

MINUTES  
RUNNEMEDE PLANNING/ZONING BOARD  
JUNE 13, 2012

**MEETING CALLED TO ORDER:**

The meeting was called to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE TO THE FLAG:**

**PUBLIC NOTICE ACT:** This meeting has been advertised according to law. Posted in the legal newspaper group of the Borough of Runnemede, the Retrospect and by posting same on the Bulletin Board of the Municipal Building.

**ROLL CALL:** Richard Dickinson, Mayor Kalvaitis, Anthony Beatrice, Kandy Klehamer, Debbie Goushian, Ron Fullerton, Scott Piechoski, John Gunn, Joseph Aupperle, Solicitor David Rowan, Engineer: John Petitt.  
Absent: William Obert.

**APPROVAL OF MINUTES:** A motion was made by Klehamer seconded by Fullerton that the minutes for April 11, 2012 be approved. The motion carried.

Councilmember Beatrice indicated that he is not a self appointed member to the board.

**OLD BUSINESS:**

**ADMINISTRATIVE REQUEST TO EXTEND THE DATE FOR RECORDING DEED FOR MINOR SUB-DIVISION FOR 230 UNION AVE: Block 123, Lot 12. DUE TO CLERICAL ERROR;**

A motion was made by Klehamer seconded by Piechoski that the request to extend date for recording deeds be extended for sixty (60) days. The motion carried and chairman Dickinson requested a roll call vote: Ayes: Dickinson, Klehamer, Goushian, Fullerton, Piechoski, Aupperle. The motion carried.

**NEW BUSINESS:**

**DEAN KOUKOULAS AND CAK PROPERTIES, INC. LLC-810 EAST CLEMENTS BRIDGE ROAD, BLOCK 141, LOT 1 APPLICATION FOR USE VARIANCE AND SITE PLAN APPROVAL:** Mayor Kalvaitis, Anthony Beatrice, John Gunn excused them selves from this portion of the meeting. Solicitor David Thatcher presented the board with the application

for use variance and after making his presentation the board members indicated that the advertisement in the newspaper in their opinion should have included bar/restaurant; and that in order to make a decision in this case they would like to see architectural drawings and a new landscaping plan. The meeting was then open to the public. The following residents voiced their concerns: Daniel McHugh-16 Pine Ave, Michael Rodriguez-24 Pine Ave, and Dan Flury -900 E. Clements Bridge Road: parking, noise, hours of bar operation for outside seating, and a parking buffer. The applicant Mr. Koukoulas indicated that he would be willing to work with the residents on cutting down the noise by making the wall go higher to drown out noise. He also would be willing to make some changes to the landscaping. Mr. Koukoulas reminded the board that this is a very small operation not a place that would attract teenagers to hangout but a family type of place. A motion was made by Klehamer seconded by Goushian the public portion of the meeting be closed. The motion carried. A motion was made by Klehamer seconded by Fullerton that due to lack of specific plans the board could not make a decision but will hold a special meeting on June 27<sup>th</sup> at 7:00 pm. The motion carried and Chairman Dickinson requested a roll call vote: ayes, Dickinson, Klehamer, Goushian, Fullerton, Aupperle, Piechoski. The motion carried.

Mayor Kalvaitis, Anthony Beatrice, and John Gunn rejoin the meeting.

**SITE PLAN APPLICATION FOR HOME ADDITION 613 ANDREA ROAD, KENNETH & CAROL KELLER:** The applicant was also requesting a side yard variance. A motion was made by Klehamer seconded by Beatrice the meeting be opened to the public to speak on this application. There appearing to be no one to speak at this time a motion was made by Klehamer seconded by Kalvaitis the public hearing be closed. The motion carried. A motion was made by Klehamer seconded by Kalvaitis the application be approved. The motion carried and chairman Dickinson requested a roll call vote: Ayes: Dickinson, Beatrice, Kalvaitis, Klehamer, Goushian, Fullerton, Aupperle, Piechoski. The application approved.

**MINOR SUB-DIVISION 360 UNION AVENUE-EDWARD ST. JOHN BLOCK 124 LOT 1:** Mr. St. John on behalf of his deceased mother requesting a minor sub-division. After review of his application the board indicated that the sidewalk would have to be fixed. The assessor's office notified and if the new lot is to be built on the applicant would have to apply to the CCMUA. Klehamer also mentioned about putting an address on the house for emergency purposes. A motion was made by Klehamer seconded

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

**GOOD&WELFARE:**

Mr. David Singer-102 E. Clements Bridge Road: Mr. Singer stated that he was before the board on behalf on his ill father who was having trouble selling his property. He wanted to change the use of the property back to residential. Solicitor Rowand indicated that because the property had been vacant the non-conforming use isn't valid anymore. Mr. Singer would have to file for a use variance. In the multiple listing it would have to say possible residence conditioned upon use variance.

**COMMUNICATIONS;**

**ZANE & LOZUKE; RE LAND USE APPROVALS GROUP:** Confirming that they are on the July Agenda.

**JOHN PETTIT REVIEW LETTERS AS DISCUSSED WITH APPLICANTS; CAK PROPERTIES, & 360 UNION AVE.**

All communications were received and filed.

**ADJOURNMENT:** There appearing to be no other business at this time a motion was made by Klehamer seconded by Dickinson the meeting adjourn until June 27, 2012 at 7:00 pm. The motion carried.