

planning/zoning meeting. Engineer Bach addressed Zoning Officer Knight and asked for the issuing of citations. Mr. Bach also informed members that a new owner of 109 Ninth Avenue would be coming to the board soon with a new plan for the building.

APPLICATION #21-04: Application from Ken & Nancy Baus for a Minor subdivision for Block 39, Lot 4, 33 W. 7th Avenue.

Solicitor David Rowan swore in Mr. & Mrs. Baus, Mr. Bach and Aaron Butler, owner of the property. Mr. Baus presented his desire to subdivide the property in order to build a home on the new lot. Mr. Bach reviewed his letter regarding manholes/sanitary sewer issues. Mr. Bach explained that Mr. Wozunk, Public Works Superintendent, had reached out to explain the need for a visual representation of manholes and sanitary sewer and the possibility of an easement needed. Chairwoman Klehamer stated she had visited the property and was unaware that the large lot existed there. Ms. Klehamer wanted to know which way the house would face on the new lot. Mr. Aupperle asked about the driveway. Chairwoman Klehamer opened the floor for questions from the Board members. Chairwoman Klehamer then opened the floor for questions from the public. Seeing no one wishing to speak a motion was made by Aupperle, seconded by Goushian to close public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Solicitor Rowan presented the terms of the resolution to approve a variance and minor subdivision with variances. A motion was made by Aupperle, seconded by Wozunk to approve the application. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Ranieri, Wozunk, Aupperle & Venella; Nays: None. Absent: Dodds, Kappatos, White & Farmer. Chairwoman Klehamer declared the application approved.

GOOD & WELFARE:

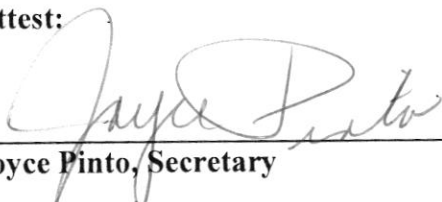
Seeing no one else wishing to speak, a motion was made by Aupperle, seconded by Goushian to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

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 7:40 PM.

Approved by:


Kandy Klehamer, Chairwoman

Attest:


Joyce Pinto, Secretary

AUGUST 18, 2021

The Joint Planning & Zoning Meeting of the Borough of Runnemede was held on the above date . 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, Aupperle, Ranieri, Venella & Wozunk. Absent: Dodds, White, Kappatos, & Farmer; Also present were Solicitor David N. Rowan, Engineer Mr. Fini, Zoning Officer Keith Knight.

APPROVAL OF MINUTES: A motion was made by Venella, seconded by Ranieri that the minutes of the 7/21/21 meeting be approved as submitted by the secretary. Chairwoman Klehamer asked for the word remotely be removed from the first paragraph since this meeting was held live. The motion carried and Chairwoman Klehamer declared the minutes approved.

RESOLUTION #21-13: Resolution Memorializing Approval of Preliminary and Final Major Site Plan with Variances and Waivers for Deluxe Italian Bakery, Inc., on Block 147, Lots 1.01, 2 & 2.01, 680 Clements Bridge Road.

A motion was made by Aupperle, seconded by Wozunk 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, Goushian, Ranieri, Venella & Wozunk; Abstentions: Kappatos; Nays: None. Absent: Dodds, Kappatos, White & Farmer. Chairwoman Klehamer declared the resolution adopted.

RESOLUTION #21-14: Resolution Memorializing Approval of Minor Site Plan with Bulk Variances and waivers for Bellmawr Collision Center, Inc., on block 99, Lots 3, 4, 4.01, 4.02 and 5, 60 Clements Bridge Road..

A motion was made by Aupperle, 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, Goushian, Ranieri, Venella & Wozunk; Abstentions: Aupperle; Nays: None. Absent: Dodds, Kappatos, White & Farmer. Chairwoman Klehamer declared the resolution adopted.

RESOLUTION #21-15: Resolution Memorializing Approval of Minor Site Plan with Bulk Variances and waivers for Bellmawr Collision Center, Inc., on block 99, Lots 3, 4, 4.01, 4.02 and 5, 60 Clements Bridge Road..

A motion was made by Venella, seconded by Aupperle 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, Goushian, Ranieri, Venella & Wozunk; Abstentions: Aupperle; Nays: None. Absent: Dodds, Kappatos, White & Farmer. Chairwoman Klehamer declared the resolution adopted.

Chairwoman Klehamer spoke about videos regarding the condition of the Toyota property on the S. Oakland Avenue side of their fence. Ms. Klehamer stated that there has been nothing done since the last time they were brought before the Board. Mayor Kappatos stated that he thought these issues were a violation of our code enforcement ordinances.

Chairwoman Klehamer also raised the issue of Mr. Renzetti who had come before the board earlier and was approved to build a garage with a driveway. Mr. Renzetti now does not want to build the driveway. Mr. Knight told him he had to come in front of the board again since his approval includes a driveway. Chairwoman Klehamer will not speak to him outside of the board meeting. A discussion ensued as to how to handle this situation. Solicitor Rowan recalled that the driveway was mentioned in the resolution. Any changes to the approval he received at the meeting would have to be brought in front of the board.

OLD BUSINESS:

Chairwoman Klehamer raised the issue of the lack of property maintenance on the Toyota property. Ms. Klehamer stated that Toyota was not adhering to the terms of the resolution granted at a previous