

they would really prefer only 4 tenants. Scott Brown, Engineer, presented an exhibit of an aerial view of the property as well as an exhibit of a site plan. A discussion ensued regarding parking spaces. The applicant is asking for a variance for 127 spaces in phase I and possibly another 28 in phase II. Mr. Bach stated that performance guarantees would have to be provided for both phases. The discussion continued as to possibly using space in the loading area for parallel parking thus eliminating the need for the additional 28 spaces at the front of the project.

David Richards addressed the board about the project and stated that the building will accommodate 14 tenants but he would prefer only 4. Another discussion ensued regarding parking.

Scott Brown, Engineer, presented an aerial shot of the site addressing a fencing request from the Turnpike Authority, which they are disputing. Mr. Brown then presented a site plan. Another discussion about parking places ensued as well as a requirement for a guardrail along 9th Avenue frontage.

Andrew Feranda, Traffic Engineer, Shropshire, reviewed the traffic study. Board Member Venella had questions about the daily volume of traffic along 9th Avenue. Board Member Laubenstein asked about adjusting traffic lights,

Board Member Wozunk had questions about the stormwater maintenance report required to be filed annually and requested this be made a part of the approval

Vice-Chairman Aupperle opened the floor to the public. Seeing no one wishing to comment a motion was made by Laubenstein, seconded by Venella to close the public comment portion. The motion carried and Vice-Chairman Aupperle declared the public comment portion closed.

Solicitor Rowan presented terms of the approval including preliminary and final site plan approval, variances and waivers. A motion was made by Laubenstein, seconded by Venella to approve the construction of the warehouse. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Venella, Wozunk, Aupperle, Farmer, Laubenstein, Kappatos, Buchheim & Burke; Nays: None; Absent: Klehamer & Goushian. Vice-Chairman Aupperle declared the application approved.


GOOD & WELFARE:

Vice-Chairman Aupperle asked about the Evesham Road driveway situation and the progress on having the Irish Hill Tavern comply with the board's wishes. Engineer Bach said he would assess the progress of both issues.

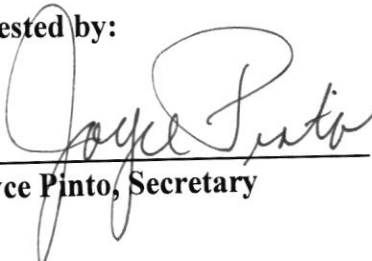
Seeing no one wishing to speak, a motion was made by Kappatos, seconded by Laubenstein to close the good and welfare portion of the meeting. The motion carried and Vice-Chairman Aupperle declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Laubenstein, seconded by Venella to adjourn the meeting. The motion carried and Vice-Chairman Aupperle declared the meeting adjourned at 8:21 PM.

Approved by:


Joseph Aupperle, Vice-Chairman

Attested by:


Joyce Pinto, Secretary

MAY 24, 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: Vice-Chairman Aupperle read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following members were present at roll call: Venella, Aupperle, Farmer, Burke, Walker, Buchheim, Laubenstein, Kappatos & Wozunk. Absent: Goushian, Klehamer & Musilli. Also present were Solicitor David N. Rowan and Engineer Steven Bach.

A motion was made by Venella, seconded by Buchheim to approve the minutes from the 4/26/23 meeting. The motion carried and Vice-Chairman Aupperle declared the minutes approved.

OLD BUSINESS:

RESOLUTION #23-10 Resolution Authorizing Preliminary and Final Major Site Plan and Use Variance, Bulk Variances and Waivers for ABA Realty, LLC., 705-707 East Clements Bridge Road, Block 126, Lots 3, 10.02 & 11.

Solicitor Rowan read the terms of the resolution. A motion was made by Wozunk, seconded by Venella to adopt the resolution. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Venella, Wozunk, Aupperle, Buchheim & Farmer; Nays: None. Absent: Goushian & Klehamer. Vice-Chairman Aupperle declared the resolution adopted.

RESOLUTION #23-11 Resolution of Review and Recommendation from the Runnemede Borough Planning Board to the Runnemede Borough Mayor and Council regarding a Redevelopment Plan for an Area in Need of Redevelopment Pursuant to N.J.S.A 40A:12A-1et seq for the Entirety of Block 135. Lot 32.

Solicitor Rowan read the terms of the resolution. A motion was made by Venella, seconded by Wozunk to adopt the resolution. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Venella, Wozunk, Aupperle, Laubenstein, Buchheim & Farmer; Nays: None. Absent: Goushian & Klehamer. Vice-Chairman Aupperle declared the resolution adopted.

RESOLUTION #23-12 Resolution of Review and Recommendation from the Runnemede Borough Planning Board to the Runnemede Borough Mayor and Council regarding a Redevelopment Plan for an Area in Need of Redevelopment Pursuant to N.J.S.A 40A:12A-1et seq for the Entirety of Block 126, Lots 1 & 1.01 and Block 135, Lots 43.03, 43-05 & 43.06.

Solicitor Rowan read the terms of the resolution. A motion was made by Buchheim, seconded by Venella to adopt the resolution. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Venella, Wozunk, Aupperle, Laubenstein, Buchheim & Farmer; Nays: None. Absent: Goushian & Klehamer. Vice-Chairman Aupperle declared the resolution adopted.

NEW BUSINESS:

APPLICATION #23-02: Site Plan Application For RR195 Runnemede Associates LLC, 195 Ninth Avenue, Block 135, Lot 43.03.

Vice-Chairman Aupperle sat alternate member Burke in place of absent member Klehamer.

Niall J. O'Brien, attorney for the applicant, presented an overview of the proposed project, the construction of a warehouse. Attorney Rowan swore in all those who would be testifying this evening. Mr. O'Brien stated that the proposed warehouse could accommodate up to 14 tenants but