

**ZONING/PLANNING BOARD
BOROUGH OF RUNNEMEDE
RESOLUTION NO. 20-13**

Applicants: CAK Properties, LLC. (The Vault Restaurant)

Premises: 810 East Clements Bridge Road
Block 141, Lot 1

Zone: "C" Commercial Zoning District

Application: Site Plan Approval with Use Variance, Bulk Variances and Waivers
Required for Purpose of Installing an Outside Dining Patio

Whereas: The Applicant, CAK Properties, is the owner of the lands and premises
situate at 810 East Clements Bridge Road, Block 141, Lot 1, which property lies in the
C-Commercial Zoning District; and

Whereas: The Applicant has submitted an Application for Site Plan Approval with a
Use Variance from Section 395-24C(2) of the Zoning Ordinance, certain Bulk Variances
from Sections 395-9.E, 395-9.I, 395-13.A(3) and 395-13B(1)(d)(3) and Waivers from
Section 331-55(E) of the Zoning Ordinance, so that the Applicant can construct an
outdoor patio intended to be used for outdoor dining, which improvement shall be
attached to the main existing building as set forth and depicted on those Plans entitled
"Minor Site Improvement Plans and dated May 21, 2020, prepared by Teal S. Jefferis,
P.E. of Jefferis Engineering Associates, LLC; and

Whereas: The Applicant and Teal S. Jefferis, P.E. have given testimony in support of
the Application, and have agreed to certain conditions; and

Whereas: The Planning/Zoning Board has reviewed and considered that Review Letter dated September 3, 2020, as prepared by Steven M. Bach, PE, RA, PP, CME, of Bach Associates, PC, Engineers for the Borough of Runnemede; and

Whereas: The Planning/Zoning Board has given careful consideration to the Application and testimony of the Applicant, Applicant's Engineer and the Review Letter dated September 3, 2020 and finding the Site Plan submitted should be approved, with conditions, and that the granting that the granting of the requested use variance, bulk variances and waivers from the provisions of the Zoning Ordinance set forth herein, with conditions, are appropriate and 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 Site Plan Approval, subject to the conditions herein set forth, so that the Applicant can construct an outdoor patio intended to be used for outdoor dining, which improvement shall be attached to the main existing building as set forth and depicted on those Plans entitled "Minor Site Improvement Plans and dated May 21, 2020, prepared by Teal S. Jefferis, P.E. of Jefferis Engineering Associates, LLC, subject to the following conditions and requirements:

a. The Applicant shall install a six (6) foot high solid PVC fence along the property lines of adjacent Lots 2 and 6, which shall be installed along the property and within 14.5 feet of the street curb lines of Forest Avenue and Pine Avenue.

b. The Applicant shall expand the existing trash enclosure in order to accommodate the additional trash and waste generated by the outdoor patio dining area.

c. The Applicant shall block off the driveway coming from Block 141, Lot 6, which lot is owned by the Applicant, in order to eliminate any entrance onto Block 141, Lot 1, from Lot 6.

d. The Applicant shall restripe the parking area, repaint the yellow curbing and straighten and/or repair all parking stops.

e. The Applicant shall comply with the Review Comments, 1 through 12, set forth in the Review Letter dated September 3, 2020, as prepared by Steven M. Bach, PE, RA, PP, CME, of Back Associates, PC, Engineer for the Borough of Runnemede.

f. There shall be no speakers, public address systems or piped music to the outdoor patio dining area at any time.

g. The Applicant shall submit a photo or conceptual plan of how the outdoor dining patio area is intended to visually appear.

h. The Applicant shall limit the total seating for the restaurant and outdoor dining patio area to 110 seats, with no more than 20 seats to be located within the outdoor dining patio.

i. The Applicant shall submit a lighting plan for the outdoor dining patio. A satisfactory night light function test shall be conducted by the applicant's engineer and results submitted to the Borough Engineer prior to the issuance of a certificate of occupancy.

2. The Applicant is granted a Use Variance from Section 395-24C(2) of the Zoning Ordinance, which designates outdoor dining as a conditional use within the "C" Commercial Zoning District, so that the Applicant may, subject to the conditions herein

set forth, install and maintain an outdoor dining patio in accordance with the Site Plan submitted and approved.

3. The Applicant is granted the following Bulk Variances:

a. A variance from Section 395-9.E of the Zoning Ordinance, which requires a minimum rear yard set-back of 20 feet, so that the Applicant can maintain the pre-existing set-back of 18.4 feet.

b. A variance from Section 395.9.1 of the Zoning Ordinance, which provides for a maximum impervious lot coverage of 50%, so that the Applicant can maintain the impervious lot coverage of 87.2%.

c. A variance from Section 395-9.G.1 of the Zoning Ordinance, which requires a 20 foot buffer between commercial and residential properties, so that the Applicant can maintain a 7 foot buffer between Block 141, Lot 1 and Lots 2 and 6.

d. A variance from Section 395.13.A(3) of the Zoning Ordinance, which requires a minimum set-back of 20 feet between the street right of way and parking area, so that the Applicant can maintain the pre-existing set-back of 0 feet.

4. The Applicant is granted the following Waivers:

A waiver from the requirement that all trees and/or tree masses be shown on the Site Plan.

A waiver from the requirements set forth in Section 331-55.E(2) (10) (12) (15) (19) (20) (22) (23) (24) (25) and (26).of the Zoning Ordinance.

5. 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	✓			✓
Wozunk				✓
White	✓			
Aupperle			✓	
Dodds				✓
*Ranieri				
*Kappatos				

*Cannot vote on D Variance (Use).


ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
Leap	✓			
Farmer	✓			

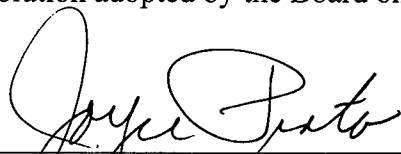
Attest:

Borough of Runnemede Planning/Zoning Board


 Joyce Pinto, Secretary


 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 14th day of October, 2020.


 Joyce Pinto, Secretary
 Borough of Runnemede Planning/Zoning Board