Klehamer, Goushian, Piechoski, Fullerton, Gunn, Aupperle, Kappatos. The motion carried.

RFP'S Two proposals were accepted on December 19, 2012, for Board Solicitor.

APPOINTMENT OF SOLICITOR: A motion was made by Kandy seconded by Aupperle that the firm of Carlamere and Rowan be Solicitor for the year 2013. Mr. Dickinson nominated Robert DelSordo as Borough Solicitor seconded by Ron Fullerton. After reviewing the bids and a brief discussion of each solicitors resumes chairperson Klehamer requested a roll call vote with the following results: Ayes for Carlamere & Rowan: Klehamer, Goushian, Piechoski, Gunn, Aupperle, Kappatos. Naves: Dickinson, Fullerton, Abstain: Kalvaitis. Chairperson Klehamer declared Carlamere and Rowan Solicitor for the year 2013.

APPOINTMENT OF BOARD ENGINEER: There were four proposals for board engineer copies of proposals were made available for review. A motion was made by Kappatos seconded by Aupperle, that John Pettit of Pettit and associates be appointed as board engineer. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Dickinson, Kalvaitis Klehamer, Goushian, Piechoski, Gunn, Aupperle, Kappatos. Naves: None. Chairperson Klehamer declared John Pettit & Associates Board engineer for the year 2013.

RESOLUTION OF ANNUAL SCHEDULED MEETINGS: A motion was made by Kappatos seconded by Aupperle that the resolution designated the legal newspaper and the resolution on annual meeting dates be approved as submitted by the secretary. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Dickinson,

Kalvaitis, Klehamer, Fullerton, Aupperle, Gunn, Piechoski, Goushian, Kappatos. Chairperson Klehamer declared the resolution adopted.

NEW BUSINESS;

INFORMAL APPLICATION FOR JOHN GIESEN 390 W. CLEMENTS BRIDGE ROAD, RUNNEMEDE, NJ: Mr. Giesen did not show up for the meeting.

INFORMAL APPLICATION FOR CEDAR PROPERTIES;

MEDEXPRESS; 165 N. BLALCK HORSE PIKE , RUNNEMEDE, NJ:

Mr. Hunter on behalf of the applicant Med Express made by brief presentation about the services that would be provided also that there would be a twenty five percent increase in the size of building then what was originally presented for bank site. The solicitor indicated that when they make their application they should seek a use variance and chairperson Klehamer asked about a lab on premises; also questioned whether it would have a methadone clinic. Mr. Hunter indicated that there would not be a methodone clinic there. Mr. Hunter stated that he would bring executives with him to ask questions more in depth when they submit their application. A traffic study was done and the activity will drop substantially from that of a bank.

OLD BUSINESS:

RESOLUTION LAND DEVELOPMENT GROUP LLC: CONDITIONAL PRELIMINARY MAJOR SUB-DIVISION APPROVAL WITH VARIANCES AND WAIVER.

A motion was made by Klehamer seconded by Goushian that the resolution for Land Development Group be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes: Kalvaitis, Klehamer Aupperle, Gunn, Piechoski, Goushian. Naves: none Absent: Dickinson, Fullerton. Abstain; Kappatos. Chairperson Klehamer declared the resolution adopted.

Authorization for Solicitor Rowan to write letter to amend master plan to have town houses removed as a permitted use.

RESOLUTION FOR CAK PROPERTIES: Is tabled at this time due to administrative amendment.

Chairperson Klehamer reported that the sub-committee appointed to work on the sign ordinance has had their first work shop and Mr. Mecca construction official, zoning officer has had some input. We have received a number of other town ordinances to look over and get some ideas. Also Mr. Petitt will

be joining Mr. Knight, Code Enforcement officer and the committee at our next work shop on January 15, 2013.

Chairperson Klehamer also brought to the attention of the board possibly drafting solar energy standards; and asked for volunteers.

COMMUNICATIONS;

Environmental soil sciences: regarding application for Land Use Development Co. A motion was made by Klehamer seconded by Goushian The communication be received and filed.

NJPO MEMBERSHIP TO JOIN;

NJPO APPLICATIONS FOR MANDATORY TRAINING COURSES: All communications received and filed. The motion carried.

GOOD & WELARE: No one to speak.

ADJOURNMENT: There appearing to be no other business to come before the Board at this time a motion was made by Dickinson seconded by Kalvaitis the meeting be adjourned until February 13, 2013. The motion carried.