

APPLICATION #23-06: Application for Use Variance & Amended Site Plan to Convert Existing Outdoor Patio into a Building Addition, EAE Properties LLC (Irish Hill Tavern) 810 E. Clements Bridge Road, Block 141, Lot 1.

Christopher Berr, Attorney for the applicants, introduced Mr. & Mrs Donahue, the applicants who were sworn in by Mr. Rowan. Mr. Berr presented the application to turn a patio into an enclosed dining area at the Irish Hill Tavern. Engineer Bach addressed items in his review letter. The main concern was the outdoor storage of kegs and old oil. Steve's suggestion was to extend the trash enclosure to accommodate both the trash and storage. Chairwoman Klehamer requested a five minute recess so that the applicants could discuss this request with their attorney. After the break, the applicants agreed to construct the enclosure as suggested by the engineer.

Chairwoman Klehamer asked board members if they had any questions. Board Member Aupperle asked if outdoor smoking could be moved to the back of building. He also wanted to know about any open permits. Board member Venella also asked if conditions never met from the original application will be handled. Mayor Kappatos explained that those items agreed to by the prior owner have to be taken care of.

Chairwoman Klehamer opened the floor to the public for questions. . Seeing no one wishing to speak a motion was made by Aupperle, seconded by Laubenstein to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.


Solicitor Rowan read the terms of the resolution including extending the trash enclosure and resolving all outstanding permits. A motion was made by Aupperle, seconded by Buchheim to approve the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Goushian, buchheim, Venella, Farmer, Wozunk, Kappatos & Laubenstein. Nays: None. Absent: None. Chairwoman Klehamer declared the resolution adopted.

GOOD & WELFARE:

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

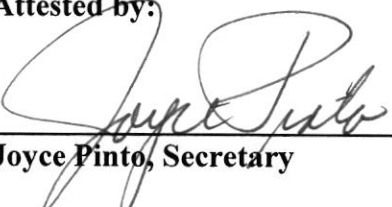
There being no further business to come before the Board at this time a motion was made by Wozunk, seconded by Venella to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:29 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attested by:



Joyce Pinto, Secretary

OCTOBER 25, 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: Chairwoman Klehamer read the notice of this meeting pursuant to the "Open Public Meetings Act."

The following members were present at roll call:, Venella, Klehamer, Goushian, Farmer, Wozunk Kappatos, Aupperle, Burke, Buchheim, Musilli, Walker & Laubenstein, Absent: None; Also present were Solicitor David N. Rowan and Engineer Steven Bach.

A motion was made by Aupperle, seconded by Buchheim to approve the minutes from the 9/27/23 meeting. The motion carried and Chairwoman Klehamer declared the minutes approved.

NEW BUSINESS:

APPLICATION #23-04: Application for Bulk Variances for Installation of an In ground Pool at 835 Crescent Avenue, Block 155.02, Lot 1.

David Rowan, Solicitor, swore in Mark Chase and Jaime Beetle, owners of the above property, who explained their desire for an In ground pool and relief from the impervious coverage requirement. Engineer Bach addressed his review letter and advised the applicants to not deviate from what was presented to the board and voted on. Chairwoman Klehamer asked if any members of the board had any questions for the professionals and then opened the floor to the public. Seeing no one wishing to speak a motion was made by Aupperle, seconded by Musilli to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Solicitor Rowan presented the terms of the resolution and a motion was made by Laubenstein, seconded by Aupperle to approve the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Goushian, buchheim, Venella, Farmer, Wozunk, Kappatos & Laubenstein. Nays: None. Absent: None. Chairwoman Klehamer declared the resolution adopted.

APPLICATION #23-05: Application for Bulk Variances for Installation of a Pole Barn, 253 Sunset Road, Block 152, Lot 14.

Solicitor Rowan swore in Henry Marter. Mr. Rowan read a power of attorney from Bingham Marter, the applicant, permitting Henry to act on his behalf. Attorney Brian Hall reviewed the request for a variance for the construction of a large pole barn. Engineer Bach stated that the applicant requested the garage be five feet from property line and he had suggested 15 feet. A compromise was reached that the building would be 10 feet from the property line. Chairwoman Klehamer asked Mr. Marter if there was any intention to use this building as living space or business. Mr Marter said no. Mr. Bach reminded Mr. Marter there would be no plumbing, no business conducted and no living space in the building, but electric was permitted. Board member Musilli asked how many cars Mr. Marter owned and the height of the garage.

Chairwoman Klehamer asked if any one on the board had any questions. Mayor Kappatos stated he thought this building was not out of place in that area. Board member Venella had questions about a driveway.

Chairwoman Klehamer opened the floor to the public for questions. Seeing no one wishing to speak a motion was made by Aupperle, seconded by Laubenstein to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Solicitor Rowan read the terms of the resolution including variances, driveway plan and updated grading plan. A motion was made by Kappatos, seconded by Buchheim to approve the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Goushian, buchheim, Venella, Farmer, Wozunk, Kappatos & Laubenstein. Nays: None. Absent: None. Chairwoman Klehamer declared the resolution adopted.