

## FEBRUARY 13, 2019

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, Goushian, White, Aupperle, Loverdi, Kappatos, Ranieri, Venella, Dodds & Leap. Absent: Piechoski. Also present were Solicitor David N. Rowan, Engineer Steven M. Bach, Zoning Officer Keith Knight and Planner Candace Kanaplue.

Solicitor Rowan determined that Mary Dodds, Alternate, would sit in for Scott Piechoski.

APPROVAL OF MINUTES: A motion was made by Venella, seconded by Goushian that the minutes of the 1/9/19 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

Chairwoman Klehamer stated that it was not time for the public hearing to determine whether there is a need to declare certain areas as a redevelopment zone.

Steven Bach, Planning Board Engineer, introduced himself and Candace Kanaplue, Planner and were sworn in by Solicitor David Rowan. Mr. Rowan also presented the Preliminary need Investigation Determination of Need Report as Exhibit I. Mr. Bach presented an overview of what the goals were for this evening. Mr. Bach also reviewed the written report. Chairwoman Klehamer also addressed the audience about the time and effort put in by the board to get to this point.

The following property owners had questions:

Susan Leonchuck, 25 W. 6<sup>th</sup> Avenue: Ms. Leonchuck wanted to know how long would the project take? Mr. Bach explained that there is no project yet. Board was looking to just approve the study area and that this is step 1.

Tammy Petrarca, 26 E. 6<sup>th</sup> Avenue: Ms. Petrarca had questions about the VFW playground and parking issues. Mayor Kappatos explained that the land on which the playground sits is owned by Sports Depot. Chairwoman Klehamer instructed Ms. Petrarca that this is not the body that addresses parking problems and that she should call the police with those issues.

Marie Formosa, 15 E. 4<sup>th</sup> Avenue: Ms. Formosa wanted to make sure this study was non-condemnation and no eminent domain. She was assured that eminent domain or condemnation would be used.

Ben Calcott, Jr., 32 E. 5<sup>th</sup> Avenue: Mr. Calcott stated that he had put lots of money into his home and would not want to sell. He was assured that he would not have to sell.

Ms. Scheider, 18 W. 6<sup>th</sup> Avenue: Ms. Scheider wanted a time frame for the project. Chairwoman Klehamer said there is no project as yet, thus no time frame. Ms. Scheider insisted that borough must have an idea as to how long this would take. Mayor Kappatos explained again that there was no time frame since there was no project yet.

Randall Beckie, 211-213 Black Horse Pike: Mr. Beckie stated that he owned a property in the proposed zone and thought this was a great idea.

Mario & Margaret Polizzi, 1 Black Horse Pike: The Polizzis had questions about parking and zoning.

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Asa Sturtevant, 20 W. 5<sup>th</sup> Avenue: Mr. Sturtevant wanted to know if borough could add condemnation after the fact. He was assured that borough could not.

Ken Brostrand, 43 Broadway: Mr. Brostrand wanted to know if there were any ideas for high priority areas. Mayor Kappatos explained that there were no plans as yet as this was the first step.

Pat Smith, 876 Orchard Avenue: Ms. Smith asked what would be in the tool box if the areas was declared a redevelopment zone. Mayor Kappatos explained value added and tax abatements.

Lael Bratton, 43 E. 8<sup>th</sup> Avenue: Mr. Bratton stated he does not like tax abatements.

Ron Mulhall, 404 Black Horse Pike: Mr. Mulhall thanked Mayor & Council for taking this project on.

Suzanne Martina, 17 W. 6<sup>th</sup> Avenue: Ms. Martina asked if she was required to tell potential buyers of her home of the redevelopment zone project.

Tami Patrarca, 26 E. 6<sup>th</sup> Avenue: Ms. Patrarca spoke about the parking issues around the VFW on her street.

Michael Boskey, 815 N. Black Horse Pike: Mr. Boskey stated that this was exciting news and wanted to know how residential and commercial can coexist. Mayor Kappatos stated that this was a first step.

Gene Smith, 876 Orchard Avenue: Mr. Smith wanted to know how the Black Horse Pike was chosen. He also stated that he hoped apartments would not be part of this plan because fire company didn't like them. Deputy Fire Chief Loverdi, a member of the board, stated that he had no problem with apartments. Mr. Smith also quoted the master plan. Mr. Bach corrected his interpretation. Mr. Smith also wanted to know why Irish Hill Road was not part of this plan. Mayor Kappatos stated that everyone thought the pike was the way to go.

Rachelle Omenson, 121 Singley Avenue: Ms. Omenson stated that as a member of an art committee the committee had a vision for Runnemede.

Charles Buckheim, 223 Sunnybrook Road: Mr. Buckheim stated that he hoped the community would support this effort.

Charles McBride, 13 E. 3<sup>rd</sup> Avenue: Mr. McBride asked about parking lots.

Shriteben Patel, 19 E. 9<sup>th</sup> Avenue: Ms. Patel wanted to know if she agreed to sell but decided at the last minute not to could she back out. Mr. Bach explained that that was between her and the developer and whatever agreement she makes with them.

Ms. Leonchuck, 25 W. 6<sup>th</sup> Avenue: Ms. Leonchuck wanted to know if borough would be reviewing sales with elder people. Mr. Bach explained that borough would not be involved with the sale of any property.

Ben Calcott, 32 E. 5<sup>th</sup> Avenue: Mr. Calcott also asked if borough would be involved in the sales of the properties. Again Mr. Bach stated that borough would not be involved in sales.

Mike Heizelman, 24 E. 5<sup>th</sup> Avenue: Mr. Heizelman asked who would be asking him to sell his property. Mr. Bach said it would be a developer.

Dave Snedeker, 36 E. 5<sup>th</sup> Avenue: Mr. Snedeker asked if he would be notified of any changes. Mr. Bach assured him that he would.

Rachelle Omenson, 121 Singley Avenue: Ms. Omenson wanted to know if explanatory language could be included with the next notice. Mr. Bach explained that it could not.



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Chairwoman Klehamer thanked everyone for their input and asked Solicitor Rowan to present the resolution.

**RESOLUTION #19-08**

**RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE RUNNEMEDE BOROUGH PLANNING BOARD TO THE RUNNEMEDE BOROUGH MAYOR AND BOROUGH COUNCIL REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, on July 5, 2017 the Runnemede Borough Mayor and Council passed Resolution 17-107 directing and authorizing the Runnemede Planning Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Borough were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the areas to be investigated pursuant to said resolution was: Blocks 40-52; 32-39; 21-23; 25; and 27-29, on the tax maps of Runnemede Borough; and

**WHEREAS**, the Runnemede Borough Planning Board, authorized the Borough Planner, Bach Associates, to perform a preliminary investigation and issue a report to the Board; and

**WHEREAS**, Bach Associates, PC, issued a report dated December 2017, entitled "Preliminary Need Investigation Determination of Need Report" for said investigation area and forwarded same to the Runnemede Borough Planning Board for review by the Board, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

**WHEREAS**, the Runnemede Borough Planning Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on February 13, 2019; and

**WHEREAS**, at the time of the public hearing the Board heard testimony from Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, who testified before the Board with respect to the preliminary investigation report she prepared. Mr. Bach and Ms. Kanaplue reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area and gave general testimony regarding the report; and

**WHEREAS**, in their report Mr. Bach and Ms. Kanaplue determined that all the properties of the area studied, specifically Blocks 40-52; 32-39; 21-23; 25; and 27-29, qualified as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Borough Council; and

**WHEREAS**, the Borough Planner further recommended that the Mayor and Borough Council find that the intent of the Borough's Master Plan is to foster economic development along existing commercial corridors and to promote an equitable balance of land use which may be furthered by the designation of this area as a redevelopment area. Such a designation was also recommended to be incorporated in the next Master Plan Reexamination Report; and

**WHEREAS**, this resolution incorporates by way of reference any and all testimony given at the hearing by members of the public, the Board's professionals and members of the Board, said testimony having been considered by the Board in connection with the passage of this resolution; and



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**WHEREAS**, the Runnemede Borough Planning Board did its review and made its recommendation based on the above documents, the December 2017 report of Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP, and the testimony provided at the time of the hearing, including the testimony of its own professionals.

**NOW, THEREFORE, BE IT RESOLVED** by the Runnemede Borough Planning Board, by a vote of 9 members in favor and 0 members opposed, and 0 members abstaining as follows:

1. The Runnemede Borough Planning Board approves and adopts the report dated December 2017, entitled "Preliminary Need Investigation Determination of Need Report" and the findings contained therein, and same is referred to the Runnemede Borough Mayor and Council for review and consideration; and

2. The Runnemede Borough Planning Board notes that the power of eminent domain is not made a part of the recommendations of the Board nor is it to be used in connection with the redevelopment area in question; and

3. The Runnemede Borough Planning Board recommends to the Runnemede Borough Mayor and Council, that the entire area referred to the Board for investigation, specifically, Blocks 40-52; 32-39; 21-23; 25; and 27-29, on the tax maps of Runnemede Borough, be declared an area in need of redevelopment; and

4. The Runnemede Borough Planning Board recommends that the Runnemede Borough Mayor and Council find the intent of the Borough's Master Plan is to foster economic development along existing commercial corridors and to promote an equitable balance of land use which may be furthered by the designation of this area as a redevelopment area and further recommends that this designation be incorporated into the next Master Plan Reexamination Report.

**THE PLANNING BOARD OF THE  
BOROUGH OF RUNNEMEDE**

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, White, Goushian, Venella, Aupperle, Loverdi, Ranieri, Kappatos & Dodds; Nays: None; Absent: Piechoski; Chairwoman Klehamer declared the resolution adopted.

**GOOD & WELFARE:**

Seeing no one wishing to speak, a motion was made by Kappatos, seconded by Aupperle 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 Aupperle, seconded by Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 9:03 PM.

**Approved by:**

  
Kandy Klehamer, Chairwoman

**Attest:**

  
Joyce Pinto, Secretary