

GOOD & WELFARE:

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

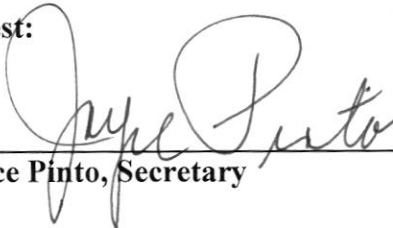
There being no further business to come before the Board at this time a motion was made by White, seconded by Aupperle to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:07 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

JUNE 10, 2020

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

APPROVAL OF MINUTES: A motion was made by White, seconded by Venella that the minutes of the 5/13/20 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

RESOLUTION #20-08: Resolution Memorializing the Granting of a Bulk Variance for the Installation of a Pole Barn Garage at 909 Evesham Road, Block 149, Lot 1.01.

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

RESOLUTION #20-09: Resolution Memorializing the Granting of Preliminary and Final Site Plan Approval with Bulk Variances, Minor Subdivision, Use Variance at 901 East Clements Bridge Road, Block 135, Lot 42 and 43.03.

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

APPLICATION #20-03: Use Variance Application for Jerry's Mobile Truck Repair at 701 E. Clements Bridge Road, Block 126, Lot 10.

Solicitor David Rowan swore in all of the principals intending to give testimony this evening. Edward Paul, Attorney for the applicant, gave an overview of the application and then introduced the applicant, Mr. England, who recounted to the board his vision for the property. This would be a business that provides heavy equipment repair on the road. The only vehicles that would be repaired in the building would be their own repair vehicles. Mr. England stated the house of operation would be 7 AM until 5 or 6 PM. He stated that noise would be negligible and there should be little impact on traffic. Mr. England stated that if use variance approval was granted he would proceed with an application for site plan approval to erect a new building. Chairwoman Klehamer asked if Mr. England would be installing hydraulic lifts to which he said no. She also asked about getting rid of used oil and anti-freeze. Planning Board Engineer, Steve Bach, addressed the issue of the applicant applying for permits to connect to city sewer. Mr. White asked about forklifts and Ms. Goushian asked about how a steel building holds up in a storm. Engineer Jeff Hansen provided exhibits of the area along with a concept of the new building. Mr. Edward Fox, Professional Planner gave a detailed synopsis of the positives and negatives of allowing this use in that area.

Engineer Bach went over his review letter. Chairwoman Klehamer asked members of the board if they had any questions and then opened the floor to the public. Seeing no one wishing to speak a motion was made by Aupperle, seconded by Dodds to close the public portion. The motion carried.

Solicitor Rowan presented the terms of the resolution to grant a use variance to Jerry's Truck Repair. Mr. Aupperle made a motion to grant the use variance, seconded by White. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Dodds, White, Aupperle, Venella & Wozunk; Absent: Kappatos, Ranieri, Leap & Farmer; Nays: None. Chairwoman Klehamer declared the variance granted.