

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
November 20, 2007**

The Public Session of the Planning Board was called to order at 7:00 PM by Chairman Joseph Katella. 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 18, 2007.
2. Required Service of notice and publication in the Burlington County Times on January 27, 2007.

PRESENT: Joseph Katella, Suzanne Wells, Muriel Alls-Moffat, Mayor Robert Martin, Councilman Robert E. Smyth, and Mary Lodato.
Also Present: Solicitor Tom Coleman and Secretary Ken Palmer.

ABSENT: Keith Wenig, Joseph Creighton, and Jeff Myers.

MINUTES: A motion was made by the Muriel Alls-Moffat and seconded by Suzanne Wells to adopt the minutes of the October 16, 2007 regular meeting as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. **None except 4 vouchers/invoices as presented under New Business.**

MINOR SITE PLAN APPLICATION

Riverline Dance Academy, 609 Main Street, Block 906, Lot 2 – The chair introduced Mary Slowiski, 805 Lincoln Ave., Palmyra, NJ, who was sworn in by Tom Coleman. Ms. Slowiski explained that she wished to open a dance studio to conduct classes for primarily youngsters ages 18 months and up. She would also offer instruction to adults. She intends to rent the 20 x 60 foot room current occupied by a martial arts studio. She currently teaches out of the Riverton Health and Fitness Center. There are no changes except signage and maybe an awning over the door planned to the structure. She has been in business for about 18 years operating a similar business in Philadelphia. Her weekday hours would generally be in the afternoon 3:30-4:00 PM until 9:00 PM. She may offer some daytime hours mostly for adults. Except for the very young, students are generally dropped off and picked up following the 45minute to 1 and ½ hour classes. Average class size is 10 students. She plans to offer Saturday classes also from 9:30-3:30. Muriel asked and received clarification on the hours. Councilman Smyth asked about parking and she plans to use whatever was used by the current business and repeated that most are drop offs. When asked she answered she hopes to be open by January 2008. At most there may be two or three employees. She currently plans to re-letter the existing sign. There were no further questions from the board and there was general agreement that the site would support the use. Tom Coleman stated that the application fit the terms established for a minor site plan and as long as any sign provisions were followed he saw no problems. The chair announced that as long as the Code Officer Mary Lodato had no problems, he and Mary would sign and approve the application.

OLD BUSINESS

Smart Growth Grant/Environmental Resource Inventory study – Suzanne Wells updated the board on the town-wide meeting. Tamara is currently compiling the information from all the meetings for review by the board and to revise the Open Space Element of the Master Plan. Councilman Smyth inquired if the in-kind services used to make the Borough's match requirement. A draft should be done by February and then the process of amending the Master Plan can proceed.

Proposed Revisions to the Zoning Code by the Historical Society – The chair suggested that a public discussion be held in January and that the board prepare for that. He would also prepare some guidance points the board might want to consider in their review. Suzanne suggested that the board might wish to discuss the proposal itself and come to some kind of agreement as to what they feel they might wish to support. Councilman Smyth and Muriel both supported that the board review and discuss the proposal in December and have the public

input in January. The chair stated that was fine but he also felt that it was wise to get a good gauge in what the general public feels about the plan. It was agreed to discuss the matter among the board in December and invite public opinion in January. Tom Coleman also reviewed the steps for formal revision of the zoning code if changes are proposed to Council.

Revision to Sign Ordinance to Allow Sidewalk Signs – The chair had nothing to report and that hopes to have something to report next month.

Council Matters of Importance to the Board – Councilman Smyth reported on the status of the DVRPC downtown revitalization grant and plans to meet with County officials for assistance in preparation of the RFP. The NJDOT bike and pedestrian study is finished and plans to implement the findings are in progress. The petition for the light rail quiet zone/bell zone waiver document has been submitted to the federal government. Once the item gets on the agenda, it will be time for the public comment to be submitted in support of the petition. The mayor discussed the annual tree lighting on 12/7 and library house tour on 12/8 from 4-9:00 PM. The secretary stated that the model railroad club will be displaying trains in the bank.

Environmental Commission – Councilman Smyth reported on the Pompeston Creek Watershed Commission meeting on 11/5. Comments from Riverton were considered. Following adoption of provisions may entail some changes by the Borough.

COAH Activity – Muriel Alls-Moffat reviewed things discussed at the education session and the rumor that there may be a rebuttal to the original COAH lawsuit that will drag on through 2008 and there may not be any resolution until 2009. The changes in the stream buffer requirements were discussed. There is confusion as to what the buffer includes and if there are various ranges. Eric Saia who works for National Casein asked and was permitted to address the question since National Casein borders the creek. He discussed what he was aware of and generally confirmed the residential buffer. It includes the flood plain. National Casein's area has also been identified as a possible habitat for an endangered species. Tom Coleman commented that most of the development related issues are further up the creek in Cinnaminson and Moorestown townships.

Mandatory Education Update – The secretary reviewed that several members had attended the sessions offered at the League of Municipalities conference in Atlantic City and that NJPO has not yet released their Winter/Spring sessions.

NEW BUSINESS

Vouchers and Invoices:

1. 11/5/07, Tamara Lee, \$90.00, Shoppes of Riverton subdivision and cross easement review. (PAY FROM ESCROW)
2. 11/5/07, Raymond & Coleman, \$49.00, Shoppes at Riverton minor subdivision application. (PAY FROM ESCROW)
3. 11/5/07, Raymond & Coleman, \$406.00, Verizon Wireless conditional use application. (PAY FROM ESCROW)
4. 11/5/07, Raymond & Coleman, \$214.00, general business advice and October meeting attendance.

There was no discussion on the invoices and Suzanne Wells motioned and the mayor seconded, and it was passed unanimously to pay all the items as presented. The board secretary will have them signed and submitted for payment.

2008 Budget – Councilman Smyth reviewed the current 2007 budget figures with the board and requested that the 2008 budget be submitted as soon as possible.

Miscellaneous – The mayor asked Mary Lodato about neon signs in windows and Mary replied that no flashing signs are permitted. The mayor also inquired about the issues surrounding the Porch Club wishing to erect a commemorative sign and Mary reviewed her conversation with Janet Smith regarding permitted uses in residential districts. The Porch Club is not listed as a permitted use in the code. Sign sizes and other issues in residential vs. GB and NB zones were discussed.

PUBLIC COMMENT – Muriel Alls-Moffat motioned and Suzanne Wells seconded to open the meeting to public comment.

- Eric Saia, 401 Martha's Lane, asked if there were funds being put into the Borough's 2008 budget to control the runoff from Third Street onto National Casein's property. Councilman Smyth stated he would bring up the matter with Council.

There was no further comment and Suzanne Wells motioned and the mayor seconded to close the meeting to public comment.

Meeting adjourned at 7:50 PM.

**Next meeting is on 12/18/2007 at 7:00 pm in the Borough Hall.
Tape is on file.**

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