

RIVERTON BOROUGH ZONING BOARD
MINUTES
November 15, 2007

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 Chairman Kerry Brandt.

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 May 25, 2007.

ROLL CALL

PRESENT: Kerry Brandt, Richard Mood, Ken Mills, Patricia Manzi, and Craig Greenwood.

ABSENT: Edward Smyth, Alfred DeVece, William Corbi, and Janine Miller.

OFFICIALS: Councilman William Brown and Secretary Ken Palmer were present.

MINUTES: A motion was made by Pat Manzi, seconded by Rich Mood, and unanimously approved to adopt the minutes of October 18, 2007 as distributed.

OLD BUSINESS

Adopt and Memorialize Resolution for Case # Z2007-04 Approving Variance Application by Carlos Guzman, PO Box 380, Totowa, NJ 07511, for Waiver or Relief from Ordinances 22-16 and 128-97 (Expiration of Variances) for approved twins on 8th & 9th Streets, Block 1700, Lots 2.01, 2.02, 2.03, and 2.04

The chair reviewed the resolution and it was read into the record by Ken Mills. There were no board questions. Thomas Ehrhardt, attorney for the applicant discussed the fact that changes discussed between him and Janet Smith were not present. He was concerned about the language in the resolution concerning payment of escrow; however, the applicant does not have a concern about keeping the account current. Mr. Ehrhardt is also concerned that the resolution on page 2, paragraph 4, did not reflect the correct month when the construction plans were perfected. They were finished in July 2007, not May 2007. The board concurred that this error should be hand corrected. Kerry Brandt motioned and Rich Mood seconded to adopt and memorialize Resolution Z2007-04 as amended. There was no further discussion and the motion was adopted by a poll vote of 3 to 0 of the members eligible to vote as follows:

Mr. Brandt aye
Mr. Mood aye
Mrs. Manzi aye

Planning Board & Council Matters – The secretary reported that the planning board meeting was not until next week and there was nothing to report since the last meeting. Councilman Brown had nothing to report on Council activity.

Mandatory Education – The secretary reviewed that Ken Mills had attended one of the sessions at the League of Municipalities Conference and that the NJPO had not released any new schedule of sessions.

2008 Budget – The chair commented he would get it submitted to Council.

CORRESPONDENCE – None

NEW BUSINESS

Vouchers and Invoices:

- 11/5/07, Tamara Lee, \$1,417.50, for work during October on the Guzman application. (To be paid from escrow.)
- 11/15/07, Janet Zoltanski Smith, \$702.00, for services connected with the Guzman application. (To be paid from escrow.)
- 11/15/07, Janet Zoltanski Smith, \$91.00 for professional advice services during October and November.

Ken Mills moved and Richard Mood seconded, and the vote was unanimous to pay the invoices as presented. The secretary will make sure they are signed and submitted for payment.

Resignation – The chair mentioned that Fred DeVece intends to resign; however, the chair is not certain if it is immediately or as of the end of the year.

PUBLIC COMMENT ON GENERAL ZONING ISSUES

A motion was made by Kerry Brandt and seconded by Craig Greenwood to open the meeting to public comment.

- Lisa Michalski, 131 Oxford Rd., Cinnaminson, NJ, had several zoning questions regarding the Red Balloon property on Howard St. She understands the property is up for sale. She is looking for commercial property to operate a business. She doesn't feel she would utilize the entire space and wants to know if she could rent out the rest as another business. The zoning code issues were briefly discussed including conditional vs. permitted uses. The chair also commented that unless there were use variances involved the matter would be heard before the planning board as a site plan. She was encouraged to discuss her plans with the Code Enforcement Officer and Construction Official.

There was no further public comment, and the chair motioned and Ken Mills seconded to close the meeting to public comment.

Meeting adjourned at 8:10 PM.

Tape is on file.

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