

**SEPTEMBER 12, 2018**

A motion was made by Aupperle, seconded by Goushian to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Piechoski, Goushian, Loverdi, White & Venella. Absent: Stone. Chairwoman Klehamer declared the resolution adopted.

Application #18-09: Application for a Use Variance to Operate an Independent Living Facility & an Adult Day Care, Block 135, Lot 32, 109 E. 9<sup>th</sup> Avenue.

Mayor Kappatos & Councilman Ranieri stepped down for this testimony. Alternate Member White was seated for Stone.

Attorney Daniel Bernstein introduced Jack Brandt and Michael Knisely, principals, with Tapestry. Solicitor Rowan swore them in. Mr. Brandt gave an overview of their company and what they have done in other areas. Mr. Knisely presented some renderings of what the apartments will look like. Chairwoman Klehamer had questions about the age minimum allowed to reside in the building. Ms. Klehamer asked if this building would ever be a methadone clinic. Mr. Brandt stated that it would never be a methadone clinic. Ms. Dodds had questions about the nursing qualifications. Engineer John Pettit went over his review letter and spoke about some parking lot and landscaping issues. Several members, including Ms. Goushian, had questions about the cost of living in this building, the adult day care and handicapped parking. A discussion ensued as to whether the use variance should be granted now or wait until a site plan application was presented. Chairwoman Klehamer opened the floor to the public. See no one wishing to speak, a motion was made by Aupperle, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed. Mr. Rowan stated that the resolution would state that a variance to allow an independent living facility and an adult day care in the old La Quinta hotel was hereby granted with the stipulations that there were age restriction over 55, site plan approval and building would never be used as methadone clinic.


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, Aupperle, Piechoski, Goushian, Loverdi, White & Venella. Absent: Stone. Chairwoman Klehamer declared the resolution adopted.

**GOOD & WELFARE:**

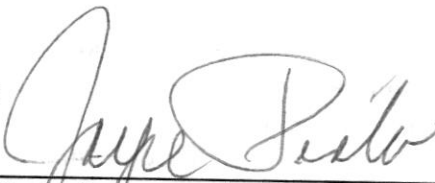
Seeing no one wishing to speak, a motion was made by Aupperle, seconded by Loverdi to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 8:10 PM.

**Approved by:**

  
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**Kandy Klehamer, Chairwoman**

**Attest:**

  
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**Joyce Pinto, Secretary**

## SEPTEMBER 12, 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, Loverdi, White, Dodds, Ranieri, Piechoski, & Venella Excused: Stone; Absent: None; Also present were Solicitor David Rowan and Zoning Officer Keith Knight.

**APPROVAL OF MINUTES:** A motion was made by White, seconded by Ranieri that the minutes of the 8/9/18 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

**OLD BUSINESS:** None

### **NEW BUSINESS:**

Application #18-07: An Application for a Bulk Variance to Build a Garage Block 93, Lot 19, 43 S. Woodland Avenue.

Solicitor Dave Rowan swore in Derek Starts. Mr. Starts explained that he wanted to build a garage on his property 30 x 36 x 14. Dave explained that the ordinance allows 16 x 24 x 12. Several members had questions about the number of doors, the driveway and the materials. Chairwoman Klehamer opened the floor to the public. See no one wishing to speak, a motion was made by Aupperle, seconded by Kappatos to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed.

Mayor Kappatos asked that the height of the garage be designated as "maximum 14 to 18 feet" due to the fact that Mayor & Council were in the process of revising several items in the zoning ordinance, this being one of them. Solicitor Rowan stated that the resolution would state that a bulk variance would be granted for the building of garage 30 x 36 x 14' to 18', variances for size and height.

A motion was made by Kappatos, seconded by Ranieri to adopt the resolution. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Aupperle, Kappatos, Ranieri, Piechoski, Goushian, Loverdi & Venella. Absent: Stone;. Chairwoman Klehamer declared the resolution adopted.

Application #18-08: An Application for a Use Variance to Have a Dance Studio in an Office Zone, Block 113, Lot 3, 102 E. Clements Bridge Road.

Mayor Kappatos & Councilman Ranieri stepped down for this testimony. Alternate Member White was seated for Stone.

Ms. Jackie Young was sworn in by Solicitor Rowan. Ms. Young explained that she was lease-purchasing this building in order to open a dance studio. Chairwoman Klehamer asked Ms. Young about the condition of outside stairs and also about outside lighting. Several members had questions about her proposed hours of operation and parking. Ms. Young stated that she had reached out to the Hair Hut about using their lot, but had not heard back from her. Zoning Officer Knight stated that if the variance was granted, he would inspect building to make sure everything was in order. Chairwoman Klehamer opened the floor to the public. See no one wishing to speak, a motion was made by Aupperle, seconded by Kappatos to close the public portion. The motion carried and Chairwoman Klehamer declared the public portion closed. Mr. Rowan stated that the resolution would state that a use variance would be granted for a dance studio with the provision that the front steps be repaired, outside lighting be increased and an inspection by Code Enforcement Officer Knight.