

would not be much difference in drainage with either stone or the current paving. A discussion ensued regarding the number of grates.

Vice Chairman Aupperle opened the floor to the public:

Kandy Klehamer, 104 S. Oakland Avenue: Ms. Klehamer showed photos of debris and vegetation around the site. Mr. Hernandez stated he would advise his maintenance person to remove vegetation closer to the ground.

Pat Beck, 64 S. Oakland Avenue: Ms. Beck also provided photos of damage done after the severe storm. Ms. Beck requested the paving be removed and replaced with stone, as it was before. Steve Bach explained that last week's storm was extraordinary.

Michael Britt, 18 Brae Court, Turnersville: Mr. Britt stated that water will be a problem for the foreseeable future.

Seeing no one else wishing to speak, a motion was made by Ranieri, seconded by White to close the public portion. The motion carried and Vice Chairman Aupperle declared the public portion closed.

Solicitor Rowan presented the terms of the preliminary and final site plan with conditions. A motion was made by Venella, seconded by Dodds to approve the application, with conditions. The motion carried and Vice Chairman Aupperle requested a roll call vote with the following results: Ayes: Goushian, Venella, White, Aupperle, Ranieri, Dodds & Leap; Absent: Piechoski, Loverdi & Kappatos. Nays: None. Vice Chairman Aupperle declared the application approved.

GOOD & WELFARE:

Planning Board Member questioned the condition of LaQuinta property which is in disarray. Zoning Officer Keith Knight stated that they were being cited but principals are difficult to find.

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.

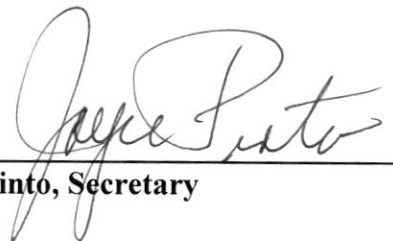
There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Ranieri to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:25 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

JULY 10, 2019

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."

The following members were present at roll call: Klehamer, Goushian, White, Aupperle, Ranieri, Venella, Dodds & Leap. Absent: Kappatos, Piechoski & Loverdi. Also present were Solicitor David N. Rowan, Engineer Steven M. Bach, Zoning Officer Keith Knight.

APPROVAL OF MINUTES: A motion was made by Aupperle, seconded by Goushian that the minutes of the 5/8/19 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

Chairwoman Klehamer stated that Alternates Dodds & Leap would sit for Mr. Loverdi and Mr. Piechoski.

RESOLUTION #19-10: Resolution Granting a Conditional Use Variance to Continue Existing Set Backs, Alpha Real Estate & Development LLC, Block 92, Lot 5, 624 W. Clements Bridge Road.

(SEE ATTACHED RESOLUTION)

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

APPLICATION #19-03: Brian Schneider Bulk Variance, Pole Barn, 295 Sunset Road, block 152, Lot 17, to Exceed Permitted Size.

David Rowan, Solicitor, swore in Brian Schneider who would be testifying. Brian testified about his desire to build a large garage on his property on which he just built a home. He explained that he collects antique cars. Brian was asked about impervious coverage and Engineer Steve Bach stated that the proposal was adequate with respect to drainage. Chairwoman Klehamer opened the floor to the public for comments on this application. Seeing no one wishing to speak on this matter a motion was made by Aupperle, seconded by Ranieri to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Mr. Rowan presented the resolution to grant the bulk use variance for a pole barn. A motion was made by Aupperle, seconded by Ranieri to approve the conditional use variance. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, White, Goushian, Aupperle, Ranieri, Venella, Leap & Dodds; Absent: Piechoski, Loverdi & Kappatos. Nays: None; Chairwoman Klehamer declared the resolution adopted.

APPLICATION #18-12: Runnemede Associates is applying for Site Plan Review to Allow Paving on Block 105, Lot 1.02, 99 S. Black Horse Pike.

Chairwoman Klehamer stepped down for this application since she was one of those notified within the 200 foot radius.

Solicitor Rowan swore in Lou Hernandez, Toyota Manager, and Teal Jefferis, Engineer to offer testimony. Attorney Andrew Viola and Engineer Teal Jefferis explained the issues surrounding this property. Mr. Jefferis reviewed the paving and the drainage issues and recommended curbing. Planning Board Engineer Steve Bach requested an updated maintenance plan for the sub surface drainage system, dumpsters be enclosed and the area be maintained between the fence and the homeowners' properties. Mr. Bach also recommended 6 inch curbing. Mr. Bach stated that there