

Chairwoman Klehamer opened the floor to questions from the Board:

Boardmember Venella asked about parking. He was concerned about residents parking boats or recreational vehicles in the lot. Mr. Rowan stated that would be put in the resolution as a condition.

Boardmember burke asked about exceeding impervious coverage, per our ordinance. Mr. Bach explained what was allowed under the law. Ms. Burke also wanted to know what rent would be charged but no answer was available.

Boardmember Wozunk asked about trash enclosure. Mr. Bach asked for applicant to submit trash receptacle plan.

Chairwoman Klehamer opened the floor to the public for comment. Seeing no one wishing to speak, 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.

Chairwoman Klehamer addressed the applicants and the audience: Ms. Klehamer stated that she thinks these apartments are in concert with other buildings in the area and liked that residents would be able to walk to various shops and restaurants. Ms. Klehamer also stated the need for apartments since there are many unable to afford to purchase a home. Ms. Klehamer also stated that traffic would not be a problem.

Solicitor Rowan presented the Use Variance to build apartments in a commercial zone and listed the various bulk variances requested.

A motion was made by Wozunk, seconded by Aupperle to allow the building of two apartment buildings together with various bulk variances . The motion carried and Chairman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella, Wozunk, Aupperle, Burke & Walker, Goushian & Burke; Nays: None; Absent: Dodds & Farmer. Chairwoman Klehamer declared the application approved.


GOOD & WELFARE:

Mike Sica, 21 E. Evesham Road: Mr. Sica wanted to know if the board would be talking about the DR Horton application. Chairwoman Klehamer explained that the applicant has not come back with a site plan application but if his home was within 200 feet of the applicant's property, he would be notified.

Seeing no one else wishing to speak, a motion was made by Aupperle, seconded by Goushian 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 Venella to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:26 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

APRIL 27, 2022

The Joint Planning & Zoning Meeting of the Borough of Runnemede was held on the above date in the meeting room. 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, Venella, Aupperle, Burke, Walker & Wozunk. Absent: Ranieri, Kappatos, Dodds & Farmer. Also present were Solicitor David N. Rowan and Engineer Steven Bach.

Chairwoman Klehamer sat Alternate Members Burke & Walker for Ms. Farmer & Ms. Dodds.

A motion was made by Wozunk, seconded by Venella to approve the minutes from the 3/23/22 meeting. The motion carried and Chairwoman Klehamer declared the minutes approved.

OLD BUSINESS:

RESOLUTION #22-12: Resolution for a Use Variance for Density to Permit the Development of 96 Townhouse Units or 5.22 Units per Acre on Block 149.01, Lot 1.

A motion was made by Wozunk, seconded by Venella to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Venella, Aupperle, Wozunk & Burke. Nays: None. Absent: Dodds & Farmer; Chairwoman Klehamer declared the resolution adopted.

NEW BUSINESS:

APPLICATION #21-03: Application of Next Step Home Ventures for Use Variance, Site Plan, and Bulk Variances, 922 E. Clements Bridge Road, Block 146, Lot 8.

Solicitor Rowan explained to all the reasons why this application was being reheard. Mr. Rowan then swore in all of the principals who would be testifying as to the above application. Dale Taylor, Esquire, presented the application for a use variance to permit two apartment buildings to be built in a commercial zone regarding the density of the homes. Exhibits were set forth as follows:

Correspondence A-1
Stormwater Report A-2
Sewer Report A-3
Legal Description A-4
Drawings A-5
Application & Letter A-6
County Approval A-7
Aerial of area (2020) A-8

Mr. Taylor added that the county approval concluded there would be no traffic impact in the area.

It was stipulated that Mr. Ruggieri was an expert planner & architect. Mr. Gilmore, Engineer, presented existing lot and conditions and described how property would look after the improvements. Mr. Bach requested copies of county approvals and easements filed. .

John and Bonnie Nikituk were sworn in and spoke to the board about how they attempted to bring in commercial entities to the property to no avail. They also spoke about how they feel this application is very attractive and will enhance Runnemede.

Mr. Ruggieri spoke about the need for housing, especially apartments, and how this would be an appropriate location as it would be next to another apartment complex. Mr. Ruggieri also stated that he felt the apartments were perfect for the site and uniquely suited for the area.