

**MINUTES**  
**RUNNEMEDE PLANNING/ZONING BOARD**  
**DECEMBER 11, 2013**

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE TO FLAG:**

**ROLL CALL:** Kandy Klehamer, Chairperson- excused  
Richard Dickinson, Vice Chairman  
Debra Goushian  
Scott Piechoski  
Ron Fullerton, Absent  
Joseph Aupperle  
John Gunn, Absent  
Sis Kalvaitis, Mayor  
Nick Kappatos, Councilman –absent  
Anthony Beatrice, Alternate- absent  
William Obert, Alternate  
David N. Rowan, Solicitor  
Brian Hall, 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 Aupperle seconded by Goushian that the minutes for November 20, 2013 be approved as submitted by the clerk. The motion carried.

**NEW BUSINESS:**

**APPLICATION FOR BULK VARIANCES –SIDEYARD AND REAR YARD FOR 584 SHERRINGTON LANE NICHOLAS TOOTILL:**

Solicitor Albano requested side yard and rear yard variance and also a variance for the size of the garage. The applicant was approved by previous zoning officer . A complaint was received by Keith Knight Code enforcement officer about this garage and a possible business in there. Mr. Tootill decided to make this application in case he ever wanted to sell the property.

Vice Chairman Dickinson opened the meeting up to the public. There appearing to be no one to speak on this matter the public hearing was closed. A motion was made by Dickinson seconded by Aupperle the public hearing was closed. The motion carried. A motion was made by Aupperle seconded by Piechoski the application be approved. The motion carried and Vice Chairman Dickinson requested a roll call vote with the following results: Ayes: Kalvaitis, Dickinson, Aupperle, Goushian, Piechoski, Obert. Absent: Klehamer, Fullerton, Gunn, Kappatos, Beatrice. Nays: None. Vice Chairman Dickinson declared the application approved.

**RESOLUTION MEMORIALIZING PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL FOR THE PURPOSE OF EXPANDING THE PARKING AREA:**

A motion was made by Goushian seconded by Piechoski the resolution be adopted. The motion carried. Vice Chairperson Dickinson requested a roll call vote with the following results: Ayes: Dickinson, Kalvaitis, Aupperle Goushian, Piechoski, Obert. Absent: Fullerton, Gunn, Kappatos, Beatrice. Vice Chairman Dickinson declared the resolution adopted.

INFORMAL APPLICATION FOR ENVIRONMENTAL TESTING CONSULTANTS, LLC 413N. BLACK HORSE PIKE, RUNNEMEDE-HOWARD ZENOBI: Mr. Zenobi made a presentation to the board of a display test device that contains radio- active material. The question to the board is that does his type of business fit into the commercial zone. After polling the board it was decided that the applicant needed to file for a use variance.

RECEIPT OF RFP'S ON DECEMBER 6, 2013: The board members were given copies to review for the January meeting.

OLD BUSINESS:

Mr. Aupperle suggested to the board that Mayor and Council be asked to do a new Traffic Impact Study in reference to the proposed residential development. The Board authorized Solicitor Rowan to send a letter.

COMMUNICATIONS: None

GOOD & WELFARE:

Linda Hurd 213 Oak Ave. wanted to question the board about information on the Bulter application. The Board advised Mrs. Hurd that she can not speak on this application until the applicant comes before the board in January.

A motion was made by Goushian seconded by Kalvaitis 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 Aupperle seconded by Goushain the meeting adjourn until January 8, 2014. The motion carried and Vice Chairperson Dickinson declared the meeting adjourned at 8:00 P.M.

Attest:

  
June Elkins, Secretary

Approved by:   
Richard Dickinson, Vice Chairman