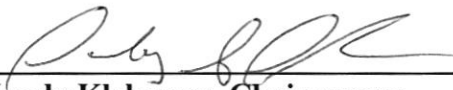
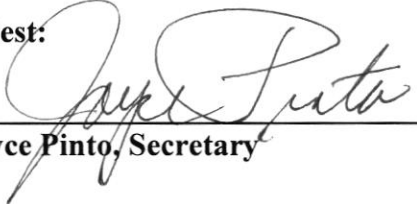


There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Venella to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:17 PM.

**Approved by:**

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

**Attest:**

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

A motion was made by Aupperle, seconded by Venella to grant the application of WAWA to install stop signs and paint "Do Not Block the Box" in street in front of the driveway with the stipulations discussed. The motion carried and Chairman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella, Wozunk, Aupperle, Burke, Kappatos, Ranieri, Goushian & Burke; Nays: None; Absent: Walker, Dodds & Farmer. Chairwoman Klehamer declared the application approved.

Chairwoman Klehamer qualified her yes vote stating that the project was very much needed due to the traffic issues in and around the WAWA.

Mayor Kappatos addressed the audience about new projects being discussed. Mayor Kappatos also reported that a Economic Redevelopment Coordinator had been hired to move projects forward.

APPLICATION #22-03          Application of Beacon Realty Investment, LLC for Use Variance for 615 W. Clements Bridge Road, Block 89, Lot 13.02.

Solicitor Rowan swore in the principals who would testify regarding the above application. Exhibits A-1 thru A-4 were introduced. The attorney for the applicant presented the request to grant a use variance to change the use to residential. Mr. John Lewis described how the building had been used in the past and his attempts to get new commercial tenants to no avail. Mr Lewis also talked about his plans for renovation and restoration. Board Member Venella asked about parking and maintenance of the outside area.

The planner, Brian Seidel, whose credentials were stipulated to by Mr. Rowan stated he reviewed the Master Plan and felt that agreeing to change the use to residential would fit with the plan. He also stated that the surrounding area was heavily residential.

Borough Engineer Bach stated that all issues were addressed and he had no objections.

Chairwoman Klehamer opened the floor to questions from the Board:

Chairwoman Klehamer asked anyone in the audience if they had any questions. Seeing no one wishing to speak a motion was made by Aupperle seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer stated the public portion was closed.

Solicitor Rowan presented the Use Variance to allow two residential units in the building. Board Member Venella asked if the building burned down would anyone else be able to rebuild and keep the same designation. Mr. Bach stated the approval goes with the building.

A motion was made by Aupperle, seconded by Goushian to grant the application of Beacon Realty Investment LLC to allow residential use of the property. The motion carried. Board Member Venella had a question about parking. He wanted to know if there could be a designation of the apartments on the spots as well as a visitor spot. The applicants agreed and the motion was made again by Aupperle, seconded by Goushian with that addition to grant the application. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella, Wozunk, Aupperle, Burke, Kappatos, Ranieri, Goushian & Burke; Nays: None; Absent: Walker, Dodds & Farmer. Chairwoman Klehamer declared the application approved.

#### **GOOD & WELFARE:**

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.