

there are lights out on Hartford Drive. He also stated his brother committed suicide in those woods. Mr. Barrett went on about many issues not to his liking. Chairwoman Klehamer attempted to explain to Mr. Barrett as to what this Board was able to do but Mr. Barrett interrupted. Solicitor Rowan explained to Mr. Barrett that Ms. Klehamer was the Chairperson of the Board. Mr. Barrett then wanted to know about his own property and what trees would be removed. The engineer showed him that no trees would be remove.

Seeing no one wishing to speak, a motion was made by Aupperle, seconded by Venella to close the public portion.

Attorney Rowan presented the terms of the resolution to approve the major subdivision and asked for a motion.

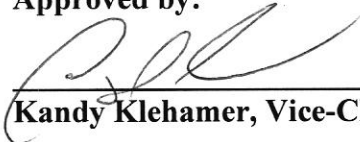
A motion was made by Venella, seconded by Dodds to approve subdivision. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Goushian, Venella,, Kappatos, Klehamer, Farmer, Dodds, Aupperle & Wozunk; Nays: None. Absent: Ranieri; Abstentions: None; Chairwoman Klehamer declared the subdivision approved.

GOOD & WELFARE:

Seeing no one 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.

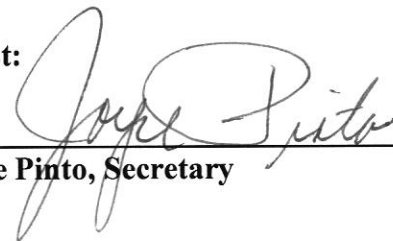
There being no further business to come before the Board at this time a motion was made by Venella, seconded by Aupperle to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 9:10 PM.

Approved by:



Kandy Klehamer, Vice-Chairman

Attest:



Joyce Pinto, Secretary

DECEMBER 12, 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: Chairwoman Klehamer read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following members were present at roll call: Klehamer, Dodds, Burke, Kappatos, Farmer, Goushian, Aupperle, Wozunk, Venella, Farmer, & Walker; Absent: Ranieri. Also present were Solicitor David N. Rowan and Engineer Steven Bach.

NEW BUSINESS:

APPLICATION #21-09: Application of DR Horton, Inc. Block 149.01, Lot 1, Preliminary and Final Major Subdivision Approval.

Mr. Rowan swore in the principals who would be testifying: Robert Fesco, VP of Land Development, DR Horton Jay Sims, PE-CES, Robert Regazzoni, AIA Wade Architecture, Andrew Feranda, PE, PTOE-Shropshire Associates, Tiffany Morrissey PP, AICP. Keith Davis, attorney representing DR Horton addressed the Board regarding the application. Engineer Sims presented an overview of the site. Mayor Kappatos asked whether this project might make it possible for those properties on Evesham Road to connect to municipal sewer in the future. Engineer Bach stated that it may be possible but that issue is separate from application. Mr. Regazzoni, Architect presented exhibits A-1 through A-4 depicting site plan, front and back of town homes and floor plans. Mr. Fesco stated gas meters would be in the rear of buildings and electric on the side. Boardmember Venella asked about sidewalks and lighting. Mayor Kappatos asked about fencing and patios and it was explained that these issues would be addressed in the HOA documents. Board member Dodds had questions about who was responsible for units in disrepair. Traffic Engineer Andrew Feranda reviewed traffic study previously presented. Engineer Bach asked about the turnarounds in the development. Boardmember Venella asked about widening the exit onto Hartford to include a turning lane. Mr. Feranda explained that would not be warranted in this area. Mr. Venella also asked about a deceleration lane. Engineer Bach said this is also not warranted in the area. Mayor Kappatos and Chairwoman Klehamer had to instruct an audience member several times to be quiet or he would be removed from the meeting. Boardmember Goushian asked questions about Providence Road and its proximity to the new road leading into the development. Tiffany Morrissey, Planner, spoke about the site accommodating 96 units. Ms. Goushian asked why 102 lots were showing on the site plan and Ms. Morrissey explained that there were 96 units and the rest of the lots are basins, common areas etc. Mayor Kappatos asked about landscaping and Engineer Bach stated that the landscaping as adequate. Boardmember Wozunk asked about what plans they had to address wildlife and rodent migration once the acreage is cleared. Mr Fesco stated the area would be cleared at a pace which would allow animals to slowly migrate to other areas. Mr. Fesco also stated he would provide rodent control if necessary.

Chairwoman Klehamer asked the board members if they had any other questions. Kandy then opened the floor to the public. Henry Harada, 400 Sheffield Court: Mr. Harada asked about truck traffic and expressed his concern for the additional traffic this development would bring to the area. Mayor Kappatos stated the Runnemede Police would be responsible for traffic control.

Patricia Martel, 402 Sheffield Court: Ms. Martel expressed her concern that the traffic study done in 2021 was done while COVID was still raging. Ms Martel also asked about wild turkeys.

Mike Sica, 28 W. Evesham Road: Mr. Sica wanted to know if borough was taking land by eminent domain for the development and if borough was contributing funds towards it. Mayor Kappatos said no to both questions. He also asked about cost of each home and if there would be amenities such as a pool or a gym. Mr Bach said there would be no pool or gym. Mr Sica also wanted to know what happens if the houses do not sell. Mr Bach explained that there are statues in place to address that.

Paul Barrett 819 Evesham Road: Mr. Barrett said this development was very upsetting. He stated this will affect lives, animals would die, more traffic, burden on police. There is no playground,