

SEPTEMBER 13, 2017

comment. Seeing no one wishing to speak a motion was made by Kappatos, seconded by Venella to close the public comment. The motion carried and Chairwoman Klehamer declared public comment closed.

Solicitor Rowan presented resolution to allow the minor subdivision/lot line adjustment in order to permit Mr. Sambucci and Mr. Marlin to create two separate driveways and eliminate encroachment. A motion was made by Dickinson, seconded by Ranieri to approve the minor subdivision/lot line adjustment application. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Stone, Loverdi, Venella, Kappatos & Ranieri; Nays: None. Absent: None; Chairwoman Klehamer declared the minor subdivision/lot line adjustment approved.

Chairwoman Klehamer addressed The Vault canopy issue per a letter from Engineer Pettit. Mayor Kappatos spoke to the Board about the need to put in sidewalks when borough has ability to fund. Engineer Pettit suggested a sidewalk fund be created. Mayor Kappatos also reported that All Risk had purchased the Best Work building. Mayor Kappatos also informed everyone about borough hall renovations as well as the various streets which either have been or are in the process of being reconstructed.


**COMMUNICATIONS:** NONE

**GOOD & WELFARE:**

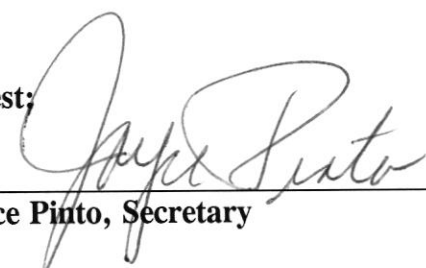
Seeing no one wishing to speak, a motion was made by Piechoski, seconded by Goushian to close the public portion. The motion carried and Chairwoman Klehamer declared the good and welfare portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Ranieri 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

**SEPTEMBER 13, 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.

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, Dickinson, Goushian, Aupperle, Kappatos, Piechoski, Stone, Venella & Ranieri. Also present were Solicitor David N. Rowan & Engineer John Pettit, Zoning Official Keith Knight.

Solicitor Rowan swore in new members Deputy Fire Chief Loverdi, Class III, replacing Police Chief Dailey and Daniel White as new one year alternate.

APPROVAL OF MINUTES: A motion was made by Aupperle, seconded by Dickinson that the minutes of the 8/9/17 meeting be approved as submitted by the secretary. The motion carried and Chairwoman Klehamer declared the minutes approved.

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

Chairwoman Klehamer reported that an application for a use variance submitted by Mr. Garofolo would not be heard this evening because the application had listed two different uses and the board would need more specifics before it could be heard. Attorney for the applicant, Michael Albano, stated that Mr. Garofolo would be amending his application for one use and asked permission to just readvertise in the paper without doing another mailing for the next meeting. Solicitor Rowan advised the board that just the readvertisement would be sufficient. Chairwoman Klehamer stated that this would be fine.

Application #17-03: Bulk Variance Application-Bromke-18 W. 3<sup>rd</sup> Avenue, Block 44, Lot 15.

Solicitor Rowan swore in Mr. Bromke. Mr. Bromke presented his desire to build a covered screened in deck requiring a variance for the setbacks. Solicitor Rowan had questions about the overhang and Mr. Bromke stated that the root of the new structure would be in line with the existing structure. Chairwoman Klehamer stated that the floor was open for public comment. Seeing no one wishing to speak a motion was made by Dickinson, seconded by Kappatos to close the public comment. The motion carried and Chairwoman Klehamer declared public comment closed.

Solicitor Rowan presented a resolution to allow the bulk variance in order to permit Mr. Bromke to build a screened in deck with a roof. A motion was made by Piechoski, seconded by Aupperle to approve the bulk variance application. The motion carried and Chairwoman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Dickinson, Goushian, Piechoski, Aupperle, Loverdi, Venella, Kappatos & Ranieri; Nays: None. Absent: None; Chairwoman Klehamer declared the bulk variance approved.

Application #17-04: Minor Subdivision/Lot Line Adjustment Application-Sambucci 19 E. 4<sup>th</sup> Avenue and Marlin 23 E 4<sup>th</sup> Avenue, Block 48, Lots 5 & 6.

Board Member Aupperle stepped down from hearing this application due to a conflict. Solicitor Rowan recommended that Alternate Board Member Stone sit in for this application.

Solicitor Rowan swore in Mr. Sambucci and Mr. Marlin. Michael Albano, attorney for the applicants, presented their application as their desire to create two separate driveways since they currently share one driveway. A discussion ensued as to the actual size of the two lots if the subdivision is granted. Chairwoman Klehamer stated that the floor was open for public