

NOVEMBER 15, 2018

David Rowan presented the motion for Preliminary and Final Site Plan with Bulk Variances for a senior residential living.

A motion was made by Kappatos, seconded by Aupperle to adopt the resolution for Preliminary and Final Site Plan with Bulk Variances for the property 109 East 9th Avenue. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Venella, Ranieri, Kappatos, Loverdi, Dodds, Aupperle & White; Nays: None. Absent: Piechoski; Chairwoman Klehamer declared the resolution adopted.

Chairwoman Klehamer announced that a new applicant would be coming before the board soon regarding the Powerhouse Gym property.

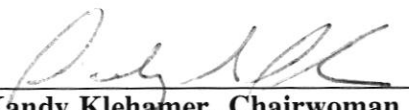
Mayor Kappatos announced that he had met with a representative from the DEP regarding the sidewalk issue on Evesham Road in front of the PSE&G property.

GOOD & WELFARE:

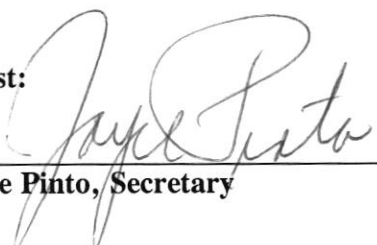
Seeing no one wishing to speak, a motion was made by Aupperle, seconded by Goushian to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Loverdi, seconded by Aupperle to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 7:45 PM.

Approved by:


Kandy Klehamer, Chairwoman

Attest:


Joyce Pinto, Secretary

NOVEMBER 15, 2018

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, Aupperle, White, Kappatos, Dodds, Goushian, Loverdi, Ranieri & Venella Absent: Piechoski; Also present were Solicitor David Rowan, Planning Board Engineer John Pettit and Zoning Officer Keith Knight.

APPROVAL OF MINUTES: A motion was made by Venella, seconded by Loverdi that the minutes of the 10/10/18 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

OLD BUSINESS:

RESOLUTION #18-18

**RESOLUTION MEMORIALIZING BULK VARIANCES & PERMISSION TO
CONSTRUCT A FENCE 3630 DAVIS ROAD, BLOCK 152, LOT 11.01**

(SEE ATTACHED RESOLUTION)

A motion was made by Venella, seconded by Goushian to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Venella, Aupperle, Loverdi, White, Ranieri & Kappatos; Nays: None. Absent: Piechoski; Chairwoman Klehamer declared the resolution adopted.

RESOLUTION #18-19

**RESOLUTION MEMORIALIZING BULK VARIANCES & PERMISSION TO
CONSTRUCT AN EIGHT (8) FOOT ADDITION AT 335 W. EVESHAM ROAD
BLOCK 101, LOT 15**

(SEE ATTACHED RESOLUTION)

A motion was made by Ranieri, seconded by Kappatos to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, Venella, Ranieri, Kappatos, Loverdi, Aupperle & White; Nays: None. Absent: Piechoski; Chairwoman Klehamer declared the resolution adopted.

Chairwoman Klehamer announced that the applications for Mr. Stanch and for Toyota were being postponed until the December meeting and that no further notice would be sent. Ms. Klehamer also announced that Mr. White would be sitting in for Mr. Stone and Ms. Dodds would be sitting in for Mr. Piechoski.

NEW BUSINESS:

Application #18-08: An Application for Site Plan Review for Use of 109 East 9th Avenue as a Residential Health Care Facility and Adult Day Care.

Solicitor Dave Rowan swore in the principals who would address the Board: Tom LaSalle and Michael Nisely. Mr. LaSalle presented renderings of what the building would look like when completed. Mr. LaSalle also stated that after conducting market research they would not be considering adult day care but would like to come back in front of the board to build a memory care facility on site. Mr. LaSalle and Mr. Nisely stated that the entire project would run about \$45 million. Several members of the Board had questions about landscaping, parking and number of actual units. Chairwoman Klehamer opened the floor to the public. Charles Buckheim, 223 Sunnybrook Road had a question about the building. Seeing no one else wishing to speak, a motion was made by Aupperle, seconded by Venella to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.