

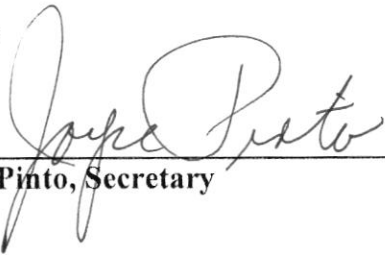
There being no further business to come before the Board at this time a motion was made by Venella, seconded by Dodds to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:39 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

SEPTEMBER 9, 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."

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

APPROVAL OF MINUTES: A motion was made by Venella, seconded by Goushian that the minutes of the 8/12/20 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

RESOLUTION #20-12: Resolution Memorializing the Granting of a Bulk Variances for Block 124, Lot 2, 350 Union Avenue for a Shed.

A motion was made by Venella, seconded by Goushian 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, Goushian, Kappatos, Ranieri, Venella & Wozunk; Absent: Aupperle; Abstentions: White & Dodds; Nays: None. Chairwoman Klehamer declared the resolution adopted.

APPLICATION #20-04: Application from CAK Properties (Vault for a Site Plan & Various Bulk & Use Variances, 810 E. Clements Bridge Road, Block 141, Lot 1 for Construction of a Patio for Outdoor Dining.

Solicitor David Rowan stated that Alternate Board Member Leap would sit in place of Mr. Aupperle, Mayor Kappatos & Councilman Ranieri could not participate and then swore in all of the principals intending to give testimony this evening. Attorney for the applicant David Thatcher described the project that Mr. Koukoulas wish to have approved. The Engineer Teal Jeffris presented the plans for a patio seating 20. Mr. Jeffris listed the variances necessary to obtain to proceed with this project. Planning Board Engineer Steve Bach had questions about the trash enclosure, removing a driveway to a connecting property owned by the applicant, exteriors speakers and type of lighting to be included in the project.

Chairwoman Klehamer asked Mr. Koukoulas about parking. A discussion ensued as to how to reduce the seating in the restaurant so that parking would not be an issue for either the applicant or the neighboring residents. A discussion also ensued as to the buffer zones around the property. Boardmembers and the engineer felt that a 6 foot PVC fence would be the best for the area. Engineer Bach went over some of the items in his review letter with the board. Chairwoman Klehamer opened the floor to the board for questions. Board Member Goushian asked about bollards around the patio, Board Member White asked about the height of the patio and Board Member Venella asked why the applicant had not sought parking in some of the surrounding lots. Seeing no one from the board having a question, Ms. Klehamer opened the floor to the public. Seeing no one wishing to speak a motion was made by Venella, seconded by Wozunk to close the public portion. The motion carried.

Solicitor Rowan presented the terms of the resolution to approve the minor site plan, grant variances and waivers. A motion was made by Venella, seconded by Wozunk. The motion carried. Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Goushian, White, Leap, Dodds, Venella & Wozunk; Absent: Aupperle; Nays: None. Chairwoman Klehamer declared the items approved.

GOOD & WELFARE:

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