

**RIVERTON BOROUGH ZONING BOARD
MINUTES
January 18, 2006**

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 7:30 PM by Secretary Ken Palmer at the direction of Board Solicitor Janet Zoltanski Smith.

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.

REORGANIZATION - 2006

Fritz Moorhouse and Robert Hoag – alternate were sworn in as reappointed members of the board by Board Solicitor Janet Zoltanski Smith. Reappointed member Edward Smyth was absent and will be sworn in prior to the next meeting of the board.

Chairman: Kerry Brandt was nominated by Fritz Moorhouse and seconded by Rick Mood to serve as Chairman. The nominations were closed and a voice vote was taken and the vote was unanimous.

Vice Chairman: John Trotman was nominated by Fred DeVece and seconded by Rick Mood to serve as Vice Chairman. The nominations were closed and a voice vote was taken and the vote was unanimous.

Secretary: Kenny Palmer was nominated by Fritz Moorhouse and seconded by Rick Mood to serve as the Board Secretary for 2006. Fritz Moorhouse wished to be on the record that he thanked the secretary for his excellent work during the past year. The chair also extended his thanks on behalf of the board. The nominations were closed and a voice vote was taken and the vote was unanimous.

Solicitor: Janet Zoltanski Smith Esq. was nominated by Rick Mood and seconded by Fred DeVece to serve as the Zoning Board Solicitor for 2006. Janet thanked the board for its confidence in her. The nominations were closed and a voice vote was taken and the vote was unanimous.

Planner: It was agreed that the board should retain a professional planner on call for more complicated matters that may involve site plan issues. A motion was made by Fritz Moorhouse and seconded by John Trotman that Tamara Lee of Tamara Lee Consulting LLC be reappointed to serve the board as its planner on an on call basis for 2006. The nominations were closed and a voice vote was taken and the vote was unanimous.

Engineer: It was agreed that the board should retain a professional engineer on call for more complicated matters that may involve site plan issues. A motion was made by John Trotman and seconded by Fred DeVece that Rick Arango of Remington, Vernick & Arango Engineers be reappointed to serve the board as its consulting engineer on an on call basis for 2006. The nominations were closed and a voice vote was taken and the vote was unanimous.

Board Meetings for 2006 – Resolution Z2006-01, the calendar of meetings for February 2006 through January 2007 was read by the secretary. Meetings will continue to be held on the third Wednesday of the month at 7:30 PM. A motion was made by Fritz Moorhouse, seconded by John Trotman, and passed unanimously to accept the resolution, to have it published in the Burlington County Times and posted in the Borough Hall.

Appointment of Professionals for 2006 – Resolution Z2006-02 announcing the appointments of a solicitor, planner and engineer was read by the secretary. A motion was made by John Trotman, seconded by Rick Mood and passed unanimously to accept the resolution, have it published in the Burlington County Times, and mailed to the professionals.

Chairman Brandt assumed chairing of the meeting.

PRESENT: Kerry Brandt, John Trotman, Richard Mood, Ken Mills, Fritz Moorhouse, Alfred DeVece, Bill Brown, and Robert Hoag.

ABSENT: Edward Smyth.

OFFICIALS: Board Solicitor Janet Zoltanski Smith, Councilman Robert K. Smyth, and Secretary Ken Palmer were present.

INTRODUCTIONS: The chair introduced Councilman Robert K. Smyth who explained the changes to Council committee representation and assignments. The secretary reviewed changes on the planning board. The chair recognized former Councilwoman Muriel Alls-Moffat and on behalf of the board thanked her for her help to the board as Council liaison. Muriel thanked the chair and board.

MINUTES: A motion was made by Fred DeVece, seconded by Ken Mills, and unanimously approved to adopt the minutes of November 16, 2005 as distributed.

OLD BUSINESS

Fence Ordinance – The secretary and chair reviewed progress on the proposed revisions. The chair reviewed that when he had presented the draft to planning board he had also passed along the thoughts of the zoning board. It is not clear if the planning board wishes to have the subcommittee make further changes. The topic has been tabled the past few meetings. There appears that there is concern on the planning board about allowing front yard fences.

Planning Board Issues – The secretary reviewed matters before the planning board. Progress on the COAH Third Round Petition was reviewed. The Borough made the submission deadline and the submission has been deemed complete by COAH and is currently under the 45 day comment period. Progress on the site plan application by Brandenburger/Sheridan to redevelop the Nu-Way and Riverton Motors sites was discussed. The secretary and Muriel discussed the matter of the proposed erection of a telecommunications tower by T-Mobile on Borough property near the sewer plant. Muriel reviewed that there is research on the Borough erecting the tower itself and leasing space to companies. It was reviewed that the planning board has asked its solicitor to craft an ordinance to provide for conditional use of telecommunication towers in the GB zone. This ordinance will provide the code changes needed to provide for a use recommended as beneficial in the master plan. The possible controls that the Borough could exercise over placement were discussed. The chair commented that he feels it is best that the Borough code provide for the devices so as to retain some control over placement. The possible application from Zena's Patisserie to build an addition was discussed.

Education Requirements – The secretary reviewed that the annual course offerings of the NJPO will fulfill the new state education requirements; but that the official course requirements had still not been released. There was discussion on waiting for the state and the chair with the concurrence of the board stated that he would like the members to begin attending courses as soon as possible. The costs for any members wishing to take the course offered by NJPO will be reimbursed by the board out of its general budget.

CORRESPONDENCE

The secretary reviewed the correspondence.

- December 2005, January 2006, edition of "The New Jersey Planner," bimonthly publication of the New Jersey Planning Officials which included the first agenda of 2006 training programs that will qualify for the mandatory training.
- January 2006, registration form from New Jersey Planning Officials for their Winter/Spring course offerings.

NEW BUSINESS

Vouchers and Invoices:

- 12/29/05, Remington Vernick & Arango Engineers – invoice for \$490.00 for work on the Cedar Lane application October 16 – November 15, 2005. PAY FROM ESCROW.

Fred DeVece moved, Rick Mood seconded, and the vote was unanimous to pay the invoice as presented providing there are sufficient funds in the escrow accounts. The secretary will make sure the invoices are signed and submitted for payment.

2006 Budget – The chair reported that he will be submitting the budget to Mary. He will include a request for funds to cover reimbursement of education expenses.

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 8:42 PM.

**Members will be notified of the next meeting as applicable.
Tape is on file.**

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