

MAY 13, 2020

Engineer Steve Bach also explained what an SED zone was. Mr. Wozunk also stated he would like the landscaping. He also asked about how trash would be hidden on the property and whether there would be trash receptacles along Clements Bridge Road. Mr. Leap asked about foot traffic and whether there would be access to the building from the shopping center. Mr. Soubasis stated they would not place receptacles along the roadway and there was no access from the shopping center to the building. Mr. Venella asked about crosswalks being installed but our engineer does not recommend this and county would have to approve. Chairwoman Klehamer opened the floor to the public for comments. Seeing no one, a motion was made by Aupperle, seconded by White to close the public portion. The motion carried and Ms. Klehamer declared the public portion closed.

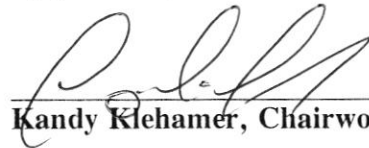
Chairwoman Klehamer asked Solicitor Rowan to present the terms of the resolution: Mr. Rowan stated that the board would be voting on a use variance, preliminary and final site plan, minor subdivision and several bulk variances along with a waiver as specified in the engineer's review letter. A motion 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, Leap, Farmer, Venella & Wozunk; Absent: Goushian & Dodds; Nays: None. Chairwoman Klehamer declared the resolution adopted.

**GOOD & WELFARE:**

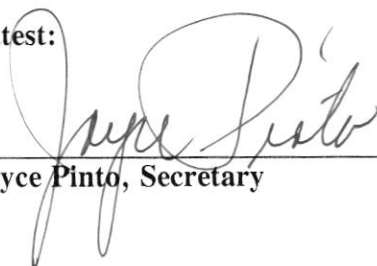
Seeing no one wishing to speak, a motion was made by Aupperle, seconded by Ranieri to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Ranieri, seconded by Aupperle to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 9:21 PM.

**Approved by:**

  
Kandy Klehamer, Chairwoman

**Attest:**

  
Joyce Pinto, Secretary

MAY 13, 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."

Solicitor David Rowan swore in Harry Wozunk as a Class II member for a one year term.

The following members were present at roll call: Klehamer, White, Aupperle, Ranieri, Leap, Kappatos, Farmer, Venella & Wozunk. Absent: Goushian, & Dodds; Also present were Solicitor David N. Rowan, Engineer Steven Bach, Zoning Officer Keith Knight.

Solicitor Rowan designated that Mr. Leap would step up in the place of Ms. Goushian and Ms. Farmer would step up in the place of Ms. Dodds.

APPROVAL OF MINUTES: A motion was made by White, seconded by Kappatos that the minutes of the 3/11/20 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

Under old business, Chairwoman Klehamer asked about the status of Caliber Collision application. Secretary Joyce Pinto stated that she had not received anything further from Caliber except for the bad check. Joyce stated that she would contact the attorney for the group tomorrow.

APPLICATION #20-01: Bulk Variance Application for Construction of a Pole Barn at 909 E. Evesham Road, Block 149, Lot 1.01.

Solicitor David Rowan swore in Mr. Renzetti and Planning Board Engineer Bach. Mr. Renzetti stated he wanted to build a pole barn on his property to store two classic cars. Mr. Renzetti was asking for relief from the height requirement and the size of the structure. Mayor Kappatos asked about a driveway and Councilman Ranieri asked about water run-off. Board member Venella asked about lighting. A discussion ensued regarding what type of material should be used to create a sort of paved entry to garage. 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 Venella to close the public portion. The motion carried.

Solicitor Rowan presented the terms of the resolution to allow relief of the height and size requirements of the building while providing necessary documents recommended by Engineer Bach in his review letter. Mayor Kappatos made a motion to grant the variances, seconded by White. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, White, Aupperle, Ranieri, Leap, Kappatos, Farmer, Venella & Wozunk; Absent: Goushian & Dodds; Nays: None. Chairwoman Klehamer declared the variances granted.

Ms. Goushian arrived at the site but allowed Mr. Leap to vote in her place since she did not hear the testimony and agreed to allow Mr. Leap to hear the next application also.

APPLICATION #20-02: East Clements Bridge Road LLC (Dollar General) Site Plan, Minor Subdivision, Variances, Block 135, Lot 42, 901 E. Clements Bridge Road.

Solicitor David Rowan swore in the professionals representing East Clements Bridge Road LLC: Damien DelDuca, Terry Coombs, Andrew Ferranda, Brian Cleary, John Soubasis & Planning Board Engineer Steve Bach. Damien DelDuca presented an overview of the requested use variance to have a retail store in the SED zone. Engineer Brian Cleary presented an overview of the site plan. Traffic Engineer Andrew Ferranda from Shropshire talked about the traffic impact in the area. John Soubasis talked about his vision for this new building and what he hoped it would bring to the area. Chairwoman Klehamer opened the meeting for questions from board members. Ms. Klehamer had questions about cardboard storage outside of the building. Mr. White questioned the lighting. Mr. Leap wanted to know what an SED zone was and why we were not requiring an architectural base for the sign. Mr. Soubasis stated that the type of sign was standard for Dollar General and the sign would need to be seen from the roadway. Mr. Soubasis stated he could put some sort of EP Henry pavers in lieu of the landscaping. Mr. Aupperle and Mr. White stated they preferred the landscaping.