

A motion was made by Aupperle, seconded by Venella to approve the Use Variance and Preliminary and Final site Plan for 101 E. 9<sup>th</sup> Avenue, Block 135, Lot 31. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Goushian, Venella, Klehamer, Farmer, Buchheim, Aupperle & Wozunk; Nays: None. Absent: Kappatos & Laubenstein; Abstentions: None; Chairwoman Klehamer declared the resolution approved.

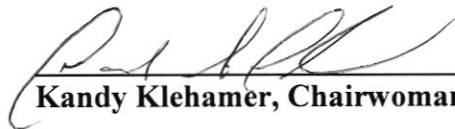
Chairwoman Klehamer & Engineer Bach spoke about the workshop meeting held with various departments.

**GOOD & WELFARE:**

Seeing no one 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 Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:23 PM.

**Approved by:**

  
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**Kandy Klehamer, Chairwoman**

**Attest:**

  
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**Joyce Pinto, Secretary**

**MARCH 22, 2023**

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, Farmer, Buchheim, Goushian, Venella, Aupperle, Walker, Wozunk, Musilli, & Burke. Absent: Kappatos, Laubenstein. Also present was Engineer Steven M. Bach.

Solicitor Rowan arrived at 7:35 PM.

A motion was made by Wozunk, seconded by Venella to approve the minutes of the 2/22/23 meeting. The motion carried and Chairwoman Klehamer declared the minutes approved.

**NEW BUSINESS:**

APPLICATION #22-12: Site Plan Application For Sharda Hospitality, LLC (Days Inn) 101 E. 9<sup>th</sup> Avenue.

Michael Floyd, Esquire, from Archer Law Firm, representing the applicant Sharda Hospitality, LLC, introduced the witnesses who would be testifying and presented the exhibits to be shown. Solicitor Rowan swore in all of those testifying.

Mr. Floyd reviewed the application to add a 3<sup>rd</sup> story and parking spaces. Mr. Floyd made it clear that the applicant would be removing the pool from the application.

Mr. Nitin Patel owner of the property addressed the board as to his employees and the need to increase the capacity due to turnpike traffic.

Kevin E. Shelly, P.E., Shore Point Engineering, reviewed the proposed site as to parking spaces and buffers. Board member Wozunk had questions about the turning radius in the parking lot as well as the drainage basin. Member Musilli asked about driveway size and retaining walls. Chairwoman Klehamer asked about handicapped parking spaces.

Michael Bush, Jr. AIA, Studio43D, Architect, reviewed the proposed layout of rooms. Board member Buchheim asked if the hotel would operate during construction.

Joseph Mancini P.E., P.P.-TriState Engineering and Surveying, Planner, addressed the occupancy rate due to the proximity to the turnpike.

Solicitor Rowan asked about the waiver for a loading area. Mr Patel stated only small panel trucks were used for deliveries, not tractor trailers.

Engineer Bach stated that the applicant had complied with all of his recommendations.

Chairwoman Klehamer opened the floor to the public:

Joseph Yunecko, 900 Central Avenue: Mr Yunecko thanked the applicant for the bushes and that no tractor trailers would be used for delivery.

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

As no member of the board had any other questions. Solicitor Rowan presented the terms of the resolution for consideration by the board.