

**AUGUST 9, 2018**

The Joint Planning & Zoning Meeting of the Borough of Runnemede was held on the above date in the meeting room of the Borough Hall, 24 N. Black Horse Pike, Runnemede, NJ. The meeting was called to order at 7:00 PM.

STATEMENT: Ms. Klehamer read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following members were present at roll call: Klehamer, Aupperle, Loverdi, White, Ranieri, Piechoski, & Venella Excused: Goushian, Dodds & Engineer John Pettit; Absent: Stone & Kappatos; Also present were Solicitor David Rowan and Zoning Officer Keith Knight.

APPROVAL OF MINUTES: A motion was made by White, seconded by Ranieri that the minutes of the 7/11/18 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

**OLD BUSINESS:**

**RESOLUTION #18-13**

**RESOLUTION MEMORIALIZING THE BULK VARIANCES WITH WAIVERS TO ENCLOSE AN EXISTING PATIO/CARPORT, BLOCK 94, LOT 2, 314 SHEPPARD AVENUE**

**(SEE ATTACHED RESOLUTION)**

A motion was made by Aupperle, seconded by Venella to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Piechoski, Loverdi & Venella. Abstentions: Ranieri. Chairwoman Klehamer declared the resolution adopted.

**RESOLUTION #18-14**

**RESOLUTION MEMORIALIZING THE BULK VARIANCES WITH WAIVERS TO CONSTRUCT AN ADDITION TO A GARAGE, BLOCK 161, LOT 11 314 SHEPPARD AVENUE**

**(SEE ATTACHED RESOLUTION)**

A motion was made by Venella, seconded by Aupperle to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Piechoski, Loverdi & Venella. Abstentions: Ranieri. Chairwoman Klehamer declared the resolution adopted.

**NEW BUSINESS:**

Chairwoman Klehamer addressed the application from PSE&G to upgrade one of their substations along Evesham Road scheduled to be heard in the next few months. A discussion followed.

Borough Engineer Steven Bach presented different time lines to the Board regarding moving forward with creating the redevelopment zone.

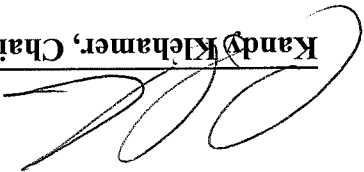
**GOOD & WELFARE:**

Charles Buckheim, 223 Sunnybrook Road: Mr. Buckheim wanted to know about a larger venue for the redevelopment zone public hearing.

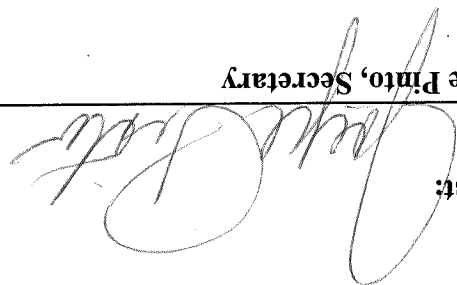
Seeing no one else wishing to speak, a motion was made and seconded to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Piechoski, seconded by Lovardi to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 7:39 PM.

Approved by:

  
Kandy Klehamer, Chairwoman

Attest:

  
Joyce Pinto, Secretary

**ZONING/PLANNING BOARD  
BOROUGH OF RUNNEMEDE  
RESOLUTION #18-13**

**Applicants:** Robert Farrell

**Premises:** 314 Sheppard Avenue  
Block 94, Lot 2

**Zone:** R-1 Residential Zoning District

**Application:** Bulk Variances with Waivers

**Whereas:** The Applicant, Robert Farrell, is the owner of the lands and premises located at 314 Sheppard Avenue, Block 94, Lot 2, in the Borough of Runnemede, which property lies in the R-1 Residential Zoning District; and

**Whereas:** The Applicant has submitted an Application for a side yard set-back bulk variance with waivers, in order to permit the Applicant to enclose an existing patio/carport located on the property. The Application is supported by a survey prepared by John Donovan, P.L.S. dated May 5, 2018; and

**Whereas:** The Applicant has presented testimony in support of the Application and the Board considering that the proposed enclosure will actually bring the property into closer compliance for a side yard set-back, which is currently 7 feet, so that the proposed enclosure shall be 3 feet from the side line, instead of the present set back of .6 feet between Lots 2 and 1; and

**Whereas:** The Planning/Zoning Board has reviewed the Review Letter dated June 25, 2018, prepared by John M. Pettit, P.E., PP, CME, Engineer for the Borough of



Runnemede Planning/Zoning Board, who recommended that certain Waivers should be granted to the Applicant; and

**Whereas:** The Planning/Zoning Board has given careful consideration to the Application and testimony of the Applicant and finding that the granting of the requested variances will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that there was no objection from the public.

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

1. The Applicant is granted a variance from Section 395-6 which requires a side yard set-back of 7 feet, so that the Applicant can construct the proposed enclosure to within 3 feet of the property line between Lots 2 and 1.

2. The Applicant is granted waivers as set forth in the Review Letter dated June 25, 2018, prepared by John M. Pettit, P.E., PP, CME, Engineer for the Borough of Runnemede Planning/Zoning Board.

3. This approval is conditioned on the requirement that the Applicant submit a revised sealed survey depicting the location of the proposed enclosure, with the 3 foot side yard set-back herein granted.

4. This approval is subject to any and all other State, County or local approvals or inspections which may be required.

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



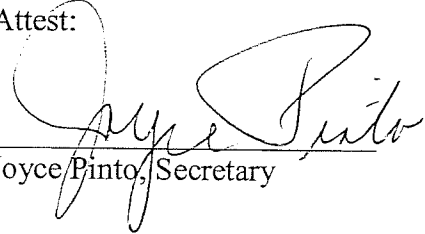
NAME	YES	NO	ABSTAIN	ABSENT
Klehamer	✓			
Goushian				
Venella	✓			
Piechoski	✓			
Stone				✓
Aupperle	✓			
Loverdi	✓			
*Ranieri			✓	
*Kappatos				✓

\*Cannot vote on D Variance (Use).

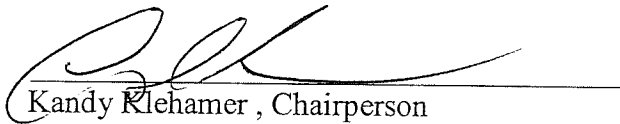
ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
White				
Dodd				

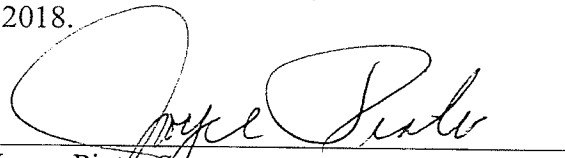
Attest:

  
 Joyce Pinto, Secretary

Borough of Runnemede Planning/Zoning Board

  
 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 11th day of July, 2018.

  
 Joyce Pinto, Secretary  
 Borough of Runnemede Planning/Zoning Board





**ZONING/PLANNING BOARD  
BOROUGH OF RUNNEMEDE  
RESOLUTION #18-14**

**Applicants:** Kevin Kelly

**Premises:** 828 Third Avenue  
Block 161, Lot 11

**Zone:** R-1 Residential Zoning District

**Application:** Bulk Variances Associated with Construction of Garage with Waivers

**Whereas:** The Applicant, Kevin Kelly, is the owner of the lands and premises located at 828 Third Avenue, Block 161, Lot 11, in the Borough of Runnemeade, which property lies in the R-1 Residential Zoning District; and

**Whereas:** The Applicant has submitted an Application for certain bulk variances required in order to construct a 24 foot by 24 foot addition to the existing garage located at the site. The Application was supported by a survey prepared by Marc. J. Cifone, P.L.S. dated June 4, 2018; and

**Whereas:** The Applicant has presented testimony in support of the Application and the Board considering that the proposed addition will be used to store vehicles and/or personal property belonging to the Applicant, which will remove the parking of these vehicles from Burt Road; and

**Whereas:** The Planning/Zoning Board has reviewed the Review Letter dated June 19, 2018, prepared by John M. Pettit, P.E., PP, CME, Engineer for the Borough of Runnemeade Planning/Zoning Board, who recommended that certain Waivers should be granted to the Applicant; and



**Whereas:** The Planning/Zoning Board has given careful consideration to the Application and testimony of the Applicant and finding that the granting of the requested variances will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that there was no objection from the public.

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

1. The Applicant is granted a variance from Section 395-6(E) which requires a front yard set back of 10 feet, so that the Applicant can construct the proposed garage addition to within 6.1 feet of the property line along Burt Road.

2. The Applicant is granted a variance from Section 395-6 of the Zoning Ordinance which requires that any garage not exceed 12 feet by 24 feet in size, so that the Applicant can construct an addition to the existing garage measuring 24 feet by 24.

3. The Applicant is granted waivers as set forth in the Review Letter dated June 19, 2018, prepared by John M. Pettit, P.E., PP, CME, Engineer for the Borough of Runnemede Planning/Zoning Board.

4. This approval is subject to any and all other State, County of local approvals or inspections which may be required.

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



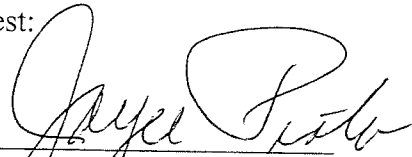
NAME	YES	NO	ABSTAIN	ABSENT
Klehamer	✓			
Goushian	✓			
Venella	✓			
Piechoski	✓			
Stone				✓
Aupperle	✓			
Loverdi	✓			
*Ranieri			✓	
*Kappatos				✓

\*Cannot vote on D Variance (Use).

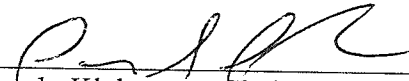
ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
White				
Dodd				

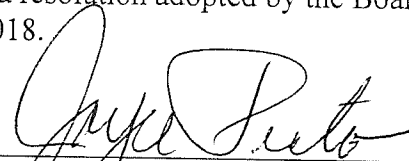
Attest:

  
 Joyce Pinto, Secretary

Borough of Runnemede Planning/Zoning Board

  
 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 17th day of July, 2018.

  
 Joyce Pinto, Secretary  
 Borough of Runnemede Planning/Zoning Board

