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September 28, 2023

**VIA HAND DELIVERY**

Ms. Joyce Pinto  
Planning and Zoning Board  
Borough of Runnemede  
24 North Black Horse Pike  
Runnemede, New Jersey 08078

**RE: EAE PROPERTIES LLC (IRISH HILL TAVERN)  
810 E. CLEMENTS BRIDGE ROAD, BLOCK 141, LOT 1, RUNNEMEDE NJ**

Dear Ms. Pinto:

This firm represents EAE Properties LLC (“Applicant”), owner of property located at 810 E. Clements Bridge Road and designated as block 141, lot 1 on the municipal tax map. The site is occupied by Irish Hill Tavern. The applicant seeks amended site plan approval to convert an existing outdoor patio into a building addition.

I enclose the following:

1. One original and four (4) copies of the Planning Board Application, including checklist and summary of application;
2. Five (5) full-size, signed and sealed copies of an Amended Site Improvement Plans, prepared by Jefferis Engineering Associates, LLC, dated August 19, 2020, last revised August 7, 2023 (4 sheets);
3. Five (5) copies of Elevations and Floor Plans, prepared by TK Studio LLC, dated June 20, 2023 (2 sheets);
4. Five (5) copies of Resolution No: 20-13, which was approved by the Borough of Runnemede Planning/Zoning Board on October 14, 2020;
5. One (1) original ownership disclosure;
6. One (1) original W-9;
7. Three checks: \$2,225.00 (escrow fee), \$325.00 (application fee) and \$10.00 (property owners list);

8. An electronic copy of the entire submission.

Please confirm that this application is complete and place this on the next available Planning and Zoning Board meeting agenda.

Thank you.

Very truly yours,  
DEL DUCA LEWIS & BERR, LLC

*Damien O. Del Duca*

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DOD:gml  
Enclosures

cc: David Rowan, Esquire (via UPS overnight)  
Steven Bach, PE, RA, PP, CME (via UPS overnight)  
Kandy Klehamer (via UPS overnight)  
Ed and Eva Donohue (via e-mail)  
Teal Jefferis, P.E, CME, CDT (via e-mail)

