

MINUTES

RUNNEMEDE PLANNING BOARD

OCTOBER 9, 2013

MEETING CALLED TO ORDER:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Kandy Klehamer, Chairperson
Richard Dickinson, Vice Chairman
Debra Goushian-Arrives 7:03 PM
Scott Piechoski
Ron Fullerton
Joseph Aupperle
John Gunn-Absent
Sis Kalvaitis-Mayor
Nick Kappatos-Councilman
Anthony Beatrice, Alternate
William Obert, Alternate
David N. Rowan, Solicitor
John Petitt, Engineer, Absent
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 Dickinson seconded by Kalvaitis that the minutes for September 11, 2013 be approved as submitted by the Clerk. The motion carried.

NEW BUSINESS:

THE BUTLER GROUP BLOCK 149.08, LOT 1 : PRELIMINARY MAJOR SUB-DIVISION:

This applicant has requested a continuance until Nov. 20, 2013 because they failed to notify the adjoining towns as required by law.

RESOLUTION AUTHORIZING REQUEST FOR ADMINISTRATIVE AMENDMENT; 825 N. BLACK HORSE PIKE, WAWA: A motion was made by Fullerton Seconded by Dickinson that the resolution be adopted with the provision that no tractor trailers could fill diesel at this site. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Ayes, Klehamer, Kalvaitis, Dickinson, Aupperle, Goushian, Piechoski, Fullerton, Kappatos, Obert, Beatrice. Absent Gunn.

CHAIRPERSON KLEHAMER'S REPORT: Chairperson Klehamer reported that she was in favor of changing the ordinance in favor of permitting drive thru's in town. She stated that there are two locations in

town and if the ordinance was changed they could attract a fast food chain or a good ratable for the town. Our ordinance is very outdated. A majority of board members were in favor. Therefore Solicitor Rowand was authorized to send recommendations to council.

OLD BUSINESS: none.

COMMUNICATIONS:

Petitt Group: Re: The Butler Group:

Camden County Planning Board Re: Deluxe Bakery:

GOOD & WELFARE:

Mr. Charles Buckheim and Henry Harada wanted to discuss town homes but were advised to come in again on Nov. 20th to share their concerns with the applicant.

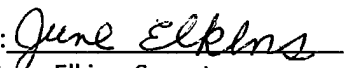
A motion was made by Dickinson seconded by Goushian the Good & Welfare portion of the meeting be closed. The motion carried.

ADJOURNMENT: There appearing to be no other business to come before the board at this time a motion was made by Aupperle seconded by Dickinson the meeting adjourn until November 20, 2013 at 7:00 P.M. The motion carried and Chairperson Klehamer declared the meeting adjourned at 7:26 PM

Approved By _____


Kandy Klehamer, Chairperson

Attest: _____


June Elkins, Secretary

**ZONING/PLANNING BOARD
BOROUGH OF RUNNEMEDE
RESOLUTION NO. _____**

Applicants: DPE 160 Runnemedede Associates, LLC

Premises: 160 9th Avenue
Block 135, Lot 43.08

Zone: Special Economic Development Zone

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

Whereas: the Applicant, DPE 160 Runnemedede Associates, LLC is the owner of the lands and premises situate and more commonly known as 160 9th Avenue, Block 135, Lot 43.08 in the Borough of Runnemedede; and

Whereas: the Applicant has submitted an application and Preliminary and Final Site Plan, dated October 21, 2013, prepared by Gary R. Civalier, P.E., L.S. of Civalier Engineering & Surveying, Inc. which plan sets forth the location of an additional seventy-six (76) parking spaces to be located at the site; and

Whereas: the plan submitted by the Applicant has been reviewed by John M. Pettit, PE, PP, CME, the Engineer for the Runnemedede Planning/Zoning Board, who by review letter dated November 15, 2013 made certain comments and recommendations; and

Whereas: the Applicant's application does not require the granting of any variances; and

Whereas: the Applicant agreed to revise the plan submitted in accordance with the requirements and comments set forth in the review letter dated November 15, 2013, and further requested that the installation of the additional parking be permitted to be accomplished in phases; and

Whereas: there was no objection from the public to the application.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Borough of Runnemede as follows

1. The Applicant is granted Preliminary and Final Amended Site Plan approval, permitting the Applicant to construct and install an additional seventy-six (76) parking spaces at the site subject to the following conditions:

a. The Applicant shall construct and install sidewalks, if not already present, across the entire length of the front of the existing building.

b. The Applicant shall revise the plan submitted in accordance with the requirements and comments set forth in the review letter dated November 15, 2013, as prepared by John M. Pettit, PE, PP, CME, the Engineer for the Runnemede Planning/Zoning Board, and shall further revise the plan in order to clearly designate the schedule of the construction and phasing of the expanded parking areas subject to this approval.

c. Subject to the Applicant obtaining all other State, County or Municipal approvals which may be required.

A motion having been presented, the Board voted as follows:

NAME	YES	NO	ABSTAIN	ABSENT
Klehamer	✓			
Dickinson	✓			
Goushian	✓			
Piechoski	✓			
Fullerton				AB
Aupperle	✓			
Gunn	✓			
*Kalvaitis	✓			
*Kappatos	✓			

*Cannot vote on D Variance (Use).

ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
Beatrice				✓
Obert				

Attest:

Borough of Runnemede Planning/Zoning Board

June Elkins
June Elkins, Secretary

Kandy Klehamer
Kandy Klehamer, Chairman

The undersigned, Secretary of the Borough of Runnemede Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 20th day of November, 2013.

June Elkins
June Elkins, Secretary
Borough of Runnemede Planning/Zoning Board

**ZONING/PLANNING BOARD
BOROUGH OF RUNNEMEDE
RESOLUTION NO. _____**

**RECOMMENDATION TO MAYOR AND COUNCIL OF THE BOROUGH OF
RUNNEMEDE BY THE PLANNING/ZONING BOARD OF THE BOROUGH OF
RUNNEMEDE TO AMEND THE LAND USE ORDINANCE OF THE BOROUGH
OF RUNNEMEDE IN ORDER TO ALLOW DRIVE THROUGH WINDOWS AS
A CONDITIONAL USE WITHIN THE COMMERCIAL ZONING DISTRICT**

Whereas: The Planning/Zoning Board at a regular meeting of the Board on October 9, 2013 discussed whether or not restaurant/fast food drive-through windows should be a permitted use within the Commercial Zoning District; and

Whereas: The Planning/Zoning Board has determined that it is in the best interests of the residents of the Borough of Runnemede that restaurant/fast food drive-through windows should be a conditional permitted use within the Commercial Zoning District, with restrictions and requirements to be hereafter determined.

NOW THEREFORE, BE IT RESOLVED:

It is the recommendation of the Planning/Zoning Board for the Borough of Runnemede, to the Mayor and Council of the Borough of Runnemede, that an amendment should be made to the existing Zoning Ordinance so that restaurant/fast food drive-through windows should be a conditional permitted use within the Commercial Zoning District, with restrictions and requirements to be hereafter determined and reviewed by the governing body for the Borough of Runnemede and the Borough of Runnemede Planning/Zoning Board.

A motion having been presented, the Board voted as follows:

NAME	YES	NO	ABSTAIN	ABSENT
Klehamer	✓			
Dickinson	✓			
Goushian	✓			
Piechoski	✓			
Fullerton				✓
Aupperle	✓			
Gunn	✓			
*Kalvaitis	✓			
*Kappatos	✓			

*Cannot vote on D Variance (Use).

ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
Beatrice				
Obert				

Attest:

Borough of Runnemede Planning/Zoning Board

June Elkins
June Elkins, Secretary

Kandy Klehamer
Kandy Klehamer, Chairperson

The undersigned, Secretary of the Borough of Runnemede Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 20th day of November, 2013.

June Elkins
June Elkins, Secretary
Borough of Runnemede Planning/Zoning Board