

**RIVERTON BOROUGH ZONING BOARD
MINUTES
November 16, 2005**

Pursuant to the Sunshine Laws and other statutes of the State of New Jersey, the regular meeting of the Riverton Zoning Board of Adjustment was called to order at 7:35 PM by Vice Chairman John Trotman.

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

1. Posting notice of a schedule of all meetings on the official bulletin board in the Borough Office and publication of the schedule in the Burlington County Times on January 23, 2005.

PRESENT: John Trotman, Edward Smyth, Richard Mood, Ken Mills, Fritz Moorhouse, Fred DeVece, and Bob Hoag.

ABSENT: Kerry Brandt and Bill Brown.

OFFICIALS: Secretary Kenny Palmer was present.

MINUTES: A motion was made by Fritz Moorhouse, seconded by Rick Mood, and unanimously approved to adopt the minutes of October 19, 2005 as distributed.

OLD BUSINESS

Resolution Case # 2005-06:

Application by Cedar Lane Manor t/a Cedar Lane Mews: For Use Variances, Final Subdivision Approval, Density Variances, Bulk Variances, and Preliminary and Final Site Plan Approval; To Construct Two Age Restricted, Two-Family, Semidetached Dwellings on Property Located at 811-817 Cedar Street (Block 1700, Lot 2): The vice chair asked if the members had received and read the resolution. All present stated they had. The vice chair asked if there were any comments or questions and there were none. Fritz Moorhouse motioned and Fred DeVece seconded that reading the motion be waived and the resolution referenced by title be adopted and memorialized. A poll vote of the members eligible to vote unanimously adopted the resolution by a vote of 5 to 0 as follows (Mr. Trotman and Mr. Hoag did not vote):

Mr. Smyth	aye	Mr. Mood	aye
Mr. Mills	aye	Mr. Moorehouse	aye
Mr. DeVece	aye		

Review of Section 128-64 “Off-street Parking – The secretary reviewed that there had been no further discussion by the planning board. Council has reviewed and agrees that the comments in Kerry’s letter were the right way to approach the matter and that Council would not take any further action at this time.

Fence Ordinance Review Committee – The secretary reviewed that consideration of the draft ordinance by the planning board was tabled at the last meeting due to time constraints and waiting to receive additional revisions from the subcommittee.

Reexamination of the Master Plan and Petitioning COAH for Third Round Certification – The secretary updated the board on the progress of the reexamination and reviewed that the new Housing Element of the Master Plan had been adopted by the Planning Board at its November 15th meeting following a public hearing. The secretary reviewed that the Housing Element and Fair share Plan would be before Council at the December 7, workshop meeting for endorsement and then to be forwarded to the COAH so the Borough can remain certified as to its Affordable Housing plans. The secretary reviewed the various details of the affordable housing plan with the board. The secretary also reviewed the application before the planning board to redevelop the Nu-Way and Riverton Motors sites.

CORRESPONDENCE

- 10/14/05, (Recv'd. 10/26/05), copy of letter to land use board secretaries from County Engineer's Office regarding Procedures for Subdivision Approvals.
- 11/1/05, memo from Mary Longbottom, 2006 budget request.
- 11/15/05, Burlington County Soil Conservation District, 11/9/05 Approval of Soil Erosion and Sediment Control Plan for Brandenburger/Sheridan "Sitzler Property" project.

NEW BUSINESS

Vouchers and Invoices:

- 11/16/05, Remington, Vernick & Arango Engineers (11/13/05), \$350.00, for Cedar Lane Mews application work, September 16 – October 15, 2005. (PAY FROM ESCROW)
- 11/16/05 Janet Smith (11/16/05), \$1,312.50, for work and hearing attendance for Cedar Lane Mews application, October 7, 2005 – November 16, 2005. (PAY FROM ESCROW)

Fred DeVece moved, Rick Mood seconded, and the vote was unanimous to pay the invoices as presented providing there are sufficient funds in the escrow accounts. The secretary will make sure the invoices are signed and submitted for payment. The secretary reviewed that he advises the applicants when shortages arise in escrow accounts. To date, accounts have been made current when advised that shortages exist.

PUBLIC COMMENT ON GENERAL ZONING ISSUES

The meeting was opened to public comment. There was none and the meeting was closed to public comment.

Meeting adjourned at 7:55 PM.

Next meeting is 1/18/2006, 7:30 PM at Borough Hall – the Annual Reorganization meeting and any other business if it comes before the board.

Tape is on file.

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