

**FEBRUARY 14, 2018**

this project will improve the whole shopping center. Mr. Dickinson wanted to know if Gloucester Township was noticed. Mr. McKenna stated that they were.

Charles Buckheim, 223 Sunnybrook Road: Mr. Buckheim stated that the property would be enhanced by these improvements.

A motion was made by Piechoski, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Solicitor Rowan reviewed the proposal:

1. A variance to enlarge sign by 1 square foot;
2. A variance to open business at 5 AM for a 3 month trial period;
3. A variance to replace evergreen buffering with a 6 foot fence;
4. A variance to allow directional sign to be 3 square feet rather than 2 square feet;
5. Agreement to propose a landscaping plan for approval by the engineer;

A motion to approve the resolution was made by Aupperle, seconded by Piechoski. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Goushian, Piechoski, Venella, Stone and White. Nays: None. Absent: Loverdi. Chairwoman Klehamer declared the resolution adopted.

**GOOD & WELFARE:**

Charles Buckheim, 223 Sunnybrook Road: Mr. Buckheim spoke about the Runnemedede School Board and their desire to change entrances and enhance security in light of the recent school shootings. Mr. Buckheim also wanted to know the difference between the master plan reexamination and the redevelopment study. Chairwoman Klehamer and Mayor Kappatos explained the differences between the two.

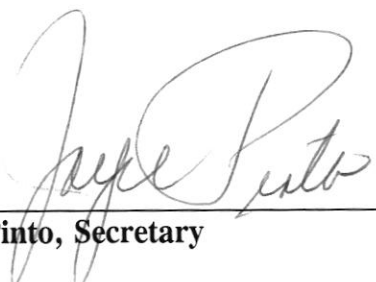
Jackie Young, 213 Forrest Avenue: Ms. Young has questions about opening a business and the zoning of the some of the vacant properties in town. Chairwoman Klehamer referred Ms. Young to Mr. Knight, the Zoning Officer, for more specifics.

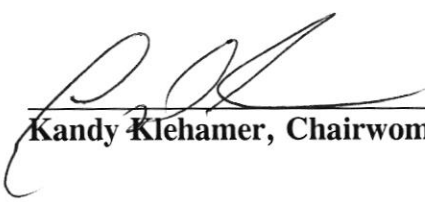
Seeing no one else wishing to speak, a motion was made and seconded to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

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 9:05 PM.

**Approved by:**

**Attest:**

  
\_\_\_\_\_  
**Joyce Pinto, Secretary**

  
\_\_\_\_\_  
**Kandy Klehamer, Chairwoman**

## FEbruary 14, 2018

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."

Solicitor Dave Rowan swore in the following members of the Board:

Richard Dickinson, Alternate (one year term)

The following members were present at roll call: Klehamer, Goushian, Piechoski, Stone, Aupperle, Dickinson, Kappatos, Ranieri, Venella & White. Absent: Loverdi; Also present were Solicitor David N. Rowan, Engineer John Pettit, Borough Engineer Steven Bach and Zoning Officer Keith Knight.

**APPROVAL OF MINUTES:** A motion was made by Piechoski, seconded by Goushian that the minutes of the 1/10/18 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

### **OLD BUSINESS:**

Borough Engineer Steven Bach entertained questions about the master plan reexamination. Chairwoman Klehamer addressed everyone about some properties she visited and the incentives available to investors to participate in the redevelopment zone project after the master plan reexamination is completed. Several board members had questions about procedural issues which Steve explained. Steve indicated that the public hearing for the master plan reexamination would take place at the March meeting and that there should be no rush to move forward with the determination of needs, possibly April.

### **NEW BUSINESS:**

**APPLICATION #18-01:** Minor Site Plan and Use Variance for Dunkin Donuts.

Mayor Kappatos and Councilman Ranieri stepped down for the use variance. Alternate member White replaced absent member Loverdi.

Solicitor Rowan swore in Teal Jefferis, Engineer and Alka Patel. Attorney Michael McKenna presented the desire of Mr. Patel for relief of one square foot (size of sign), to open one hour earlier than permitted at 5 AM and to replace 8 foot evergreen buffer to adjacent property with fencing. Mr. Jefferis presented plan to include additional lighting. Board Member Mr. Dickinson began asking questions regarding the decibel level of the speaker, fencing and hours of operation. Chairwoman Klehamer asked Mr. Dickinson if he was noticed as a neighbor of this business and he finally admitted that he was. Mr. Dickinson was asked to sit in the audience as he was not permitted to participate as part of the Board if he was noticed.

Several board members asked questions about the size of the sign and asked if there was a way to indicate that the sidewalk should not be blocked by cars at peak hours. Board Members Venella and Aupperle raised some questions about railings and the height of the fencing. Borough Engineer John Pettit stated that the applicant would be making improvements to the entire shopping center in order to help the process. Chairwoman Klehamer stated that she was willing to propose to board a 5 AM opening time trial period of three months.

Chairwoman Klehamer opened the floor to the public:

Angel Dickinson, 221 Schubert Avenue: Mrs. Dickinson stated that she should have moved years ago because of the radios, traffic, smells and noise. She stated that she has lived there 53 years and the traffic is terrible and the kids from the school are rude. Board Member Venella thinks