

of contact with the borough's fire official. Mr. Venella made a motion to grant approval of the application as read by Mr. Rowan, seconded by Aupperle. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Farmer, White, Aupperle, Venella & Wozunk; Nays: None. Absent: Kappatos & Dodds. Chairwoman Klehamer declared the application approved.

GOOD & WELFARE:

Chairwoman Klehamer wished everyone a Happy Mother's Day.

Seeing no one wishing to speak, a motion was made by Aupperle, seconded by White to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

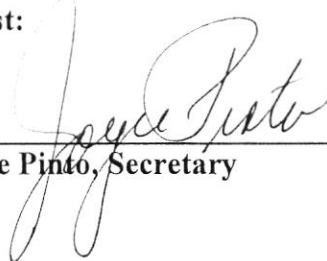
There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:07 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

APRIL 29, 2021

The Joint Planning & Zoning Meeting of the Borough of Runnemede was held on the above date remotely. The meeting was called to order at 7:00 PM.

STATEMENT: Chairwoman Klehamer read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following members were present at roll call: Klehamer, Goushian, Farmer, Ranieri, White, Aupperle, Venella & Wozunk. Absent: Dodds; Also present were Solicitor David N. Rowan, Engineer Steven Bach, Zoning Officer Keith Knight. Solicitor Rowan stated that Alternate Farmer would be seated in place of Ms. Dodds.

APPROVAL OF MINUTES: A motion was made by Goushian, seconded by Aupperle that the minutes of the 3/17/21 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer asked for a correction under Application #21-02 Paragraph 2 to change the word use in the first line to bulk. The motion was made by Goushian, seconded by Aupperle that the minutes be approved, with the amendment. The motion carried and chairwoman Klehamer declared the minutes approved.

RESOLUTION #21-09: Resolution Memorializing Approval of Bulk Variances for a Fence and a Pool at 354 W. Clements Bridge Road, Block 97, Lot 1.

A motion was made by White, seconded by Goushian to adopt the resolution as set forth by the solicitor. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, White, Ranieri, Venella & Wozunk; Abstentions: None; Absent: Kappatos & Dodds; Nays: None. Chairwoman Klehamer declared the resolution adopted.

Mr. Rowan informed Mr. Ranieri that he would not be able to hear this application as it contained a request for a use variance. Mr. Ranieri left the meeting.

APPLICATION #21-03: Site Plan, Use Variance, Bulk Variance Application for Apartments 922 E. Clements Bridge Road, Block 146, Lot 8.

Solicitor David Rowan swore in Dale Taylor, Attorney for the applicant, Next Step Home Ventures, Mr. Gilmore, the engineer for the applicant, and Ms. Bonnie Nikituk, the applicant as well as the Board Engineer, Mr. Bach. Mr. Taylor thanked the Board for holding a special meeting to hear this application. Mr. Taylor also thanked Joyce Pinto and her staff for their assistance. Mr. Taylor presented the application for the 16 apartments, asking for preliminary and final site plan approval, a use variance bulk variances. After this overview, Mr. Gilmore presented the plans, parking and storm water designs. Mr. Bach asked if a traffic study was required by the county. Mr. Gilmore stated it was not. Mr. Gilmore reviewed the bulk variances requested-setbacks, impervious coverage and size of the sign.

Mr. Bach went over his review letter and has on recommendation for the principals of the project contact the Runnemede Fire Official to ensure what their requirements will be. Chairwoman Klehamer asked about the traffic impact study. Again Mr. Gilmore stated the County Planning Board was waiving the need for this study. Mr. Bach stated that as long as the county was waiving the study, he would not object since this is a county road. Chairwoman Klehamer then opened the floor to the public. Mr. John Soubasis, 899 E. Clements Bridge Road, stated that he did not think this application should be approved. He wanted to know why we would change the use of this piece of property from commercial to residential. He said he was sure it could be used commercially. Mr. Bach stated this empty lot had been vacant for years and that there already were apartments next door to the property. Chairwoman Klehamer thanked Mr. Soubasis for his input. Mr. Taylor also stated that he thought this project would be good for the community and the traffic impact would be far less than the shopping center across the street. A motion was made by Venella, seconded by Aupperle to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Board Solicitor, David Rowan, presented the terms of the resolution to be voted on including the use variance, four bulk variances as well as the preliminary and final site plan approval. He also stated that the applicant would provide any correspondence from the county with respect to this project and