

MARCH 8, 2017

Solicitor Rowan reviewed what would constitute the use variance with conditions. A motion was made by Venella, seconded by Dickinson to grant the use variance with conditions for Caliber Collision. The motion carried and Chairwoman Klehamer requested a roll call: Ayes: Klehamer, Dickinson, Goushian, Aupperle, Dailey & Venella; Nays: None; Absent: Piechoski, Fullerton & Stone. Chairwoman Klehamer declared the use variance approved.

Mayor Kappatos & Councilman Ranieri rejoined the board for the site plan waiver and bulk variance application. The attorney, Mr. Davis, stated the application for the site plan waiver and bulk variance was for the purpose of enlarging the trash enclosure. Various members stated they had no problem with this issue.

Chairwoman Klehamer opened the floor for public comment. Seeing no one wishing to speak Mr. Dickinson made a motion to close the public portion, seconded by Ms. Goushian. The motion carried and Chairwoman Klehamer declared the public portion closed.

Solicitor Rowan presented the issues of the site plan waiver and bulk variance for Caliber Collision's application and a motion was made by Aupperle, seconded by Goushian to approve the site plan waiver and bulk variance. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Aupperle, Dailey, Kappatos & Ranieri; Nays: None; Absent: Piechoski & Fullerton;

GOOD & WELFARE:

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

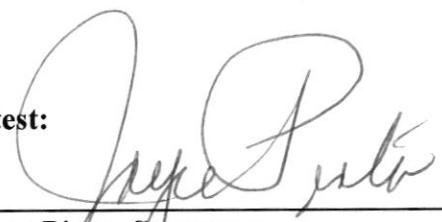
There being no further business to come before the Board at this time a motion was made by Kappatos, seconded by Venella to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:10 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

MARCH 8, 2017

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, Dickinson, Goushian, Aupperle, Dailey, Kappatos, Ranieri & Venella. Absent, Piechoski, Fullerton & Stone. Also present were Solicitor David N. Rowan & Engineer Brian Cleary.

APPROVAL OF MINUTES: A motion was made by Dickinson, seconded by Goushian that the minutes of the 2/8/17 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

OLD BUSINESS:

RESOLUTION #17-10

**RESOLUTION MEMORIALIZING USE VARIANCE TO EXPAND A
NON-CONFORMING USE WITH BULK VARIANCES, BLOCK 92, LOT 11
534 W. CLEMENTS BRIDGE ROAD**

(SEE ATTACHED RESOLUTION)

A motion was made by Goushian, seconded by Klehamer to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Dailey & Venella; Absent: Piechoski, Fullerton & Stone. Chairwoman Klehamer declared the resolution adopted.

NEW BUSINESS:

Application #17-01-CC Runnemede NJ LLC-904 N. Black Horse Pike, Block 34, Lots 4, 5, 5.01 & 13-Use Variance, Modified Site Plan Waiver and Bulk Variance Application for Caliber Collision.

Mayor Kappatos & Councilman Ranieri stepped out for the Use Variance Portion of the Application. The engineer for the project was sworn in and gave his presentation. The gentleman who was the northeast director of Caliber Collision spoke next and stated that he would oversee the construction and gave a synopsis of the history of the company. Chairwoman Klehamer asked about the filtration systems, where damaged cars would be stored and whether any work would be done outside. Chairwoman Klehamer also referenced points raised in Engineer John Pettit's review letter dated 3/1/17. The northeast director stated that no more than 6 cars would be handled at any one time in the facility. The architect for the project presented the plans showing the floor plan and layout.

The planner presented the rationale as to why the use variance was warranted and actually how this variance would be appropriate for the area.

Planning Board Member Venella asked about the hours of operation to which he was told 7:30 AM to 5:30 PM.

Chairwoman Klehamer opened the floor to the public. Alex Piedl, 12 E. 10th Avenue asked for a privacy fence to replace the damaged fencing currently at the site next to his property. Caliber agreed to replace fence with what was indicated as appropriate in our ordinance.

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