


discussion ensued regarding the unusual shape and location of Mr. Perry's yard.. Chairwoman Klehamer instructed Mr. Perry that he needed to apply for a bulk variance for relief to install the pool.

Seeing no one else wishing to speak, a motion was made by Venella, 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 Piechoski, seconded by White to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 7:55 PM.

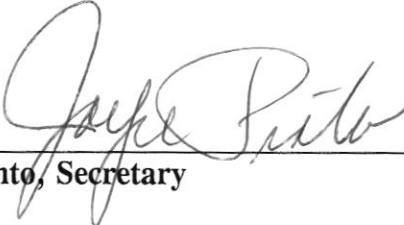
Approved by:



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**Kandy Klehamer, Chairwoman**

Attest:



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**Joyce Pinto, Secretary**

**APRIL 10, 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, Piechoski, Aupperle, Loverdi, Kappatos, Venella, Dodds & Leap. Absent: Ranieri. Also present were Solicitor David N. Rowan, Engineer Steven M. Bach, Zoning Officer Keith Knight.

**APPROVAL OF MINUTES:** A motion was made by Venella, seconded by Aupperle that the minutes of the 3/13/19 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

Under old business, Board Secretary, Joyce Pinto, reminded all members to file their 2019 Financial Disclosure Statement on line by April 30<sup>th</sup>.

**APPLICATION #19-01:** McPeak Enterprises II, LLC for a Conditional Use Variance for a walk up window for Rita's Water Ice, Block 60, Lot 3, 113-123 W. Clements Bridge Road.

David Rowan, Solicitor, swore in those individuals who would be testifying. Attorney Siciliano presented an overview of the project and the reasons why McPeak Enterprises wants to move Rita's Water Ice to this new location. Architect, Jack Smith, explains the plans for the new venue. David McPeak recited the history of Rita's on the Black Horse Pike. Mr. McPeak also explained how he was required to comply with franchise rules. Engineer Steve Bach's letter was addressed by Mr. Siciliano. Mr. Bach and Mr. Loverdi had questions about the placement of trash receptacles and Mr. Venella had questions about how customers would line up. Engineer Steve Bach reviewed his letter and explained that the only relief required was for the walk up window.

Chairwoman Klehamer opened the floor to the public. Seeing no one wishing to speak on this matter a motion was made by Aupperle, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Mr. Rowan presented the resolution to grant the conditional use variance for a walk up window with the stipulations that the business would use existing trash enclosure and conform to signage ordinance. A motion was made by Aupperle, seconded by Goushian to approve the conditional use variance. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, White, Goushian, Piechoski, Venella, Aupperle and Loverdi; Nays: None; Chairwoman Klehamer declared the resolution adopted.

**GOOD & WELFARE:**

Patricia Beck, 164 S. Oakland Avenue: Ms. Beck stated that she was there for the Toyota hearing. Chairwoman Klehamer explained that Toyota would not be heard this evening since they did not supply proper paperwork prior to advertising. Ms. Beck went on to explain the problems which have occurred as a result of the paving of the area in question. Chairwoman Klehamer explained that Ms. Beck would be noticed again by the applicant

Christine Scheider, 18 W.6th Avenue: Ms. Scheider stated that there was a rumor going around that the Board was changing the redevelopment project to a condemnation form. Chairwoman Klehamer stated that the rumor was untrue. Ms. Scheider asked for this in writing and Ms. Klehamer stated that this fact was already in writing.

Joseph Perry, 301 Central Avenue: Mr. Perry complained that he had applied for a pool permit twice but was denied by construction office. Mr. Perry presented a drawing submitted. A