

**BOROUGH OF RIVERTON PLANNING BOARD**

**A G E N D A**

**January 16, 2018**

1. Meeting called to order at 7:00 PM
2. Salute to the Flag
3. Open Public Meetings Notice Act

“Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

1. Posting notice on the official bulletin board in the Borough Office on\_\_\_\_\_.
2. Forwarding written notice for publication to the Burlington County Times on \_\_\_\_\_
3. Forwarding written notice for informational purposes only to the Courier Post on\_\_\_\_\_.”

4. Roll Call

5. Reorganization

➤ Administer Oath of Office to new/reappointed members per Borough Council

Suzanne Cairns Wells, Mayor (Class I)  
Mary Lodato (Class II)  
Ken Mills (Class III)  
Joseph Threston (Class IV)  
Robert Martin (Class IV)  
Rebecca Reis (Alternate 3)  
Michelle Hack, Secretary

➤ Resolutions

PB-2018-01 Appointment of Board Professionals  
PB-2018-02 Meeting Dates and Times  
PB-2018-03 Official Newspaper

➤ Board Nominations

Chairman  
Vice Chairman

6. December 2017 regular meeting Minutes will be available for adoption in February

7. Correspondence and Announcements

8. Review Invoices & Vouchers – NONE

9. Old Business

- A. Master Plan Discussion

10. Committee Reports:

- A. Council Liaison Report (Mayor Cairns Wells or Councilman Mills )
- B. Environmental Commission Report (Mr. Threston)
- C. Minor Site Plans Report (Ms. Lodato)

11. New Business:

- A. Discussion-Review 2017 Goals and Objectives & Formal Recommendations to Borough Council to be memorialized for Resolution PB-2018-04 and Resolution PB-2018-05

12. Public Comment

13. Adjourn

**The Meeting of the  
Planning Board  
scheduled for  
February 27, 2018 at 7PM  
has been cancelled.**

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**March 27 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
  - II. Salute to the Flag
  - III. Open Public Meetings Act notice
  - IV. Roll call
  - V. Administer Oath of Office
  - VI. Dec 2017 and Jan 2018 Minutes for approval
  - VII. Correspondence
  - VIII. Invoices & Vouchers -
  - IX. New Business:
    - 1. V-07-2017
      - Name** Nick Speers
      - Property** 218 Fulton Street (Block 402 Lot 17)
      - Action Desired** Permission to construct a 607sq. ft. accessory structure to serve as a garage/game room adjoining an existing pool area. The proposed structure exceeds the maximum allowed of 500sq ft; to include a paver-based driveway and parking pad. This exceeds the maximum allowable coverage of 25% to 39.99%
- X. Old Business: Master Plan Review
- XI. Committee Reports:
  - a. Council matters/Affordable Housing Update- Mayor
  - b. Environmental Commission report - Joe Threston
  - c. Minor Site Plans report - Mary Lodato
- XII. Meeting open to the Public
- XIII. Adjourn

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**April 24, 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. March 27, 2018 Minutes for approval
- VI. Correspondence
- VII. Invoices & Vouchers – if available in Ms. Hack’s absence
- VIII. New Business:
  - a. Resolution PB-2018-05 218 Fulton Street Nick Speers
  - b. Ordinance Review Borough Council introduced O-2018-02, An Ordinance to Amend Land Development Bonding
- IX. Old Business: NONE
- X. Committee Reports:
  - a. Council matters/Affordable Housing Update– Mayor
  - b. Environmental Commission report – Joe Threston
  - c. Minor Site Plans report – Mary Lodato
- XI. Meeting open to the Public
- XII. Adjourn

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**May 22, 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. April 24, 2018 Minutes for approval
- VI. Correspondence
- VII. Invoices & Vouchers – if available in Ms. Hack’s absence
- VIII. New Business NONE
- IX. Old Business:
  - a. PUBLIC HEARING: Consideration of front yard setback as remanded by Judge Bookbinder concerning the property at 103-105 Midway/Mills
- X. Committee Reports:
  - a. Council matters/Affordable Housing Update– Mayor
  - b. Environmental Commission report – Joe Threston
  - c. Minor Site Plans report – Mary Lodato
- XI. Meeting open to the Public
- XII. Adjourn

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**26 June 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. April 24, 2018 and May 22, 2018 Minutes for approval
- VI. Correspondence
- VII. Invoices & Vouchers
- VIII. New Business
  - A. Name: Heather and Brian Morse
  - Property: 601 Elm Terrace
  - Action Desired: Relief from Chapter 128-58D and 128-20B to erect a new fence in a side yard of a corner property beyond the side building line of the main structure
- IX. Old Business:
  - a. Memorialize Resolution PB-2018-07: Mills 103-105 Midway
  - b. Master Plan Draft Report for Comments
  - c. Master Plan next step determination
- X. Committee Reports:
  - a. Council matters/Affordable Housing Update- Mayor
  - b. Environmental Commission report - Joe Threston
  - c. Minor Site Plans report - Mary Lodato
- XI. Meeting open to the Public
- XII. Adjourn

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**24 July 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. June 26, 2018 Minutes for approval
- VI. Correspondence
- VII. Review of Professional Bills
- VIII. New Business
  - A. 

<u>Name</u>	Pitman Properties/JBR
<u>Owners</u>	Kevin and Staciann Harris
<u>Property</u>	908 Cedar Block 1600 Lots 10 & 11
<u>Action</u>	Permission for minor subdivision of properties
<u>Desired</u>	to construct dwelling on an unimproved Lot 10; as previously granted in 2008
  
  - B. 

<u>Name</u>	Bollers, Annette & Robert
<u>Property</u>	604 Broad Street Block 902 Lot 15
<u>Action</u>	Preliminary and Final Site Plan Approval with
<u>Desired</u>	Conditional Use for new structure to consist of upper level apartment with floor salon and living space on the first floor requiring a D1 use variance
- IX. Old Business:
  - a. Memorialize PB-2018-08, Brian and Heather Morse at 601 Elm Terrace
  - b. Master Plan Report
- X. Committee Reports:
  - a. Council matters/Affordable Housing Update- Mayor
  - b. Environmental Commission report - Joe Threston
  - c. Minor Site Plans report - Mary Lodato
- XI. Meeting open to the Public
- XII. Adjourn

Planning Board bills that were paid at the July Council meeting:

	<u>C. PETRONE</u>	<u>ERI</u>	<u>T. LEE</u>
General/Legal	\$309	none	none
604 Broad Street	\$217	none	none
601 Elm Terrace	\$334	none	none
908 Cedar	\$210	none	none

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**28 August 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. July 24, 2018 Minutes for approval
- VI. Correspondence
- VII. Review of Professional Bills paid at August Council Meeting

	<u>C. PETRONE</u>	<u>ERI</u>	<u>T. LEE</u>
General/Legal	\$75.00	none	none
604 Broad Street	\$1466.25	none	896.00
908 Cedar	\$210	none	none

- VIII. Meeting open to the Public
- IX. New Business
  - a. Interpretation and consideration of Section 128-12
- X. Old Business:
  - a. Memorialize PB-2018-10, Pitman Properties/JBR at 908 Cedar Block 1600 Lots 10 & 11
  - b. Memorialize PB-2018-11, Annette & Robert Bollers, 604 Broad Street Block 902 Lot 15
  - c. Master Plan Report
- XI. Committee Reports:
  - a. Council Matters/Affordable Housing Update- Mayor
  - b. Dog Park
  - c. Environmental Commission Update - Joe Threston
  - d. Minor Site Plans Update - Mary Lodato
- XII. Adjourn



**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**23 October 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. September 25, 2018 Minutes for approval
- VI. Correspondence
- VII. Review of Professional Bills paid at September Council Meeting

	<u>C. PETRONE</u>	<u>ERI</u>	<u>T. LEE</u>	<u>ALAIMO</u>
General/Legal	1070.00		661.25	
604 Broad Street		2487.50		
908 Cedar	393.00			1771.83
202 Midway			230.00	

- VIII. Meeting open to the Public

- IX. New Business

- A. **Name:** Hauger, Steven  
**Owners:** same  
**Property:** 611 Thomas **Block:** 1101 **Lot** 15  
:  
**Action** Relief from Chapter 128-58D for permission to erect a fence at the front yard setback of a  
**Desired:** corner property.
  
- B. **Name:** Halt, Christopher & Lengyel Deb  
**Property:** 400 Linden Ave **Block** 701 **Lot** 1  
**Action** Seeking relief from Borough Code at Chapter 128-20 at Section G, an impervious coverage  
**Desired:** variance, Section D-1 a rear yard variance, and Section C-1 side-yard setback variance, and any  
and all variances necessary for the purpose of constructing a deck of approximately 906  
square feet on a corner lot

- X. Old Business:

- a. Memorialize PB-2018-13, Adam & Katrina Flade 202 Midway Block 1200 Lot 6
- b. Memorialize PB-2018-14, Dwight and Jacqueline Gibson, 611 Main Street Block 906 Lot 3
- c. Master Plan Approval Resolution PB-2018-15 with Public Comment Session

- XI. Committee Reports:

- a. Council Matters/Affordable Housing Update- Mayor
- b. Environmental Commission Update - Joe Threston
- c. Minor Site Plans Update - Mary Lodato

- XII. Adjourn

**BOROUGH OF RIVERTON  
PLANNING BOARD  
A G E N D A**

**27 November 2018**

**\*\*NO NEW APPLICATIONS WILL BE HEARD AFTER 10:00 PM\*\***

- I. Meeting called to order at 7:00 PM
- II. Salute to the Flag
- III. Open Public Meetings Act notice
- IV. Roll call
- V. October 23, 2018 Minutes for approval
- VI. Correspondence
- VII. Review of Professional Bills paid at November Council Meeting DO NOT HAVE Meeting is held 11/28

**C. PETRONE**

**ERI**

**T. LEE**

**ALAIMO**

General/Legal  
604 Broad Street  
908 Cedar  
202 Midway

- VIII. Meeting open to the Public
- IX. Old Business:
  - a. Memorialize PB-2018-16, Steven Hauger 611 Thomas
  - b. Memorialize PB-2018-17, Chris Halt & Deb Lengyel 400 Linden
  - c. Master Plan Approval Resolution PB-2018-15 with Public Comment Session
- X. New Business
- XI. Proposed Dog Park Capital Project Review
- XII. Committee Reports:
  - a. Council Matters/Affordable Housing Update- Mayor
  - b. Environmental Commission Update - Joe Threston
  - c. Minor Site Plans Update - Mary Lodato
- XIII. Adjourn

**The Meeting of the  
Planning Board  
scheduled for  
December 19, 2018 at 7PM  
has been cancelled.**

**RIVERTON BOROUGH PLANNING BOARD**

**MINUTES**

**January 16, 2018 at 7 o'clock p.m.**

The January 16, 2018 reorganization meeting of the Riverton Planning Board was called to order at 7:00 PM by Mayor Cairns Wells, who then announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

1. Posting written notice on the Official Bulletin Board in the Borough Hall on January 20, 2017.
2. Having written notice published in the Burlington County Times on February 3, 2017.
3. Forwarding written notice for informational purposes only to the Courier Post on January 20, 2017."

**ROLL CALL:**

Mayor Suzanne Cairns Wells, present	Kerry Brandt, present	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, present	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, present	Ray Paskiewicz, Alt. 2, present	Rebecca Reis, Alt 3, absent

Ms. Cairns Wells asked for a nomination for Chairman of the Board. Mr. Threston nominated Mr. Brandt which seconded by Mr. Greenwood. All votes in the affirmative.

Mr. Brandt nominated Mr. Threston to serve as the Vice Chairman to which Mr. Greenwood the second. All votes in the affirmative.

Under Resolution PB-2018-01, Mr. Threston moved to appoint Charles D. Petrone as the Board Solicitor for 2018, Tamara Lee as the Board Planner for 2018 and Mr. Jeff Hanson with Environmental Resolutions Inc., as Board Engineer for 2018. Mr. Mills provided the second. All votes in the affirmative.

Mr. Threston motioned to approve Resolution PB 2018-02, which sets the dates and times of the Planning Board meetings for 2017. Mr. Kennedy provided the second. All votes in the affirmative.

Motion to approve Resolution PB-2018-03 which designates the Burlington County Times as the Official Newspaper of the Riverton Borough Planning Board made by Mr. Greenwood and seconded by Mr. Threston. All votes in the affirmative.

Resolutions PB-2018-04 was a listing of all variances granted by the 2017 Planning Board and will be forwarded to Council for advice. Councilman Mills recused himself from this portion of the meeting. Motion was made by Mr. Martin and seconded by Mr. Threston. All votes in the affirmative

Ms. Hack, Board Secretary who also serves the Borough in the capacity of Municipal Clerk is designated as the Planning Board's Administrative Officer under N.J.S.A. 40:55D-3 for the year 2018, however was not present to be sworn in.

Solicitor Charles Petrone conducting the swearing on of Councilman Mills, Mary Lodato, Richard Gaughan and Robert Martin, each for a new term. Rebecca Reis was designated by the Mayor to serves as Alternate #3, however was not present to be sworn in.

**MINUTES:** December 19, 2017 will be approved at the next meeting.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**REVIEW/CONSIDER INVOICES & VOUCHERS:** None

**OLD BUSINESS** NONE

**COMMITTEE REPORTS**

- **Council Matters of Importance to the Board** – Mayor Cairns Wells thanked all returning Planning Board members for the dedication; She also informed the Board that Council moved to adopt the changes to the Brewery Ordinance as submitted by the Planning Board.
- **Master Plan** – the Board is moving forward with the survey.

- **Minor Site Plan-** Ms. Lodato reported there were no applications
- **Environmental Commission-** Mr. Threston announced no report

**NEW BUSINESS** PB-2018-05 A resolution to state the Goals and Objectives of the 2018 Planning Board will be deferred to next meeting.

**PUBLIC COMMENT** – No one from the public came forth to speak therefore closing the public portion. Mayor Cairns Wells stated that moving forward there will not be a motion to open the floor as it's a required agenda item, the Chairman shall open the floor at every meeting.

**ADJOURNMENT:** Motion to adjourn by Mr. Threston and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: \_\_\_\_\_ March 27, 2018

**RIVERTON BOROUGH PLANNING BOARD**  
**MINUTES**  
**March 27, 2018 at 7 o'clock p.m.**

The March 27, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Vice Chairman, Mr. Joe Threston who then announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

1. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
2. Having written notice published in the Burlington County Times on February 6, 2018.
3. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, present	Kerry Brandt, absent	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, present	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paskiewicz, Alt. 2, absent	Rebecca Reis, Alt 3, present

Other Borough Officials Present include Mr. Petrone, Solicitor, Mr. Hanson, Engineer. Ms. Hack continues to be out of work on a medical condition.

Solicitor Petrone conducted the swearing in of Ms. Reis as Planning Board Alternate #3.

**MINUTES:** The minutes from December 19, 2017 were presented for approval. Motion to approve as submitted was made by Mr. Greenwood and Mr. DellaPenna seconded the motion. All approved in the affirmative. The minutes from January 16, 2018 were presented for approval. Motion to approve as submitted by Mr. Kennedy and Mr. Martin seconded his motion. All approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**REVIEW INVOICES & VOUCHERS:** None provided in Ms. Hack's absence.

**NEW BUSINESS**

A. V-07-2017

<b>Name</b>	Nick Speers
<b>Property</b>	218 Fulton Street (Block 402 Lot 17)
<b>Action Desired</b>	Permission to construct a 607sq. ft. accessory structure to serve as a garage/game room adjoining an existing pool area. The proposed structure exceeds the maximum allowed of 500sq ft; to include a paver-based driveway and parking pad. This exceeds the maximum allowable coverage of 25% to 39.99%

Mr. Threston stated that he reviewed all jurisdictional documentation and attested that it is in order for the application. Mr. Speers and Mr. Hanson were both sworn in to provide testimony. Mr. Speers described the application wherein he states the positive criteria is that besides improving the property, this proposed driveway will create off-street parking, which does not exist at this time. Mr. Hanson read his review letter which states the hardship in place for this application is the configuration of the lot due to the pool, reviewed the height of the structure and grading concerns. Mr. Speers testified the height of the structure is 23 feet and the proposed structure is only meant to serves as an enhancement their outdoor pool space as and a game room with a bathroom but no kitchen a. It was noted that an approval of this variance, if given, does not exempt UCC compliance nor guarantee building permits will be issued. Mr. Speers further testified that he agreed to place a dry well and grade away from neighbors, (25 feet away from Lot 6, per Mr. Hanson) and that the foundation under the paver's driveway will be an epoxy. The discussion of side setbacks highlighted that the drawings that were provided made it difficult to determine setbacks, which was concluded that the side yard set back is 3 feet. On this subject, Mayor Cairns Wells stated that the Board needs to develop a standard for accepting plans/drawings for Board review. Mr. Threston opened the floor for Public Comment pertaining to this application only. No one came forth to comment therefore closing the public portion. It was further determined that this application is subject to ARC review and approval. Mr. Greenwood made a motion to approve the application with all the mentioned criteria and additional waivers as deemed necessary. Mr. Della Penna seconded motion with a roll call vote confirming 9 aye, 0 no, 0 abstain.

**PUBLIC COMMENT** – No one from the public came forth to speak therefore closing the public portion.

**COMMITTEE REPORTS**

- **Council Matters & Affordable Housing Update** – Mayor Cairns Wells announce the 2018 Municipal Budget was introduced on March 20, 2017 and is happy to report no municipal increase. The Public Hearing on the budget and adoption is set for April 17, 2018 Affordable Housing is still being discussed in closed session at Council meetings; however, she is optimistic that a settlement is close. She also reported that the Burlington County Energy Aggregate gave a presentation at the last Council meeting. Council is conducting research and holding discussions before considering an introduction of this Ordinance.
- **Master Plan** –Mayor Cairns Wells stated that the survey is closed after being online and print versions at various locations in town. The Borough's plan to distribute with the Directory will not be feasible in Ms. Hack's absence. The schools are not willing to send out the survey information home with students, as it is not a direct impact in students. Mr. Threston stated on behalf of the Chairman that he would like to see it reopened and more data collected. She will speak with Mr. Fox about reopening the survey. Mr. Threston requested that everyone work to finalize their sections and Mr. Mills offered assistance to Mr. Martin.
- **Minor Site Plan**- Ms. Lodato reported there were no applications over the last two months.
- **Environmental Commission**- Mr. Threston announced the "Green Team" and they are happy to have partnered with Riverton School new program called "We Drink the Water" and 35 kids have signed up to participate.

**OLD BUSINESS** NONE

**ADJOURNMENT:** Motion to adjourn by Mrs. Cairns Wells and seconded by Mr. Della Penna.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: \_\_\_\_\_ May 22, 2018

## RIVERTON BOROUGH PLANNING BOARD

### MINUTES

April 24, 2018 at 7 o'clock p.m.

The April 24, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt lead the Flag Salute and announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

1. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
2. Having written notice published in the Burlington County Times on February 6, 2018.
3. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

#### ROLL CALL:

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, present	Joe Della Penna, absent
Craig Greenwood, absent	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, present	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, present

**MINUTES:** March 27, 2018 Minutes – Roll call vote 6 aye 0 nay with the following corrections: (i) Public Notice to be corrected to reflect 2018, not 2017; and (ii) that Mr. Reis was sworn in “as” Alternate #3

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**REVIEW INVOICES & VOUCHERS:** NONE

#### NEW BUSINESS

- a. Resolution PB-2018-05 for Mr. Nicholas Speers, 218 Fulton Street. Motion made Councilman Mills and seconded by Mr. Martin. Roll call 6 aye, 0 nay, 0 abstain.
- b. Resolution PB-2018-06 Review of Ordinance O-2018-02 – Solicitor Petrone discussed the Ordinance O-2018-02 as revisions to the Borough’s Land Development Regulations of which the MLUL requires referral to the Planning Board for a Master Plan Consistency review. Ordinance O-2018-02 resulted from recent amendments to the Municipal Land Use Law concerning the posting of performance guarantees by developers to ensure that certain improvements are completed. The MLUL amendments reduces the type of improvements that must be bonded and permits municipalities to require developers to post performance guarantees for only those improvements that are being dedicated to public entities and for privately owned perimeter buffer landscaping. The proposed amendments to the Borough’s land Use Procedures, Site Plan Review and Subdivision of Land will result in the Borough’s Land Development Regulations being consistent with the MLUL, and as such, Ordinance O-2018-02 is consistent with the Borough’s Master Plan. On Motion made by Mr. Martin and seconded by Mr. Threston, the Board adopted resolution PB-2018-06 finding Ordinance O-2018-02 as consistent with the Master Plan of the Borough of Riverton and recommended that the reference to Chapter 111 in the title of Ordinance O-2018-02 for Site Plan review be corrected to Chapter 109. Roll call vote 8 aye, 0 nay, 0 abstain.

**PUBLIC COMMENT** – No one from the public came forth to speak therefore closing the public portion.

#### COMMITTEE REPORTS

**Council matters/Affordable Housing Update** – Councilman Mills reported, without getting into specifics, that there is optimism that a settlement will be reached on Affordable Housing and that Council adopted the 2018 Budget with no increase to the municipal portion of the budget. Also, informed the Board that on Saturday night, the police dinner benefiting the Special Olympics and the Library fundraising dinner will be held.

**Environmental Commission** Mr. Threston informed the Board that the School Environmental Club now had over 30 members and that Riverton would be hosting the Arbor Day celebration on Friday with the New Jersey Tree Foundation

**Minor Site Plan** – Ms. Lodato informed the Board that a minor site plan application was received for 600 Main Street for a pharmaceutical sales office and that it met the criteria for minor site plans.

**Master Plan** Brief discussion resulting in Chairman Brandt to call Ed Fox to begin the preparation of the Master Plan Reexamination Report. No need to send out surveys. Solicitor Petrone informed the Board that Mr. Fox will circulate a draft of the Report, attend a Board Meeting to discuss the draft Report and receive additional comments and schedule a public hearing for the Board to adopt the final Report.

**OLD BUSINESS** NONE

**ADJOURNMENT:** Motion to adjourn by Mr. Threston and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: June 26, 2018

**RIVERTON BOROUGH PLANNING BOARD**  
**MINUTES**  
**May 22, 2018 at 7 o'clock p.m.**

The May 22, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt lead the Flag Salute and announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

4. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
5. Having written notice published in the Burlington County Times on February 6, 2018.
6. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, present	Kerry Brandt, present	Joe Della Penna, absent
Craig Greenwood, absent	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, present	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, present

Also present was Solicitor Chuck Petrone and Planner Tamara Lee.

**MINUTES:** April 24, 2018 minutes were submitted and were tabled for June 26, 2018.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**REVIEW INVOICES & VOUCHERS:** NONE

**OLD BUSINESS:**

A. PUBLIC HEARING: Consideration of front yard setback as remanded by Judge Bookbinder concerning the property at 103-105 Midway/Mills, Kenneth and Michele

Mr. Martin and Mr. Threston recused themselves from this portion of the meeting. It was determined that Ms. Lodato was serving as a fact witness only and will not be voting on this matter. Mr. Paszkiewicz certified that he read the transcript of the June 20, 2017 hearing, which was the original public hearing. It was further established he is impartial to this case. Mr. Richard Hoff, Esquire was present to represent Mr. Mills, who was sworn in to testify and responded to questions from Mr. Hoff and the Board Solicitor. Mr. Hoff presented to the Board the remand order of Judge Bookbinder and submitted the minor subdivision plan as exhibit A1, and aerial photo of the site, A2 and referred to Article 6 of Borough Code §128-20(B)

Board Solicitor Petrone also represented to the Planning Board, the Judge's decision with respect to the five issues raised by plaintiffs in the course of the litigation. The issue before the board during the remand hearing was to interpret the ordinance and determine whether a front yard setback variance was required for the proposed dwelling to be constructed on Block 1204, Lot 2, aka 103 Midway. The Board Solicitor provided each Board member with Section 128-20(B) and read same into the record.

Ms. Lee and Ms. Lodato, served as Borough witnesses as to application of Code §128-18. Ms. Lodato testified that she has applied the front yard setback requirement in the R-8 Zone, as well as the R-4 and R-15 Zones, to decrease, not increase the front yard setback required. She further testified that she would not have required the applicants to increase the proposed front yard setback for the new dwelling to 80 feet to match the front yard setback of Block 1204, Lot 1, aka 101 Midway, because the Applicants were providing a front yard setback greater than 25 feet. Ms. Lee testified that she prepared the Master Plan of the Borough in 1997 but did not prepare the Zoning Ordinance concerning §128-20. She stated that she interprets Section 128-20(B) to decrease and not increase the required front yard setback. Ms. Lee added that during the Master Plan discussions, increasing the size of rear yards was an objective when the three (3) residential zones were established. She further stated that she did not include a front yard setback variance being required for 103 Midway when she reviewed the Mills' Subdivision Plans and issued her review letter. Ms. Lee opined that in her professional opinion, the intent of Section 128-20(B) was to decrease, not increase, the front yard setback from the 25 feet as stated in said section.

At this time, the Chairman opened the floor for public comment concerning this public hearing only, limited to the front yard setbacks. The following residents spoke in opposition to the project: Carol Crawford, 101 Midway. At this time, Board Solicitor Petrone questioned Ms. Crawford concerning the absence of Mr. Roy, her attorney, during the remand hearing. Ms. Crawford testified that Mr. Roy did not represent her during the remand hearing and stated that she wanted to proceed without his presence. The testimony offered by plaintiff, and other property owners was not offered to address the front yard setback issue/remand issue before the Board during the remand hearing but was to express their objection to any development of the property. Other residents in attendance to comment on the development were, Rusty Conroy, Allison Hayes Conroy, Don Dietz, Mike Veneziano, George Montgomery, and Kim Williams.

Motion to accept the interpretation of the ordinance and determine no front yard setback variance was required for the proposed dwelling to be constructed on Block 1204, Lot 2, aka 103 Midway made by Mayor Cairns Wells and seconded by Mr. Gaughan. Roll call vote of appropriate board members: Mayor Cairns Wells: yes, Mr. Gaughan: yes, Mr. Paszkiewicz: yes, Mr. Della Penna: yes, Mr. Brandt: yes.

**NEW BUSINESS:** There was a discussion on writing a memo to Council that will provide clarification for all of the front yard setbacks in the ordinance.

**PUBLIC COMMENT** Councilman William Corbi commended the Board on their volunteer efforts. No one else came forth therefore closing the public portion.

#### **COMMITTEE REPORTS**

**Council matters/Affordable Housing Update** – Mayor Cairns Wells stated that Affordable Housing is still in negotiations and Council and the Borough Solicitor are working to resolve with the Court Master.

**Environmental Commission** Mr. Threston informed the Board on the successful Arbor Day celebration, and gave an update on Sustainable Jersey program.

**Minor Site Plan** – None.

**Master Plan** - Mr. Brandt stated that the comments from the survey are available and Mr. Fox is working with those comments and plans to provide a report for the June meeting.

**ADJOURNMENT:** Motion to adjourn by Mr. Threston and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: June 26, 2018

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
JUNE 26, 2018 at 7 o'clock p.m.**

The June 26, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt lead the Flag Salute and announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

7. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
8. Having written notice published in the Burlington County Times on February 6, 2018.
9. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, present	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, present	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, absent

Also present was Solicitor Chuck Petrone.

**MINUTES:** Minutes from April 24, 2018 and May 22, 2018 were approved with typographical corrections by Mr. Threston and seconded by Mr. Brandt.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**OLD BUSINESS:**

- A. Memorialize Resolution PB-2018-07 for 103-105 Midway Ken and Michelle Mills.

Councilman Mills recused himself from this portion of the agenda. Mr. Brandt made a motion to approve the resolution that represents the remand hearing ordered by Judge Bookbinder. Mr. Della Penna seconded his motion. Roll call vote confirmed all affirmative, 3 aye 0 nay 0 abstain. Ms. Hack requested clarification from Solicitor Petrone as to who is responsible for payment of the professional services related to the remand hearing; since the Borough bears responsibility of the legal bills resulting from the appeal. Mr. Petrone stated that precedent has proven the applicant responsible for these payments through the Borough's escrow account.

- B. Mr. Brandt shared a draft for Council to consider amending the Borough Code to clarify front yard setbacks.

**NEW BUSINESS:**

- A. Name: Heather and Brian Morse  
Property: 601 Elm Terrace  
Action Desired: Relief from Chapter 128-58D and 128-20B to erect a new fence in a side yard of a corner property beyond the side building line of the main structure

Mr. Brian Morse, owner of 601 Elm Terrace was sworn in to provide testimony for this application. Ms. Hack stated that all jurisdictional items were in order. Mr. Morse explained to the Board that this fence, if granted will replace an existing chain link fence which was destroyed by a falling tree although the replacement will be six-foot wooden stockade for purposes of security and privacy due to the rail traffic and his small children. He submitted photos of where the fence will go as Exhibit 1A, and that the new proposed fence is an extension of the neighbor's fence. The Board expressed concerns of safety and visibility related to driving down and backing onto Broad Street with a six-foot solid fence, although agreed that safety and privacy on a corner lot and by the rail are important factors. The Board noted to him that the neighboring property was not granted approval for that fence. Mr. Morse was agreeable to making changes to the fence plan, such as placing the fence further back than requested. At this time, Mr. Chairman opened the floor for public comment. Ms. Annette Broom of 603 Linden was sworn in; and testified that there was always a fence since her family owned the property since 1961. She has replaced it the fence with a more current style, but followed the existing fence line. She further stated that she supports Mr. Morse's need for privacy and protection and welcomes him to the neighborhood. With no further comments from the Mr. Chairman closed the

floor. Motion by Mr. Threston to approve application with amending the fence plan so the fence is placed two feet off walkways and three feet off driveway at an angle to face the dwelling. Mr. Kennedy seconded his motion. Roll call vote confirmed all affirmative, 9 aye 0 nay 0 abstain.

**PUBLIC COMMENT** The floor was opened for public comment, however no one came forth therefore closing the public portion.

#### **COMMITTEE REPORTS**

**Council Matters/Affordable Housing Update** - Mr. Mills stated that Affordable Housing is still in negotiations involving Ms. Lee and Court Master.

**Environmental Commission** Mr. Threston informed the Board the EC met on Thursday June 20 and they discussed the Master Plan and the School's environmental Club will be working with the EC once school is back in session this fall.

**Minor Site Plan** - None.

**Master Plan** - Mr. Brandt discussed the draft prepared by the Burlington County Bridge Commission. Most of the draft was accepted as submitted, the Board reviewed for typographical and wording changes. There was discussion on whether or not include ARC review, senior recreation, dog park, and park inventory. Mr. Brandt will provide the Boards comments to the draft back to Mr. Gerkins.

**ADJOURNMENT:** Motion to adjourn by Mr. Mills and seconded by Mr. Kennedy.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: June 26, 2018

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
JULY 24, 2018 at 7 o'clock p.m.**

The July 24, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt lead the Flag Salute and announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

10. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
11. Having written notice published in the Burlington County Times on February 6, 2018.
12. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, present	Kerry Brandt, present	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, absent	Rebecca Reis, Alt 3, present

Also present was Solicitor Chuck Petrone.

**MINUTES:** Minutes from June 26, 2018 were approved as submitted by Mr. Threston and seconded by Mr. Greenwood. All unanimously approved in the affirmative

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**NEW BUSINESS:**

Mr. Brandenberger presented into evidence a map of Riverton Acres as Exhibit A1 which showed the original property lines in the neighborhood He testified that pending approval of the subdivision he would purchase the newly developed lot and construct a single-family dwelling Mr. Brandenberger further testified that when the new house is built there will be an 11-foot side yard setback on the Harris side and the garage/driveway side will be on the Hadden's side. Mr. Long reviewed his report and stated that the testimony provided addressed his concerns except for the soil-boring requirement, which Mr. Brandenberger acknowledged. He also discussed the availability of public sewer and water and agreed to the sidewalk waiver. Ms. Lee stated that she did not perform a professional review; she is familiar with the application and agrees there are no variances required making it a by-right application. Chairman Brandt opened the floor for public comment on this application, no one came forward to speak therefore closing the public portion. Mr. Greenwood made a motion to approve the application as submitted, for minor subdivision of Block 1600 Lots 10 & 11 to be recorded with the County within 195 days. Approval of this application does not guarantee constructions permits. Mayor Cairns Wells seconded the motion. Roll call vote confirmed all approved in the affirmative. 9 ayes, 0 nays, 0 abstain.

<b>B. <u>Name</u></b>	<b>Annette &amp; Robert Bollers</b>
<b><u>Property</u></b>	<b>604 Broad Street Block 902 Lot 15</b>
<b><u>Action Desired</u></b>	<b>Preliminary and Final Site Plan Approval with Conditional Use for new structure to consist of upper level apartment with floor salon and living space on the first floor requiring a D1 use variance</b>

Ms. Hack confirmed that all jurisdictional items were sufficient. Mayor Cairns Wells and Councilman Mills recused themselves from the Board as the Application included relief pursuant to N.J.S.A. 40:55D-70(d)(1). Mr. Thomas Ehrhardt, Esquire, represented the Applicants at the July 24, 2018 Public Hearing. Mrs. Annette Bollers, Mr. Michael Galante, PE and Ken Werner were each sworn in to provide testimony of the application. The Applicants are proposing to construct a 2-story building with a 936 square foot hair salon and 2,487 square feet of residential space. 902 square feet of the residential space will occupy a portion of the first floor and 1,584 square feet occupying the entire second floor. During the course of the testimony the following exhibits were entered into evidence: A-1, Architectural Plans, consisting of First Floor Plan and Description and Second Floor Plan and Description; A-2, Building Elevation showing façade sign; A-3, Building Elevations; A-4, Three (3) dimensional view of building from a Broad Street perspective; A-4 Lighting fixture detail.

Mrs. Bollers stated that she and her husband are the owners of the property. She emigrated to the United States from Guyana and is a citizen of the United States. After obtaining citizenship Mrs. Boller's mother also applied for citizenship to the United States lives with her and her husband. Mrs. Bollers currently works for Hair Cuttery and wants to open a salon to be self employed. The salon will be for hair care and the sale of hair products and hours of operation for the salon will be 9:00 a.m to 6:00 p.m Tuesday - Thursday 9:00 a.m. to 7:00 p.m. on Fridays and 9:00 a.m. to 3:00 p.m. on Saturdays. The hair salon will have 5 stations and initially she will have 3 employees, including herself, and ultimately herself and 4 other employees. All of the residential space will be occupied by her and her family with her mother residing in the first floor space and her, her husband and two children residing in the second floor space. The building's appearance will blend in with the neighboring buildings. The garage will be for her and her husband's cars but would be available for her employees as necessary during the operating hours of the salon; however, she does not anticipate any issue with the number of on-site parking spaces as she expects 10-15 customers per day, all scheduled by appointment only. She further testified that the first floor residential space includes a laundry room, bathroom and bedroom but does not include a separate kitchen. The two residential spaces are intended to function as one residential unit not 2 separate units. The hair salon will have its own laundry room, separate and apart from the residential laundry room. The hair salon does not generate a large amount of trash, mostly empty bottles from hair products used on customers. Mr. Galante was accepted as an expert witness describes the location of the Property and the improvements proposed on the site. He stated that in addition to the parking spaces in the garage, nine (9) off-street parking spaces are provided on site; the on-site parking spaces are 9 feet by 18 feet, smaller than the 10 foot by 20 foot design standard required by the Zoning Ordinance. The smaller parking spaces are appropriate for the site as the proposed hair salon is not an intense use and the larger sized parking spaces are more appropriate for intense uses, like shopping centers and grocery stores that have significant traffic volume and high turnover. The County has conditionally approved the site plan application filed by the Applicants without requiring the submission of a traffic impact study; however, the County is requiring a truck-turning template is added to the Site Plan and revisions made to the striping of the parking area. There is room on the site for vehicles exiting the garage to turn so that these vehicles do not have to back out onto Broad Street. The County comments may result in the elimination of one of the on-site parking spaces; if eliminated, a variance would not be required, as the number of parking spaces provided would still satisfy the Zoning Ordinance. The handicap parking space will be redesigned to provide an 11 foot width and 5 foot loading zone. The sidewalk will be revised to provide a decorative sidewalk to match the existing decorative sidewalk in the area. Equipment will be located on the side of the building and will be enclosed. The Applicants have stated they will increase the amount of landscaping to be added to the site and will utilize a fence on the property to provide additional screening. Plantings will be removed from the basin area. Site lighting will be modified and one decorative light will be added to a landscaped area. A low level light will be added to the rear of the building. The Applicants are not proposing a free standing or monument sign; the only identification sign proposed is a façade sign however this was later agreed that the sign would be hung rather than mounted. Concerning Mr. Hanson's review of the property, Mr. Galante addressed the following: The Applicants will submit a Phase I Environmental Assessment and will address any of the requirements/recommendations listed in the Assessment. There is a monitoring well on site, as well as one on the adjacent dry cleaners' property, the subject of an existing NJDEP file. The Applicants will retain an LSRP if an environmental contamination is discovered. The Stormwater management system has been designed to store a 25-year storm on the property and will utilize an underground system for Stormwater to flow to the County Stormwater system. A mounding analysis will be provided.

The Board Planner and Engineer reviewed their respective Review Memorandum/Letter with the Board and had no objections to the proposed development of the Property based on the testimony presented by the Applicants' witnesses and willingness to address any review comment to the satisfaction of the Board's Professionals. A review of the positive and negative criteria indicate that portion of the first floor can be used for a residential use without a substantial detriment to the zone plan and zoning ordinance as this residential space is not a separate residential unit, it is tied directly to the second floor residence. The second floor residence satisfies the conditional use requirements as it is constructed above a first floor commercial use, is only one residential unit and is greater than 600 square feet in area. The residential use is particularly suited for the Property as residential space is encouraged in the NB zone and not prohibited. The design of the building advances the 2007 Master Plan Reexamination in that it provides an opportunity for the owner/manager of the retail business to live on site.

Mr. Werner was also accepted to provide expert testimony in the area of architectural design. He describes the floor plans for the hair salon, the first floor residential space and the second floor residential space and that a door adjoins the hair salon and residence. He also describes the front, side and rear elevations of the proposed buildings. The proposed building mounted lighting is lighting that would normally be associated with a residential use as it is more decorative and not site lighting. The building design provides roof leaders either underground or flowing directly to the basin; there will be no Stormwater runoff from the building flowing directly to the sidewalk. The living spaces have been designed to

function as one unit, not two separate units, as the first floor residential space does not have a separate kitchen. Limiting the size of the residential living space on the second floor to the size of the hair salon on the first floor would not provide sufficient living area for a family of 5. The size of the building was based on the size of the residential area required for the second floor living needs of the Applicants and their two children, which is greater than the 900 plus square feet required for the hair salon. The HVAC equipment is tucked into the corner of the "L". The Applicants will submit the architectural plans for review by the Riverton Architectural Review Committee.

At this time, the meeting was opened to the Public by the Chairman. The following testimony provided:

1. Mr. Bill Corbi who thought that the proposed building's appearance was too residential;
2. Mrs. Helen Coon who was concerned that the number of parking spaces on site was insufficient for the proposed hair salon;
3. Mr. Ernest Coon who was concerned with the site lighting shining into his home that abuts the Applicants' Property;
4. Mr. Ken Mills who was concerned that there would be insufficient area on-site for vehicles exiting the garage to turn so as not to back out of the property onto Broad Street.

With no further comments or questions pertaining to this application, the Chairman closed the floor. Mr. Threston made a motion to approve the application with all waivers, approvals and conditions deemed necessary. Approval of this application does not guarantee constructions permits. Mr. Della Penna seconded his motion. Roll call vote confirmed all in favor in the affirmative. 7 ayes, 0 nays, 0 abstain.

#### **OLD BUSINESS:**

**A. Memorialize Resolution PB-2018-08**, Brian and Heather Morse. Motion to approve by Mr. Threston and seconded by Mr. Greenwood. Approved 7 ayes, 0 nay, 0 abstain and 2 not called due to being absent at the Public Hearing (Mayor Cairns Wells and Ms. Reis)

**B. Approval of Resolution PB-2018-09**. Mr. Brandt submitted a memo to Mayor and Council outlining the front yard setback clarification. Councilman Mills stated that Council introduced an Ordinance (O-2018-04) for the same on July 17, 2018 based on the Chairman's recommendations. The Board reviewed the Ordinance as introduced. Mr. Threston made a motion to approve the resolution that is a memorialization of their support in amending the Borough Code on front yard setbacks. Mr. Della Penna seconded the motion. All members unanimously approved in the affirmative. Council will hold a second reading and Public Hearing on August 21, 2018.

**PUBLIC COMMENT** The floor was opened for public comment, however no one came forth therefore closing the public portion.

#### **COMMITTEE REPORTS**

- **Council Matters/Affordable Housing Update** - Mr. Mills stated that Affordable Housing is close to settling.
- **Environmental Commission** Mr. Threston informed the Board the EC has recently discussed Sustainable Jersey and recycling, in addition to working the newly formed Environmental Club at the Riverton School.
- **Minor Site Plan** - None.
- **Master Plan** - Mr. Brandt shared the updated draft and responses from Mr. Gerkins. The Board agreed to extend the Heritage Trail down to Board Street and agreed to accept all changes. Mr. Gerkins will plan to attend a meeting in August or September for review. Once the Board finalizes the draft, it will be sent to Council for their approval and come back to the Board for Final Approval. There will most likely be a special joint meeting of the Planning Board and Governing Body so these actions can occur at the same time.

**ADJOURNMENT:** Motion to adjourn by Mr. Mills and seconded by Mr. Brandt.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: August 28, 2018

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
AUGUST 28, 2018 at 7 o'clock p.m.**

The August 24, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt. The Planning Board conducted the Flag Salute and the Secretary stated that Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

13. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
14. Having written notice published in the Burlington County Times on February 6, 2018.
15. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, present	Kerry Brandt, present	Joe Della Penna, absent
Craig Greenwood, present	Robert Kennedy, present	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, absent	Rebecca Reis, Alt 3, present

Also present was Solicitor Chuck Petrone and Secretary Michelle Hack.

**MINUTES:** Minutes from July 24, 2018 were approved with typographical corrections by Mr. Threston and seconded by Mr. Martin. All unanimously approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**NEW BUSINESS:**

**A. Interpretation Hearing and Consideration of Section 128-12 Accessory Structure**

Ms. Lodato made a request for an interpretation and consideration of Section 128-12, Definitions, specifically to include the definitions of "accessory building; accessory residential use; and accessory use or accessory". Solicitor Petrone confirmed this was a valid request to be made by the Zoning Official in accordance with N.J.S.A. 40:55D-70B. Ms. Lodato provided history on how this hearing came to be. Last year a different resident asked if they were allowed to place a "Little Free Library" (LFL) in their front yard and was advised by the Borough it would require a variance due to it being a structure placed in the front yard. This year a resident on Lippincott placed a Little Free Library in their front yard, without consent. It was determined to be a violation and the proper notification was sent to the homeowner. After follow up discussion with the homeowner, Ms. Lodato requested this hearing. Solicitor Petrone read the definitions as prescribed by the New Jersey Municipal Land Use law, which confirms Ms. Lodato acted accordingly. The Board discussed other, more customary items that are typically placed in a front yard such as lampposts, benches, bird feeders, etc., and according to the definitions provided these items are also "accessory structures". The Board discussed when ornamental structure is deemed diminutive on a property and determined this could only be determined on a case-by-case basis due to various property sizes. There are concerns in requiring every front yard accessory structure to apply to the Planning Board and where and when to draw the line; it is not a good way to govern for the volunteers on the Board nor for the residents. There are other concerns of something not as friendly as a Little Free Library could appear on someone's front yard and what would be in place to stop it, in addition to structures that could be a safety hazard or sight line blockage. There was a discussion of amending the code to accommodate such structures; however, that would be impossible to canvas. At this time, Chairman Brandt motioned to open the floor to the public, which by Mr. Threston seconded. Justin Lucas of 631 Lippincott stated he is the property owner in receipt of Ms. Lodato's notice to remove the structure. He appreciates the Borough's cooperation and after this discussion has a better understanding of why these rules are in place. He further stated that he is willing to comply with any requirements set forth by the Board to keep the Little Free Library in place. He lastly commented that he used concrete to adhere the LFL for safety/tipping over reasons. Mr. Jim Quinn of Elm Terrace was present to support Mr. Lucas and stated that he appreciates the forum to understand the laws. No one else was present to speak therefore Mr. Threston moved to close the floor, which Mayor Cairns Wells seconded. After all discussions it was decided the Little Free Library at the Lucas residence, is de minimis in nature and can stay in place as currently situated with no variance is required. If other accessory structures appear within the Borough, the Zoning Official should act in a manner that she deems necessary. Mr. Threston made a motion to memorialize to interpret the accessory / building structure at 631 Lippincott is in fact an accessory structure as prescribed in the Borough code however is de minimis and does not require any variance relief. Future Little

Free Libraries or other non-customary structures in the front yard shall not be covered under this interpretation hearing. Councilman Mills seconded his motion. Roll call vote confirmed 8 aye, 0 nay and Ms. Lodato abstained.

**OLD BUSINESS:**

- A. Approval to Memorialize Resolution PB-2018-10, Pitman Properties/JBR at 908 Cedar Block 1600 Lots 10 & 11. Motion to approve by Mr. Threston and seconded by Mayor Cairns Wells. Approved 8 ayes, 0 nay 0 abstain.
- B. Approval to Memorialize Resolution PB-2018-11, Annette & Robert Bollers, 604 Broad Street Block 902 Lot 15. Motion to approve by Mr. Threston and seconded by Ms. Lodato. Approved 6 ayes, 0 nay, 0 abstain. Mayor Cairns Wells and Councilman Mills recused from this application.

**COMMITTEE REPORTS**

- **Council Matters/Affordable Housing Update** - Mr. Mills stated that Council hopes to have a resolution by the end of 2018. He also reported Council, as recommended by Planning Board adopted the Ordinance (O-2018-04) to amend front yard setbacks. Mayor Cairns Wells updated that proposed Dog Park at Riverton Memorial Park and Council are still trying to work out an agreement. She formed a Dog Park Committee to meet with RDP volunteers to review the construction plans and fundraising, and discuss Borough resources however, this project is not ready for Master Plan review at this time.
- **Environmental Commission** - Mr. Threston stated the group is working toward Sustainable Jersey Bronze status, which Councilman Quinn is very helpful in working with the Green Team.
- **Minor Site Plan** - None.
- **Master Plan** - Mr. Gerkins will be present at the September Planning Board meeting to go over the draft Master Plan and clarify the process to accept the Master Plan review. Mr. Threston addressed the proposal of Senator Steve Sweeny (D), Gloucester to merge small towns throughout the state however this plan has been dismissed however Mayor Cairns Wells commented this plan, nor the school merging discussions are not under the jurisdiction of the Planning Board.

**PUBLIC COMMENT** Mr. Jim Quinn was present to ask questions concerning the process of getting the necessary approvals started for the Dog Park and feels it should have been placed on the agenda for this meeting. Chairman Brandt stated that at this point, there is nothing physical provided for the Board to review. Solicitor Petrone explained the process for Capital Improvements per the New Jersey Municipal Land Use Law. No one else came forth therefore closing the public portion.

**ADJOURNMENT:** Motion to adjourn by Mr. Mills and seconded by Mr. Brandt.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: \_\_\_\_\_ September 25, 2018 \_\_\_\_\_

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
SEPTEMBER 25, 2018 at 7 o'clock p.m.**

The September 25, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt. The Planning Board conducted the Flag Salute and the Secretary stated that Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

16. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
17. Having written notice published in the Burlington County Times on February 6, 2018.
18. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, present	Joe DellaPenna, present
Craig Greenwood, present	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, present

Board Professionals present include Solicitor Chuck Petrone, Secretary Michelle Hack, Board Engineer Jeff Hanson and Board Planner Tamara Lee

**MINUTES:** Minutes from August 28, 2018 were approved by Mr. Threston and seconded by Mr. Martin. All unanimously approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**NEW BUSINESS:**

- A. **Name:** Adam and Katrina Flade  
**Owners:** Same  
**Property:** 202 Midway **Block:** 1200 **Lot:** 6  
**Action Desired:** Seeking variance relief from §Chapter 128-20 consisting of front yard setback, side-yard setback, lot coverage relief, and any and all variance necessary to construct a 790 sq ft first floor bedroom suite to a single family in an R8 zone.

Mr. and Mrs. Flade were sworn in to provide testimony for their, along with their architect, Mr. Hank Croft. Ms. Hack confirmed that all jurisdictional requirements have been met. Mr. Flade stated the first floor addition is needed for Ms. Flade's parents to move into the home. The expansion requires him to seek variance relief for the side yard setback of 17 feet and a front yard setback of 15 feet. The area will serve as living space to consist of a master bedroom, a bathroom with laundry space, and living space with a wet bar and mini-fridge. The original plans showed a handicapped ramp for entry into the home, and therefore exceeded impervious coverage, however this has since been removed and replaced with a chairlift, as testified by Mr. Croft and Mr. Flade. Mr. Flade further testified that no kitchen shall be installed or is intended to be used as kitchen space. Ms. Lee and Mr. Hanson agreed the layout of the proposed area does not lend itself for future apartment space. Mr. Flade stated for the record that this addition is a long term plan for when he ages and cannot use the steps. Mr. Croft testified that the appearance of the addition is designed to blend with the current appearance of the home. All the doorway and extra ways are ADA complaint for wheelchair use. Mr. Hanson stated that all testimony given by the applicant fulfilled his any concerns noted in his review letter, including drainage will not change and will not impact the neighbors, driveway construction details are needed for the plan, the need for a road opening permit from the Borough and ARC review. The Chairman opened the floor for public comment. Mr. Richard Crane of Thomas Avenue stated that he looks forward to seeing the final product of the addition and no doubt it will add value to the neighborhood. With no one else coming forth, the Chairman closed the floor for public comment. With a motion from Mr. Threston made a motion to approve the application as submitted with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Mr. DellaPenna seconded his motion. Roll call confirmed all approved in the affirmative. 9 aye, 0 nay, 0 abstain.

- B. **Name:** Dwight & Jacqueline Gibson

**Owners:** Jean Pattine  
**Property:** 611 Main Street      **Block:** 906      **Lot:** 3  
**Action Desired:** Seeking a use variance from §Chapter 129-31-33 to allow of an existing nonconforming use, specifically the expansion of the living space on the first floor

Councilman Mills recused himself from this portion of the meeting. Mr. Dwight Gibson, applicant and Ms. Jean Pattine, property owner was sworn in to provide testimony for his application, as was his Planner, Ms. Leah Furey Bruder, PP, AICP, who was also recognized as an expert witness, and Mr. Rich Roy, Esquire, attorney for the applicant. Ms. Hack confirmed that all jurisdictional requirements have been met. Mr. Gibson talked about the type of business he runs and explains why the business he and Ms. Gibson own and operate will be a good fit for them to live and work simultaneously at 611 Main. He wishes to reverse the current floor plan and host the business upstairs along with visiting family or clients and the main living area downstairs. Testimony was given to state that the basement still houses the vault that was built for the bank and along with the attic will be used for storage. His planner explained this is an ideal concept for this property as its been on the real estate market for some time and selling as a commercial use would cause changes to the exterior to accommodate for ADA compliance and possibly losing the character and charm of the 1906 building and the size of the lot and parking (consists of 4 spaces). Both of those problematic scenarios are go away with the work-live space proposed. The second floor is actually a mezzanine area and is not designed to be used as a private apartment nor does it afford a private entryway. Ms. Furey Bruder provided Exhibits A1-A2 which demonstrate floor plans call for a renovation of the first floor Master Bath and open floor plan which are modern and functional for living space and compatible with the Master Plan and home occupancy use. Providing the use variance meets the goals and objectives if the small business neighborhood as described in the Borough Code and Master Plan. The Gibson's will live and work at the property which assures property maintenance and neighborhood beautification which is all positive criteria. Mr. Gibson testified that he has minimal clients visit the current office in Paoli, PA and does not expect that to change in the future. However, when they do come to Mr. Gibson's office they travel long distances and 611 Main is ideal in that they can sleep at the property before returning home. Typically, his business results in him traveling to see clients. Negative criteria presented was the chance that the upstairs be sublet as a standalone apartment met and the removal of commercial use. Both of these items were resolved by testimony and a deed restriction agreeable by the applicant. Ms. Pattine testified that she uses the property in a very similar manner and does not see on site clients, just as Mr. Gibson proposed. Mr. Hanson and Ms. Lee agreed there is not detriment to the neighborhood or the zoning code except for the Neighborhood Business not allowing for a Home Occupancy. Mr. Gibson testified that he doesn't intend to rent out the upstairs and its for his sole use as a property and business owner, nor does he intend to re-zone the property. The Chairman opened the floor for public comment. No one came forth, therefore the Chairman closed the floor for public comment. With a motion from Mr. Threston made a motion to approve the application as submitted with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Mr. Martin seconded his motion. Roll call confirmed all approved in the affirmative. 8 aye, 0 nay, 0 abstain.

#### **OLD BUSINESS:**

- A. Approval to Memorialize Resolution PB-2018-12 to Interpretation Hearing and Consideration of Section 128-12 Accessory Structure by Mr. Threston and seconded by Mr. Greenwood. Approved 8 ayes, 0 nay 0 abstain.

#### **COMMITTEE REPORTS**

- **Council Matters/Affordable Housing Update** - Mr. Mills reported the following:
  - County Clerk Tim Tyler was present at the September 18 Council meeting and gifted the Borough with the State of New Jersey newly official "Killed in Action" flag that will be flown at the War Memorial as of Veteran's Day.
  - Affordable Housing: there has been positive movement and working toward end of year resolution.
  - Road Project: Bid opening for road project for Beechwood and Homewood Drives held Sept 13 resulted in a single bid and it was rejected. Will go back out to bid in time for spring.
  - Dog Park: Council representatives will meet with Dog Park group this week. Council will make a final recommendation to pursue with Master Plan review in October.
  - Memorial Park: Butch Bianchini continues to purchase playground equipment to make park improvements.
  - Police: two new officers to the Borough, Patrolman Michael Carr to start on or about October 9 and Patrolman Andrew Beuschel returned to the Borough September 20.
- **Environmental Commission** - Mr. Threston complimented Councilman Quinn in being helpful on working with the Green Team.
- **Minor Site Plan** - None.
- **Master Plan** - Mr. Gerkins was present to inform the Board of the process to accept the Master Plan Reexamination Report. Mr. Threston made a motion for the Master Plan Reexamination Report Public Hearing to be heard at the October 23, 2018 Planning Board meeting. Mr. Martin seconded the motion. All approved in the affirmative.

**PUBLIC COMMENT**

The Chairman opened the floor for Public Comments. No one came forth to speak therefore closing the public portion.

**ADJOURNMENT:** Motion to adjourn by Mr. Greenwood and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: October 23, 2018

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
OCTOBER 23, 2018 at 7 o'clock p.m.**

The October 23, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Vice Chairman, Mr. Joe Threston. The Planning Board conducted the Flag Salute and the Secretary stated that Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

- 19. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
- 20. Having written notice published in the Burlington County Times on February 6, 2018.
- 21. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, absent	Joe Della Penna, present
Craig Greenwood, absent	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, present	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, present

Board Professionals present include Solicitor Chuck Petrone, Secretary Michelle Hack, and Board Engineer Jeff Hanson.

**MINUTES:** Minutes from September 25, 2018 were approved by Mr. Della Penna and seconded by Mr. Gaughan. All unanimously approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**NEW BUSINESS:**

- A. **Name:** Hauger, Steven  
**Owners:** same  
**Property:** 611 Thomas **Block:** 1101 **Lot:** 15  
**Action Desired:** Relief from Chapter 128-58D for permission to erect a fence at the front yard setback of a corner property.

Mr. Hauger was present and sworn in to provide testimony to his application before the board. Ms. Hack confirmed that all jurisdictional items are compliant. He stated that he is replacing the old chain link and stockade fences that are currently standing to all matching PVC. The existing wooden stockade will be replaced with 6-foot PVC privacy fence and the existing chain-link will be replaced with a 4-foot picket style. There will be no fence on the west side of the property. The Board agreed this is aesthetic improvement to the area and provide the proper safety and privacy for the Hauger's children. The Board does not foresee sightline or hazards with the application as presented. Mr. Threston opened the floor for public comment however no one came forth to speak therefore closing the public portion. Mr. Martin moved to approve the application to replace the existing fencing as proposed with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Ms. Reis seconded the motion. Roll call vote 8 yes, 0 no and 0 abstain. Mr. Petrone explained the appeals period clause.

- B. **Name:** Halt, Christopher & Lengyel Deb  
**Property:** 400 Linden Ave **Block** 701 **Lot** 1  
**Action Desired:** Seeking relief from Borough Code at Chapter 128-20 at Section G, an impervious coverage variance, Section D-1 a rear yard variance, and Section C-1 side-yard setback variance, and any and all variances necessary for the purpose of constructing a deck of approximately 906 square feet on a corner lot

Mr. Halt and Ms. Lengyel were present and sworn in to provide testimony to their application before the board. Mr. Della Penna recused himself from the application as being served a notice of Public Hearing being a resident on the 200-foot list. Ms. Hack confirmed that all jurisdictional items are compliant. Mr. Hanson referred to his report dated September 11, 2018 wherein he described the hardship is determined due to the shape of the lot. The size of the proposed deck is needed to make it safe to exit and enter the addition to the home. Mr. Halt stated that a deck would be suited there because its dead space with

no purpose. The deck is needed to finalize the addition, which was supposed to be a ground level entryway but the addition had to be raised due to groundwater which was discovered at the time of building. Mr. Hanson and Ms. Lodato discussed a discrepancy on the survey and the therefore the impervious coverage is just under 40%. Hr. Halt testified that there are no drainage issues concerning his property other than he takes on water from the streets due to the high water table. The proposed deck will not cause any drainage issues for the property or the neighbors as there will be land underneath and no concrete, and the decking is slats and will be pitched away from the house. Mr. Threston opened the floor for public comment. Mr. Della Penna, who resides next to the property testified there are no drainage issues from the Halt/Lengyel property and he believes this deck will beautify the home and looks forward to seeing the final product. No one else came forth to speak therefore closing the public portion. Mr. Gaugahn moved to approve the application to install a 906 square foot deck as proposed with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Mr. Martin seconded the motion. Roll call vote 7 yes, 0 no and 0 abstain. Mr. Petrone explained the appeals period clause

#### OLD BUSINESS:

- A. Memorialize PB-2018-13, Adam & Katrina Flade 202 Midway Block 1200 Lot 6  
Motion to approve by Mr. Della Penna, and seconded by Mr. Martin. All in favor.
- B. Memorialize PB-2018-14, Dwight and Jacqueline Gibson, 611 Main Street Block 906 Lot 3  
Motion to approve with typographical errors made by Mr. Gaughan and seconded by Mr. Della Penna. All in favor
- C. Master Plan Review and Approval of Resolution PB-2018-15  
There was no one present from the Burlington County Bridge Commission present provide the report and overview for the Master Plan to Mr. Threston motioned to table and re advertise for the November 27, 2018 meeting. Mr. Della Penna seconded the motion. All in favor.

#### COMMITTEE REPORTS

- **Council Matters/Affordable Housing Update** - Mr. Mills reported the following:
  - Affordable Housing:** Still on track for Affordable Housing, will be holding a Planning Board executive session before the year's end.
  - Dog Park:** Approved by Mayor and Council on October 16. Preparing information for Master Plan criteria review and advertising for November Planning Board meeting.
  - November Updates:**
    - Council meeting moved to Wednesday November 28 not to interfere with Thanksgiving Holiday
    - Veterans Day at the War Memorial
  - Planning Board:** 2019 Possible meeting switch /Tuesday conflict
- **Environmental Commission** Last meeting was held on October 18 and they group discussed the Master Plan.
- **Minor Site Plan** none

#### PUBLIC COMMENT

Mr. Quinn of Elm Avenue asked the Planning board the status of the hearing to be held for the Dog Park. The Board Solicitor discussed the process of a Capital review project going in front of a planning board. There was also discussion of who and how the dog park will be presented.

**ADJOURNMENT:** Motion to adjourn by Mr. Della Penna and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: November 27, 2018

**RIVERTON BOROUGH PLANNING BOARD**  
**MINUTES**  
**NOVEMBER 27, 2018 at 7 o'clock p.m.**

The October 23, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Vice Chairman, Mr. Joe Threston. The Planning Board conducted the Flag Salute and the Secretary stated that Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

- 22. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
- 23. Having written notice published in the Burlington County Times on February 6, 2018.
- 24. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

**ROLL CALL:**

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, absent	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, absent	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, present

Board Professionals present include Solicitor Chuck Petrone and Secretary Michelle Hack.

**MINUTES:** Minutes from October 23, 2018 were approved by Mr. Martin and seconded by Mr. Mills. All unanimously approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**OLD BUSINESS:**

- C. Memorialize PB-2018-16, Steven Hauger 611 Thomas  
Motion to approve by Mr. Mills, and seconded by Mr. Martin. 8 yes, 0 no, 0 abstain
- D. Memorialize PB-2018-17, Chris Halt & Deb Lengyel 400 Linden  
Motion to approve made by Mr. Martin and seconded by Mr. Paszkiewicz. 8 yes, 0 no, 1 abstain (Mr. Della Penna)
- C. Master Plan Review and Approval of Resolution PB-2018-15  
Mr. Gerkens could not be present to conduct the Public Hearing and review of the Reexamination of the Master Plan dated November 27, 2018 prepared by CGP&H. Ms. Michelle Lamar, Esquire of the same firm was present to provide the presentation of the report. Ms. Hack confirmed all publication requirements had been met. Ms. Lamar provided an overview from the 1997 Master Plan goals, which are still relevant at this date. She reviewed the entire outline of the reexamination, and the population and demographics of the Borough as they fall in line with the county and the State. She indicated there was changed to include the revised FEMA ordinance in 2017 that reflect flood plains, the inclusion of language that provide for the decriminalization of marijuana and the Housing element which will need to be reviewed and updated when the Affordable Housing agreement is finalized. Vice Chairman Threston opened the floor for Public Hearing to which no one came forth therefore he closed the public portion. Motion to accept the Master Plan Re examination report Dated November 27, 2018 prepared by CGP&H made by Mr. Mills and seconded by Greenwood. Roll Call vote 8 yes, 0 no, 0 abstain.

**NEW BUSINESS:**

- A. PB-2018-18 Capital Project Review of the Riverton Dog Park  
The Board has been tasked with reviewing the proposed dog park that the governing body has already approved, to confirm that the dog park is compliant with the Master Plan. The Board referred to the letter to the Planning Board dated October 25, 2018 where Ms. Lee refers to the dog park as a "family-oriented activity in a family-oriented town". Members of the Board voiced concerns with the October 8, 2018 report by Ms. Lee which was also provided as an addendum to the October 25, 2018 report. The October 8 report states reservations concerning the proposed dog park, particularly size and environmental. Mr. Mills informed the Board these issues have been hashed out at the Mayor and Council level and this Board needs to focus on Master Plan consistency only. He also reiterated that Ms. Lee's report states the benefits

outweigh the detriments. The Vice Chairman opened the floor for Public Comment pertaining to this portion of the agenda only.

- Mr. Quinn of Elm Terrace stated that he voted in favor of this project as a Councilman because he believes that many of Ms. Lee's points are arguable and opinion only.
- Mr. Carlos Rogers of Fifth Street talked about the concept of a dog park is for the dogs, but more important for the residents to bond and spend time together. He is a loyal volunteer to this project and prepared to see it through. He voiced his displeasure in the length of the process of getting this project approved.
- Mr. Ray Reis of Eighth Street stated that a dog park is not a new concept and other towns deal have dealt with these same issues; Riverton should also be able to easily approve this.

No one else came forward to speak therefore closing the public portion. After further discussing Board concerns Mr. Petrone advised the Board that cost, environmental and size of the park is not up for review and already approved by the Governing Body. Consensus of the Board was that while they agree the dog park is consistent with the Master Plan, there are reservations given Ms. Lee's reports followed up with no comments from Mr. Fox. Mr. Threston called for a motion to approve with the recommendation that Mr. Fox and Ms. Lee to coordinate as Mr. Fox revises the plans. Mr. Greenwood made the motion which was seconded by Mr. Della Penna. Roll call vote was 8 yes, 0 no, 0 abstain. Ms. Hack is directed to forward the resolution with recommendations to the Mayor and Council.

#### **COMMITTEE REPORTS:**

- A. Council Matters/Affordable Housing Update** - No update as the November Council meeting has not yet been held.
- B. Environmental Commission** - Last meeting was held cancelled due to snow.
- C. Minor Site Plan** - none

#### **PUBLIC COMMENT**

Mr. Quinn of Elm Avenue stated that he attended the New Jersey League of Municipalities convention in Atlantic City earlier in the month and learned a lot how the Borough can move forward with Sustainable Jersey.

**ADJOURNMENT:** Motion to adjourn by Mr. Della Penna and seconded by Mr. Martin.

Respectfully submitted:

Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: January 22, 2019