

**RUNNEMEDE PLANNING/ZONING BOARD  
AGENDA  
FEBRUARY 28, 2024**

**MEETING CALLED TO ORDER:**

**PLEDGE ALLEGIANCE TO FLAG:**

**STATEMENT:** Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the clerk in the following manner:

1. Posted on the bulletin board in the Borough Clerk's Office.
2. Emailed to the Retrospect and the Courier Post.

<b>ROLL CALL:</b>	Kandy Klehamer, Chairwoman	_____
	Joseph Aupperle	_____
	Debra Goushian	_____
	Charles Buchheim	_____
	Dennis Venella	_____
	Cashor Farmer	_____
	Harry Wozunk	_____
	Mayor Kappatos	_____
	Councilman Craig Laubenstein	_____
	Sharon Burke, Alternate	_____
	Cathy Walker, Alternate	_____
	Gary Musilli, Alternate	_____
	David N. Rowan, Solicitor	_____
	Steven Bach, Engineer	_____

**MINUTES:**

Request approval of minutes from the 1/24/24 meeting.

**MOTION:** \_\_\_\_\_

**OLD BUSINESS:**

RESOLUTION #24-09: Resolution Approving Amended Preliminary and Final Site Plan Approval and Use Variance for 10 E Clements Bridge Road (Cottonmouth Dispensary)

**MOTION:** \_\_\_\_\_      **ROLL CALL:** \_\_\_\_\_

**NEW BUSINESS:**

APPLICATION #24-02: Application for a Bulk Variance for a Pole Barn  
1025 N Read Avenue (Block 13, Lot 4)

**CHAIRPERSON'S REPORT:**

**GOOD & WELFARE:**

**MOTION TO CLOSE GOOD & WELFARE:**

**ADJOURNMENT:**      **MOTION:**

**TIME:**

**RESOLUTION NO. 24-09**

**Applicant:** 10 E. Clements Bridge Road, LLC

**Property:** 10 E. Clements Bridge Road  
Block 112, Lots 12, 12.01 & 12.04

**Zone:** C-1 Commercial Zoning District with a Cannabis Establishments Overlay

**Application:** Amended Preliminary and Final Site Plan Approval and Use Variance

**Whereas**, on January 24, 2024, the Applicant, 10 E. Clements Bridge Road, LLC, did appear before the Board, together with their attorney, Damien O. Del Duca, Esquire, regarding an Application for Amended Preliminary and Final Site Plan Approval and Use Variance to permit a pick-up window and drive-thru lane, which is not a permitted use at the site; and

**Whereas**, the Applicant has previously obtain Conditional Use Variance approval in September, 2022 under Resolution #22-18 and Site Plan approval on October 26, 2022 under resolution #22-20, which granted permission to convert an existing 9,000 square foot building to a recreational retail cannabis dispensary; and

**Whereas**, the Applicant, in support of their Application, presented a Plan entitled “Use Variance & Amended Site Plan, 10-20 Clements Bridge Road, Block 112, Lots 12, 12.01, 12.01 & 12.04, Plate 7, Borough of Runnemede, Camden County, New Jersey”, prepared by the Pettit Group, LLC,; and

**Whereas**, the Applicant presented the testimony of Brian W. Cleary, PE, of the Pettit Group, LLC, Terry Combs, P.P. of the Pettitt Group, LLC. and Matthew Holcombe, a principal member of the Applicant, who gave testimony regarding the operation of the

pick-up window, the plans submitted, and that the proposed variance would not have an impact on adjacent properties, and that similar facilities with drive-thru windows exist in the C-1 Commercial Zoning District and

**Whereas,** the Applicant has agreed to amend the plans submitted to conform with the representations made by the Applicant at the hearing regarding the placement of added directional signage and bollards near the entrance of the building, and will further comply with the review comments set forth in that certain Review Letter dated January 23, 2024, prepared by Steven M. Bach, P.E. R.A. PP. CME, of Bach Associates, PC., Engineer for the Runnemede Planning/Zoning Board,

**Whereas,** the Board has considered a certain Review Letter dated January 23, 2024, prepared by Steven M. Bach, P.E. R.A. PP. CME, of Bach Associates, PC., Engineer for the Runnemede Planning/Zoning Board, which stated, among other things, that his office had no technical objections to the changes of the Plans formerly approved; and

**Whereas,** the meeting was opened to the public for comment and questions and one (1) resident did voice a concern regarding the possible back-up of traffic using the intended drive-thru window; and

**Whereas:** the Board having considered the testimony of the experts and interested parties presented on behalf of the Applicant, and having considered the Review Letter dated January 24, 2024, prepared by the Engineer for the Borough of Runnemede Planning/Zoning Board, and having heard the instructions of David N. Rowan, Esquire, the Board's attorney, the Board has determined that the Applicant has met and satisfied the criteria which would permit the granting of the use variance requested and

amendment to the site plan; and

**Whereas**, the Board has determined that they have jurisdiction to hear the Application and proceed accordingly.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the Borough of Runnemede has determined that the Applicant has met and satisfied the conditions which would permit the granting of an Amended Preliminary and Final Site Plan approval, and the criteria which would permit the granting of a use variance to permit a pick-up window and drive-thru lane to be used in conjunction with the business located at the site.

1. The Applicant is granted Amended Preliminary and Final Site Plan approval in accordance with the Plan entitled “Use Variance & Amended Site Plan, 10-20 Clements Bridge Road, Block 112, Lots 12, 12.01, 12.01 & 12.04, Plate 7, Borough of Runnemede, Camden County, New Jersey”, prepared by the Pettit Group, LLC. subject to the following conditions:

a. The Applicant shall amend the plans submitted to conform with the representations made at the hearing regarding the placement of added directional signage and bollards near the entrance of the building, and will further comply with the review comments set forth in that certain Review Letter dated January 23, 2024, prepared by Steven M. Bach, P.E. R.A. PP. CME, of Bach Associates, PC., Engineer for the Runnemede Planning/Zoning Board.

b. The Applicant shall install the propose striping within the public right of way of St. Clare Road, subject to the approval of the Governing Body. If permission is not

obtained from the Governing Body, the Applicant shall remove such striping from the right-of-way.

c. In the event the Applicant cannot obtain the permission of the owners of adjacent Lots 17 and 17.01, the Applicant shall not install the proposed wooden fence as set forth on the plan submitted.

2. The Applicant is granted a use variance, so that the proposed pick-up widow a drive-thru lane may be installed at the site, to be used solely in conjunction with the cannabis business formerly approved.

3. The approval herein granted is conditioned upon the Applicant obtaining any and all other approvals which may be required from all other State, County or Local governmental agencies.

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

NAME	YES	NO	ABSTAIN	ABSENT
Klehamer				
Aupperle				
Goushian				
Buchheim				
Venella				
Farmer				
Wozunk				
*Laubenstein				
*Kappatos				

\*Cannot vote on D Variance (Use).

ALTERNATES-IF NEEDED

NAME	YES	NO	ABSTAIN	ABSENT
Burke				
Musilli				

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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Joyce Pinto, Secretary  
Borough of Runnemede Planning/Zoning  
Board