

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
April 15, 2008**

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, 2008.
2. Required Service of notice and publication in the Burlington County Times on January 25, 2008.

PRESENT: Joseph Katella, Keith Wenig, Joseph Creighton, Mayor Robert Martin, Mary Lodato, and Jeff Myers.

Also Present: Solicitor Tom Coleman, Planner Tamara Lee, and Secretary Ken Palmer.

ABSENT: Muriel Alls-Moffat and Councilwoman Suzanne Wells.

MINUTES: A motion was made by Mary Lodato and seconded by Joe Creighton to adopt the minutes of the March 18, 2008 regular meeting as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. **Announcement of Preparing for State Plan Endorsement workshop, by ANJEC, on 4/29/08.**
2. **Announcement of Stormwater Management Forum & Award Program, by Burlington County Department of Resource Conservation, on 4/24/2008.**
3. **4/1/08, copy of letter to Council from Wayne & Jane Bromley, 607 Bank Avenue, voicing their opposition to any plans to provide a boat launch at the foot of Fulton Street. Board copied.**
4. **3/19/08, copy of letter prepared by Tamara Lee for the mayor's response to COAH's proposed third round rules. Board copied.**
5. **3/20/08, copy of letter from Mark Remsa, Director Burlington County Department of Economic Development and Regional Planning, commenting on COAH's proposed third round rules. Board copied.**
6. **Four articles related to historic preservation passed on to planning and zoning by mayor and council. Board copied.**
7. **DCA certificates for members who completed the mandatory training course in 2007.**
8. **Five vouchers/invoices as presented under New Business.**

SMART FUTURE GRANT/ENVIRONMENTAL RESOURCE INVENTORY STUDY

Draft Stream Corridor Protection Ordinance and Riverfront Design Guidelines/Planning Policies – Tamara reviewed the changes to the Stream Corridor Protection Ordinance that had been distributed to the board. The ordinance applies to those areas of the Pompeston within Riverton's boundaries which are not covered by the new state regulations or if the state later rescinds its regulations. Tamara reviewed the ordinance in detail. Tamara explained that if the board recommends that the ordinance go to Council, Council will discuss the ordinance over two meetings and conduct a public hearing before it is adopted, or possibly returned to the board for revision. The mayor asked if Tamara had reviewed the ordinance with Scott Reed and Eric Saia and Tamara replied that she had and that everyone would have a chance to comment when Council holds its public hearing on the ordinance. The consensus of the board is that they feel it should be sent to Council. A motion was made by Mary Lodato, seconded by the mayor, and unanimously approved that the board submit and recommend Council consider the ordinance.

Tamar next discussed the Riverfront Guidelines and the progress made by the subcommittee. She reviewed that the committee does not want the area to be geared to large crowds and to retain its current local appeal and that it be geared to the enjoyment of the town and not the outside world. Tamara reviewed two areas of concern – encouragement of utilization of the steps/area at the foot of Fulton Street as a public boat ramp and the yacht club. Board members asked and received from Tom Coleman what is needed to revisit the issue as it exists in the recently adopted master plan element. It was discussed that the final guidelines would cover both topics once it is ensured that they follow the Master Plan. The mayor feels the improvements to the foot of Linden Avenue should be touted and no changes otherwise. Tamara explained the issues with the Yacht Club at the foot of Main Street.

The mayor stated that while it may not be public, non members are not turned away if they wish to unload and launch canoes etc. from the bank next to the yacht club. The mayor does not feel it should be reclassified as public. He believes Council gave the land to the Yacht Club. Keith Wenig feels that since the majority of the river bank is private property but open to public access that it should not be publicized. It should be left for the enjoyment of the townsfolk and not be publicized to the greater population. There is not sufficient parking and there would be further issues of access across the majority privately owned sections of the riverbank. Tamara stated she would take the information she has at present and revise the guidelines for presentation at the next meeting. Regarding the master plan, Keith Wenig motioned and Jeff Myers seconded that the Open Space and Recreation Element be amended to remove the language concerning the foot of Fulton Street and that a public hearing be held on the amendment at the May meeting. The voice vote was unanimous. The secretary will make sure that all publishing and noticing of adjoining communities and the County Planning Board are done. Tamara will revise the element and provide a revised copy.

MINOR SITE PLAN REVIEW

Neil Clancy, Impact Learning Center, 600 Main Street – The secretary reviewed that all fees had been paid and that the proposed signage had been approved by the ARC. Joe reviewed the process with the applicant. The applicant reviewed his plans. The business will be located in part of the area formerly occupied by the Victorian Thymes. Mr. Clancy explained the business and explained the interior renovations. The business will be primarily retail of school related materials including books and he will also offer private tutoring to students in grades K-12. He is the only employee. Hours of operation are not firm yet; but, will be during the day and maybe an occasional early evening. The plans have been reviewed with the fire and building officials. There were no questions from the board. With no objections from the members, Joe stated he and Mary would approve the application.

OLD BUSINESS

Council Matters of Importance to the Board – The mayor reported that Councilwoman Wells had informed him that the task force continues to make progress and is hopefully getting close to preparing its findings.

Proposed Changes to Zoning Code for Historic Preservation – This item remains tabled until the task force completes its review.

Revision to Sign Ordinance to Allow Sidewalk Signs – Mary Lodato reported she has reviewed ordinances of other towns and has met with Gary Ford for business input. She understands the task force is going to include the topic in its review and she will continue to work with the task force.

Environmental Commission – The item was tabled until a new planning board member is appointed to the commission. It was discussed that the member can be any of the regular or alternate Class IV members. It cannot be a member of the school board.

COAH Activity – Tamara reported that the mayor's response letter has been submitted and that there is wide spread opposition in the state to the revised rules. Tamara feels that COAH may make minor changes to the proposed rules and adopt them in June which will leave a very short period of time for communities to revise and resubmit their third round petitions. She also stated that another law suit would not surprise her.

2008 Budget – The chair stated he will review the budget on a continuing basis with Council.

NEW BUSINESS

Vouchers and Invoices:

1. 3/17/08, Stout & Caldwell Engineering, \$468.75, for work on Cellco/Verizon application 1/11/08 – 2/27/08. (PAY FROM ESCROW)
2. 4/1/08, Tamara Lee Consulting, \$90.00, for COAH work – mayor's response letter prepared during March.
3. 4/1/08, Tamara Lee Consulting, \$90.00, work on the 101 Lippincott Subdivision during March. (PAY FROM ESCROW)

4. 4/4/08, Raymond and Coleman, \$231.00, for work during March on the 101 Lippincott Subdivision application. (PAY FROM ESCROW)
5. 4/4/08, Raymond and Coleman, \$300.00, General business advice and March meeting attendance.

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

New Home at 800 Main Street – Keith Wenig expressed concerns about the very deep front yard setback of the new home on the site and asked if a revision of the code be considered to address this. The mayor commented that as he understood things, the crane used to place and erect this pre-fabricated home could not place it closer to the street. Mary Lodato stated that issues such as this are among the items being looked at by the task force. Keith feels it is a poor condition, looks bad, and feels the code needs to prevent this condition.

PUBLIC COMMENT – Joe Creighton motioned and Jeff Myers seconded to open the meeting to public comment.

- Eric Saia, National Casein, 401 Martha’s Lane, commented that National Casein continues to work closely with the town on environmental concerns. He asked if state and /or federal agencies have approved conditions at the site what is the impact on the Borough’s ordinance. Tamara stated that if other “higher order” agencies approve their operations, those approvals supersede the Borough. Eric stated that other than presenting evidence of federal and/or state approvals, the company is prevented under provisions of Homeland Security as to what types of information regarding storage of chemicals the company can release. National Casein is subject to ongoing federal and state inspections. He also plans to attend the Council hearings on the ordinance.

There was no further comment and Mary Lodato motioned and Jeff Myers seconded to close the meeting to public comment.

Meeting adjourned at 8:05 PM. (motion by the mayor, second by Mary Lodato)

Next meeting is on 5/20/2008 at 7:00 pm in the Borough Hall.

Tape is on file.

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