

carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Piechoski, Kappatos, Ranieri, Stone & White. Chairwoman Klehamer declared the resolution adopted.

Borough Engineer Steve Bach & Candace Kanaplu reviewed some of the changes made to master plan in draft form as a result of discussions with various borough officials including signage, R3 guidelines and changes in zoning. Steve said it may be possible to hold a public hearing for the revisions to the master plan in December.

Candace Kanaplu reviewed the redevelopment zone process and stated that a public hearing might be able to be held in January or February.


**COMMUNICATIONS:** NONE

**GOOD & WELFARE:**

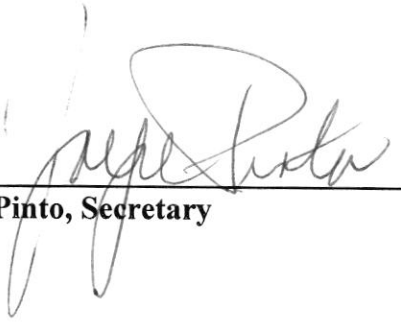
Seeing no one wishing to speak, a motion was made by Piechoski, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the good and welfare portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Stone, seconded by Aupperle to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:07 PM.

**Approved by:**

  
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**Kandy Klehamer, Chairwoman**

**Attest:**

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

## NOVEMBER 9, 2017

The Joint Planning & Zoning Board 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. The Pledge or Allegiance was recited and a moment of silence in honor of our veterans was observed.

STATEMENT: Chairwoman Klehamer read the notice of this meeting pursuant to the "Open Public Meetings Act.

The following members were present at roll call: Klehamer, Goushian, Aupperle, Kappatos, Piechoski, Stone & Ranieri. Mr. Dickinson, Deputy Chief Loverdi and Mr. White were excused. Mr. Venella was absent. Also present were Solicitor David Carlamere, Planning Board Engineer John Pettit, Borough Engineer Steve Bach & Candace Kanaplue, & Zoning Official Keith Knight. Mr. White arrived at 7:25 PM.

APPROVAL OF MINUTES: A motion was made by Goushian, seconded by Piechoski that the minutes of the 10/11/17 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

### OLD BUSINESS:

Chairwoman Klehamer addressed an email she received from Michael Root requesting permission to sell Christmas Trees on his lot on behalf of Frank Chappell, to whom Mike subleased the property. A motion was made by Kappatos, seconded by Ranieri authorizing Mr. Chappell to sell Christmas Trees during the holiday season on the lot located at 812 Black Horse Pike. The motion carried and Chairwoman Klehamer deemed the request approved and asked Zoning Officer Knight to issue any appropriate permits or licenses.

Chairwoman Klehamer raised the issue of signage at the Caliber Collision site. Correspondence between the principals of Caliber and Planning Board Engineer John Pettit and Planning Board Solicitor indicates an alteration in sign proposal from the approved plan. Mr. Carlamere stated that the changes could be accomplished by adopting an administrative amendment to the original plan. A motion was made by Aupperle, seconded by Stone to approve an administrative amendment to the original site plan to remove one parking place and comply with sign ordinance. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Kappatos, Ranieri, Stone, Klehamer, Goushian, Piechoski and Aupperle.

Application #16-05: Use Variance for 201 E. Clements Bridge Road, Block 120, Lot 18 (Garafolo).

Attorney Michael Albano asked to postpone the hearing of this use variance until a full board would be present. Chairwoman Klehamer granted the postponement.

### NEW BUSINESS:

Application #17-05: Bulk Variance for 126 Pint Avenue, Block 140, Lot 3.01 (I & H Builders, LLC).

Attorney Michael Albano presented an application for a bulk variance request for 126 Pine Avenue, Block 140, Lot 3.01 and Mr. Carlamere swore in Mr. Yanni of I & H Builders the applicant. Mr. Aupperle recused himself do to a conflict. Upon presentation of the application no one on the board appeared to have any objections. Chairwoman Klehamer opened the floor to the public and Ms. Joan Klaus, 131 Oak Avenue had several questions about the size of the house to be built, the setbacks and whether there would be protection fencing put up during construction. Ms. Klaus also wanted to know if any trees would be removed. Seeing no one else wishing to speak a motion was made by Ranieri, seconded by Piechoski to close the public portion.

Mr. Carlamere outlined the bulk variance and Kappatos made a motion to approve the bulk variance for 126 Pine Avenue, Block 140, Lot 3.01, Stone seconded the motion. The motion