

APPLICATION #22-02

Application of Francis Accardo, 132 Knight Avenue, Block 147.05, Lot 5 for Variances to Enlarge a Single Family Home and Install an In-Ground Pool.

Solicitor Rowan swore in the principals who would testify regarding the above application. Stuart Platt, attorney for Mr Accardo, presented plans for the proposed project. Mr. Accardo addressed the board as to his intention to expand his home to better house his family. This project would include a second story across the back, a rear addition, a garage and an in ground pool. Mr. Platt outlined the variances needed for a front porch, side yard setback and impervious coverage. Chairwoman Klehamer asked if any board members had questions Mr. Venella asked about an inch of the side yard set back. Mr. Ranieri asked about square footage.

Chairwoman Klehamer opened the floor to the public. Seeing no one wishing to speak a motion was made by Venella, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Engineer Bach addressed all items in his review letter and advised the applicant to conform to the grading plan presented.

Solicitor Rowan presented the terms of the resolution including a variance for the front porch, side yard setback and lot coverage.

A motion was made by Venella, seconded by Ranieri to grant the application of Francis Accardo to place an addition on his home and put in an in-ground pool. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella,, Walker, Kappatos, Ranieri, Goushian & Burke; Nays: None; Absent: Wozunk, Aupperle, Dodds & Farmer. Chairwoman Klehamer declared the application approved.

**GOOD & WELFARE:**

Chairwoman Klehamer asked Zoning Officer Moore to look at cattle gate near Toyota property and make sure no one parks in front of it. Kandy explained that fire trucks would not be able to get back behind the gate if people are parked there.

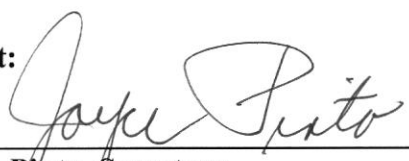
Mayor Kappatos informed the board about the upcoming projects, in particular, two cannabis licenses being issued to companies who want to open in Runnemedede.

Seeing no one else wishing to speak, a motion was made by Venella, 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 Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 7:50 PM.

**Approved by:**

  
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**Kandy Klehamer, Chairwoman**

**Attest:**  
  
\_\_\_\_\_  
**Joyce Pinto, Secretary**

**JULY 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, Kappatos, Ranieri, Burke, & Walker. Absent: Aupperle, Wozunk, Dodds, & Farmer. Also present were Solicitor David N. Rowan and Engineer Steven Bach.

Chairwoman Klehamer sat Alternate Member Burke for Aupperle and Alternate Member Walker for Farmer.

A motion was made by Venella, seconded by Goushian to approve the minutes from the 6/23/22 meeting. The motion carried and Chairwoman Klehamer declared the minutes approved.

**OLD BUSINESS:**

RESOLUTION #22-14: Resolution Approving a Minor Site Plan, with Waivers for WAWA, Inc. 825 N. Black Horse Pike, Block 27, Lot 1, 1.01 & 1.02.

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

RESOLUTION #22-15: Resolution Approving a Use Variance to permit the Conversion of an Existing Two (2) Unit Building into a Two (2) Unit Residential Use.

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

**NEW BUSINESS:**

APPLICATION #22-05: Application of Albert & Karen Hastings, 70 N. Oakland Avenue, Block 60, Lot 17 for a Minor Subdivision.

Mr. Rowan then swore in all of the principals who would be testifying as to the above application. Bruce McKenna described the property and the variance required regarding the width of the front line of the property. Mr. & Mrs. Hastings explained that they want to build a rancher on the lot for their child and family. Mayor Kappatos had some questions about the driveway.

Chairwoman Klehamer asked if any board members had questions and then opened the floor to the public. Seeing no one wishing to speak a motion was made by Venella, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Engineer Bach addressed all items in his review letter

Solicitor Rowan presented the terms of the resolution including two bulk variances for frontage and impervious coverage.

A motion was made by Venella, seconded by Goushian to grant the subdivision requested in application of Mr. & Mrs. Hastings along with the variances discussed. The motion carried and Chairman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella,, Walker,, Kappatos, Ranieri, Goushian & Burke; Nays: None; Absent: Wozunk, Aupperle, Dodds & Farmer. Chairwoman Klehamer declared the application approved.