

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
January 20, 2004**

The Public Session of the Planning Board was called to order at 7:35 PM. by Chairman Frank Siefert.

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 January 22, 2003.
2. Required Service of notice and publication in the Burlington County Times on January 26, 2003.

PRESENT: Frank Siefert, Eric Goldstein, Christian Hochenberger, Birnie O'Reilly, Mayor Martin, Councilwoman Alls-Moffat, Jose Talavera, and Donna Tyson.

ABSENT: None.

INTRODUCTIONS:

The chair recognized Tom Coleman, Board Solicitor as being present.

REORGANIZATION - 2004

Solicitor Coleman swore in Jose Talavera to a new term as alternate member and the new members (Mayor Robert Martin and Councilwoman Muriel Alls-Moffat).

The roll was called as noted above.

Chairman: Frank Siefert was nominated by Birnie O'Reilly and seconded by Jose Talavera to serve as the Chairman. A voice vote was taken and the vote was unanimous.

Vice Chairman: Eric Goldstein was nominated by Frank Siefert and seconded by Christian Hochenberger to serve as the Vice Chairman. A voice vote was taken and the vote was unanimous.

Secretary: Kenny Palmer was nominated by Frank Siefert and seconded by Councilwoman Alls-Moffat to serve as the Board Secretary for 2004. A voice vote was taken and the vote was unanimous.

Solicitor: Thomas Coleman, Esq. was nominated by Frank Siefert and seconded by Jose Talavera to serve as the Planning Board Solicitor for 2004. A voice vote was taken and the vote was unanimous.

Planner: Tamara Lee, PP was nominated by Frank Siefert and seconded by Eric Goldstein to serve as the Planning Board Planner for 2004. A voice vote was taken and the vote was unanimous.

Engineers: Mark Malinowski of Lord, Worrell & Richter, Inc. as primary engineer for subdivision, site plan and referrals, and general planning issues; and Dante Guzzi, Associates for street and road planning related issues were nominated by Frank Siefert and seconded by Jose Talavera to serve as Planning Board engineers for 2004. A voice vote was taken and the vote was unanimous.

Administrative Officer: Mary Longbottom was nominated by Frank Siefert and seconded by Councilwoman Alls-Moffat to serve as the Administrative Officer pursuant to N.J.S.A. 40:55D-3 for the Planning Board for 2004. A voice vote was taken and the vote was unanimous.

PUBLIC HEARING: THE COMMERCIAL PROPERTY MAINTENANCE CODE FOR THE BOROUGH OF RIVERTON.

The Board conducted a public hearing on the proposed Commercial Property Maintenance Code for the Borough. The hearing was closed at approximately 10:00 PM at which time a recess was declared before the rest of the meeting resumed. A transcript of the public hearing portion of the meeting was prepared by Carolyn Gerber, Certified Shorthand Reporter, and is hereby included in these minutes by reference and is the official record of that portion of the meeting.

RECONVENE PUBLIC MEETING

The meeting was reconvened at approximately 10:05 PM.

MINUTES

A motion was made by Birnie O'Reilly and seconded by Christian Hochenberger to approve the minutes of December 16, 2003, as distributed. The vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 12/16/2003, Copies of the letter sent by Tom Coleman by regular and certified mail to Jan Levitt requesting additional escrow for the unpaid invoices from board professionals connected with the old Nu-Way/Dollarland hearing.
2. 1/6/2004, Cover note from Tom Coleman with copy of letter from Louis Colaguori, attorney for Dominic Flamini owner of the Cedar Lane Apartments concerning scheduling an informal presentation on his residential development proposal.
3. January 2004, announcement from the Urban Land Institute of 2nd Annual Regionalism Forum: Development Opportunities In the Inner-Ring Suburbs, February 4, 2004, Philadelphia; registration deadline is 1/29/04.
4. Two vouchers as presented under new business.

OLD BUSINESS

Ongoing Major Activities and Goals for 2004:

Registration/Inspection of Rental Properties/Apartments – The chair thanked Birnie and Michael for their efforts. The availability of the transcript for board review was discussed. Next steps were discussed. It was decided that any changes would be coordinated and that a reasonable timeline would be determined to properly review comments and changes. The timeline will be discussed at the next meeting. There is no fixed number of meetings and the board should and will make sure the proposal is thoroughly vetted before it goes to Council. The board will attempt to finalize the first parts and then address the standards. It was agreed that definitive steps would be established and that a reasonable deadline determined. The process should not be left to drag on forever. The board will attempt to finish its work and possibly present the proposal to Council by an April or May timeframe. Solicitor Coleman stated that April may be too aggressive given the depth of comments presented and their relevance to other existing codes. Jose motioned that the open forum form be continued next month, but there was no second. The board determined that no specific letter would be sent until the board was ready and that the next one or two meetings would be devoted to the board digesting the input and making revisions prior to re-presenting it to the public for comment. The board also suggested that the February through May meetings be held in a larger venue than Borough Hall. The secretary will look into reserving the availability of the Media Room through the May meeting.

2004 Budget – The chair stated that he would attempt to have input to Council by the end of the month to be in time for the beginning of the deliberation process in Council. Board members should e-mail Frank any suggestions or comments as soon as possible so Frank can get things done by the end of the month.

Fence Ordinance Revision – Donna Tyson reported that there had been no further meetings of the committee due to the holidays. The committee will probably meet after the holidays.

Environmental Commission – Christian Hochenberger reported on the activities of the commission. Publication of the educational bulletin on the Pompeston Creek is delayed for at least another month due to printing difficulties. It is based on the work done by the Rutgers Cooperative Extension. Work continues on the grant proposal to assist in creating a regional storm management plan. Former Mayor Gunn had written to the state DEP regarding the Borough's support for such a plan and hoped that DEP grant support would make such a plan a reality.

Redevelopment – There is nothing new to report.

Class II Member – There is no appointment as yet.

Site Plan/Subdivision Application Procedures – Solicitor Coleman reported they were still in work

Old Invoices – Tom Coleman reported that he had received a phone call from Mr. Levitt today, but that he had not been able to return the call.

Possible Minor Subdivision/Site Plan Issues – The secretary and solicitor confirmed that any minor subdivision/site plan application by Mr. Flamini concerning construction of other than a single family residence would be a matter for zoning since it involves a change of use. The same also holds true for Ms. Vee's possible application for a bed and breakfast in the NB zone since that would also entail a change of use.

New Development in Cinnaminson Township – Donna Tyson reported that she had heard that the developer was slated to appear before Cinnaminson's planning board next week to request to begin clearing operations.

Light Rail Issues – The chair reported that he had asked if Mr. Savidge from NJ Transit could attend a board meeting and Mr. Savage stated he would. The chair again requested that members supply him with questions or items that they would like to have addressed. Donna discussed whether maintenance standards for commercial property could be imposed on the line. The chair stated that he would ask if Mr. Savidge could attend next month's meeting.

NEW BUSINESS

Board Meetings for 2004 – Resolution P2004-1, the calendar of meetings for February 2004 through January 2005 was reviewed. A motion was made by Birnie O'Reilly, seconded by Councilwoman Aills-Moffat and passed unanimously to accept the resolution, to have it published in the Burlington County Times and posted in the Borough Hall.

Appointment of Solicitor, Planner and Engineers – Resolution P2004-2 announcing the appointment of a solicitor, planner and engineers was reviewed. A motion was made by Eric Goldstein, seconded by Jose Talavera and passed unanimously to accept the resolution, to have it published in the Burlington County Times and to notify the appointed parties.

Vouchers and Invoices:

1/6/04, \$434.00 voucher and invoice from Tom Coleman for legal services during December 2003.

1/11/04, \$351.00, voucher and invoice from DeVece and Shaffer, Inc. for printing/preparing 1300 copies of the notice for the public hearing.

Following discussion that funds exist, a motion was made by Christian Hochenberger, seconded by Jose Talavera and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

MISCELLANEOUS

Birnie O'Reilly wished to recognize the staff of the Riverton School for their efforts in setting up the room and their patience at the length of the meeting.

Donna Tyson wished to welcome the mayor and Muriel to the Board.

PUBLIC COMMENT

The meeting was opened to public comment.

Frank Cioci – suggested that control be exercised to prevent personal attacks on people. He feels the threat of personal attack suppresses open dialog on the issues and that comments of a personal or unrelated nature should be halted up front and shut down before they get out of hand. The chair stated he would continue to try and control things.

James Moffat – respectively disagrees with Mr. Cioci. He feels that as part of a democracy “you take your blows and you give them and if you are not willing to do that, don’t serve.” He feels the board must take tonight’s comments on the proposed code seriously and if warranted consider not passing it on to Council.

Bernadette Wilmot – expressed interest in reading the transcript and wanted to know when it would be available. It was explained that it would be available after the Board adopts it as part of the minutes at the next meeting.

There was no further comment and the meeting was closed to public comment.

Meeting adjourned at 10:55 PM.

Next meeting is on 2/17/2004 at 7:30 PM. (Note Changed Location – In the Media Room of the Riverton School.)

Tape is on file.

**Kenny C. Palmer, Jr., Secretary
RIVERTON PLANNING BOARD**