

## MINUTES

### RUNNEMEDE PLANNING/ZONING BOARD

NOVEMBER 20, 2013

MEETING CALLED TO ORDER:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Kandy Klehamer, Chairperson  
Richard Dickinson, -Vice Chairman  
Debra Goushian  
Scott Piechoski  
Ron Fullerton-Absent  
Joseph Aupperle  
John Gunn  
Sis Kalvaitis-Mayor  
Nick Kappatos, Councilman  
Anthony Beatrice-Alternate-absent  
William Obert- Alternate  
David Rowan, Solicitor  
John Petitt, 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 Dickinson seconded by Kalvaitis that the minutes for October 9, 2013 as submitted by the clerk. The motion carried.

NEW BUSINESS:

RESOLUTION RECOMMENDING 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.

Chairperson Klehamer opened the public hearing open to the public no one to speak at this time a motion was made by Goushian seconded by Aupperle the resolution be adopted. The motion carried and Chairperson Klehamer requested a roll call vote with the following results: Klehamer, Dickinson, Goushian, Piechoski, Aupperle, Gunn, Kalvaitis, Kappatos, Obert. Absent: Beatrice, Obert.

APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR DPE 160 E. 9<sup>TH</sup> AVE.-RUNNEMEDE ASSOCIATES: FOR THE PURPOSE OF EXPANDING THE PARKING LOT. Chairperson Klehamer opened the public hearing. Frank Coulter 407 Sheffield Ct. Runnemede wanted a retaining wall and Linda Hurd 210 Oak Avenue wanted to know what kind of trees. The board informed them they were asking about the wrong application. There appearing to be no one to speak at this time a motion was made by Dickinson seconded by Piechoski the public hearing be closed. The motion carried. Chairperson Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Aupperle, Gunn, Kalvaitis Kappatos. Absent: Beatrice, Fullerton.

APPLICATION FOR THE BUTLER GROUP FOR MAJOR SUBDIVISION PRELIMINARY FOR BLOCK 149.01  
LOT1: USE VARIANCE/DENSITY ORDINANCE: At this time Solicitor Rowan excused Mayor and  
Councilman Kappatos from the room.

Solicitor Barone on behalf of the applicant Mr. Butler spoke to the residents and explained the use  
variance and density ordinance and a proposal of a plan for 114 townhomes.

Solicitor Barone also introduced a group of specialist one being a planner, an engineer and Deanna  
doing the traffic study when they were through with their lengthy presentation Chairperson Klehamer  
Opened the public hearing on this application.

Charles Bucheim -223 Sunnybrook Rd., Tom & Barbara Cavel-281 Evergreen Ave., Barbara Warburton,  
Mrs. Wise-Evergreen Rd., Triston Morales-301 Evergreen Rd., 402 Sheffield Ct., Amy Farry-816 Read Ave.  
John Massanova-521 Drexel Ct., Dan Massanova -521 Drexel Ct., Henry Harrada 400 Sheffield Ct., Joan  
Peterson 310 Evergreen Rd.-Dennis Deal -1610 Davis Rd. The residents spoke about burden on schools,  
the amount of traffic that would be generated, not being notified, police and fire protection wildlife and  
wetlands.

Solicitor Barone answered questions on the traffic impact. Wildlife and wetlands being addressed. There  
appearing to be no one else to speak at this time a motion was made by Aupperle seconded by  
piechoski the public hearing be closed. Chairperson Klehamer asked Solicitor Barone if they could  
compromise and not make as many units. Solicitor Barone talked it over with his client and are going to  
redo the plan with less housing units. It was decided that the application would be resubmitted for the  
January 8, 2013 meeting without the applicant having to renotece.

OLD BUSINESS: None

COMMUNICATIONS: None

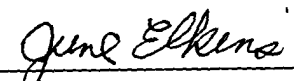
GOOD & WELFARE; No one to speak

ADJOURNMENT: A motion was made by Aupperle seconded by Piechoski the meeting be adjourned at  
9:45 PM.

Approved By

  
Kandy Klehamer, Chairperson

Attest:

  
Jube Elkins, Secretary