

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
December 16, 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, Muriel Alls-Moffat, Joseph Creighton, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, Jeff Myers, and Armand Bianchini.
Also Present: Solicitor Tom Coleman, Planner Tamara Lee, and Secretary Ken Palmer.
Note: Members Creighton and Wells arrived after the roll call but before any business was voted on.

ABSENT: None.

MINUTES: A motion was made by Mary Lodato and seconded by Armand Bianchini to adopt the minutes of the November 18, 2008 regular meeting as amended (members recorded as present at the meeting. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 11/26/08, copy NJLM Mayors Fax Advisory with updates on the COAH situation.
2. 12/16/08, letter from Kenneth S. Domzalski, Esq. representing Eugene Burgess, owner of 204 Main Street.
3. 3 vouchers/invoices as presented under New Business.

PUBLIC HEARINGS

Adopt the Revised Housing Element and Fair Share Plan to Amend the Master Plan of the Borough of Riverton in Conjunction With the Petition to COAH for Third Round Certification:

The secretary attested that all required notices were mailed and published as required. The chair introduced Board Planner Tamara Lee. Tamara explained the purpose of the hearing to allow for public input. She proceeded to recap the purpose of the revised housing element, amending the Master Plan, and the process for petitioning COAH for Third Round Certification. Once approved by COAH, the Borough will continue to be certified through 2014. As long as the petition is filed by the deadline the Borough is protected even while COAH is reviewing the submission. Because of court rulings and subsequent revisions by COAH to its 3rd Round rules, the Borough is required to file a revised 3rd Round petition by 12/31/2008. Tamara reviewed the sections of the element and explained how the Fair Share Plan details how the Borough plans to meet its obligation. Tamara reviewed that the existing inclusionary zones are being kept as well as two additional properties are included in the plan.

The chair asked the board if there were any comments or questions. There were none. A motion was made by Suzanne Wells and seconded by Jeff Myers to open the hearing to public comment:

- Karl Mosier, 114 Texas Avenue, Mt. Laurel, is the realtor who has the listing for 204 Main Street and asked what if any developments existed. Tom Coleman reviewed his correspondence with the owner and his representatives. Suzanne Wells reviewed then progress with the Baptist Home. Suzanne Wells reviewed that the Borough's obligation may well be revised during subsequent reviews of the plan. Tom Coleman also explained that the results of pending challenges to the current revised rules may also result in a revised filing.
- Eric Saia, 401 Martha's Lane, representing National Casein asked if there was any risk factor with the Borough coming up with a surplus of units. The answer was no.

There were no further questions and a motion was made by Suzanne Wells and seconded by Joe Creighton to close the hearing to public comment.

The chair asked if board members had any further questions or comments. The chair explained that the next order of business was to consider a resolution adopting the Housing Element and Fair Share Plan amendment to the Master Plan. Suzanne Wells motioned and the mayor seconded to adopt the resolution as titled and forward it to Council for endorsement. The secretary read the resolution prepared by Tamara Lee. A roll call vote was called and the motion was approved by vote of 7 ayes and 0 nays as follows:

Mr. Katella	aye	Mr. Wenig	aye
Mrs. Alls-Moffat	aye	Mr. Creighton	aye
Mr. Martin	aye	Mrs. Wells	aye
Mrs. Lodato	aye		

Application by JRP Arch. LLC, for Preliminary and Final Site Plan Approval for 509 Howard Street (Block 903, Lots 17 and 18)

Introduction: The chair introduced the topic. The secretary attested that all jurisdictional requirements had been met and Tom Coleman stated the hearing could proceed. The chair recognized the applicant Mr. Parry. Mr. Parry stated that he had received the reviews from the board's planner and engineer and was in the process of updating the plans. In the interim he has also been reviewing his plans and may be planning to restore the property rather than demolishing and reconstructing portions of the property. He feels that he needs additional time to complete the revisions and present a complete plan to the board. His attorney advised he seek a continuance until January so he could complete and submit the revisions to the plans. Mr. Parry stated he would make sure the revised plans were submitted in a timely manner. There were no questions from the board.

Continuance: The applicant stated he wished to request a continuance until January to complete revisions to the plans to reflect the professional review comments and his revised plans. A motion was made by Keith Wenig, seconded by Muriel Alls-Moffat, and unanimously approved to continue the matter at the applicant's request.

The Planning Board of the Borough of Riverton approved the following resolution at its regular meeting on December 16, 2008:

Be it resolved by the Planning Board of the Borough of Riverton, County of Burlington, and State of New Jersey that consideration on the application by JRP Arch. LLC for site plan approval and all related variances as needed for 509 Howard Street (Block 903, Lots 17 and 18) is continued, applicant having requested an extension of time for consideration of the matter until the next regular meeting of the Board on January 20, 2009.

This notice provides the only official notification required of this continuance granted by the applicant unless subsequent amendments to the application require that formal notification be made.

OLD BUSINESS

COAH Activity – Tamara reviewed that there have been attempts to move back the 12/31 submission deadline. Following confirmation by the mayor that Council would hold a special meeting on Thursday, December 18, 2008 to endorse the plan, Tamara Lee stated she planned to submit the materials to COAH on December 29. Tom Coleman reviewed that he had heard there was a bill introduced in the State Assembly to abolish COAH; but, he does not think it will go anywhere.

Council Matters of Importance to the Board – Councilwoman Wells stated the kick off meeting for the Downtown Revitalization steering committee will be held later in the week. Preliminary budget reviews will be conducted the first week in January. The mayor reviewed plans for possible projects to revitalize the sports fields. The Council is concerned about engineers or professionals being paid in full before the contract obligations are complete. The recommendations of the zoning code task force should be available in January. The mayor announced that the Borough luncheon will be on 12/19 in Borough Hall.

Proposed Changes to Zoning Code for Historic Preservation – Tabled until the task force report and recommendations are received.

Revision to Sign Ordinance to Allow Sidewalk Signs – Tabled until the task force report and recommendations are received.

Environmental Commission – The mayor reaffirmed that Jeff Myers has accepted appointment as the planning board member of the Environmental Commission effective January. Jeff concurred.

2008 Budget – Suzanne reported that budgets continue to be reviewed and the board is at its limit. Amounts are being shifted among accounts to meet needs.

Minor Site Plan Applications – Mary Lodato stated that there were no applications submitted this period.

Unpaid escrow accounts – The chair stated he had spoken to Bruce Gunn and the secretary is to forward information to Mr. Gunn. The secretary reported that the zoning board had resolved to pay for the charges incurred for the zoning map interpretation for Mr. Recchiuti from its general budget instead of Mr. Recchiuti's escrow account. The board took this action since the current code does not provide for any fee schedule for interpretation requests. The chair stated Mr. Gunn intends to take some action. The chair asked that all pertinent facts be provided to Bruce.

NEW BUSINESS

Invoices and vouchers:

1. 10/29/08, Alaimo Associates, \$75.00, for work on final site plan revisions for the Brandenburger/Beneficial Bank site plan application during October. PAY FROM ESCROW
2. 11/07/08, Raymond and Coleman \$734.00, for general business advice during October including work on possible COAH units, attend October meeting, and work on fee and escrow ordinance amendments.
3. 11/7/08, Raymond and Coleman, \$21.00, for work during October on the Brandenburger/Beneficial Bank application. PAY FROM ESCROW

A motion was made by Muriel Alls-Moffat, seconded by Mayor Martin, and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

RFP's for 2009 Professional Positions – The secretary stated he had a call from Alaimo's office asking if the board was seeking RFP's for 2009. The board does not usually do this. The chair stated he was preparing to ask for proposals from both Alaimo and Stout and Caldwell.

PUBLIC COMMENT – A motion to open the meeting to public comment was made by Suzanne Wells and seconded by the mayor. There was none and a motion was made by Suzanne Wells and seconded by the mayor to close the meeting to public comment.

Meeting adjourned at 7:52 PM. (motion by Suzanne Wells, second by the mayor)

Next meeting is on 1/20/2009 at 7:00 pm in the Borough Hall.

Tape is on file.

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