

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
March 18, 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, Muriel Alls-Moffat, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, and Jeff Myers.

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

**ABSENT:** Keith Wenig and Joseph Creighton.

**MINUTES:** A motion was made by Muriel Alls-Moffat and seconded by Jeff Myers to adopt the minutes of the February 19, 2008 regular meeting as distributed. The voice vote was unanimous.

**CORRESPONDENCE/ANNOUNCEMENTS**

1. 3/12/08, copy of NJDEP Waterfront Development Permit Application by Burlington County Bridge Commission for Reconstruction of the Broad Street Bridge over the Pompeston Creek.
2. 3/15/08, Copy of letter to mayor by Don Tretola of his resignation from the board. The secretary read the letter into the record.
3. 5 vouchers/invoices as presented under New Business.

**PUBLIC HEARING**

**Proposed Amendment to the Master Plan replacing the existing Recreation Element with the new Open Space and Recreation Element to the Master Plan**

The secretary attested that all jurisdictional requirements to properly notice the hearing had been complied with and the documentation is available for review. The chair turned meeting over to Tamara Lee who explained the background, the history and the purpose of the element to the board and public. Tamara reviewed the recommendations for each section of the element, (Memorial Park, the Pompeston Creek, the Delaware River (and Bank Avenue), Tree Lined Streets, and Downtown Shopping and Dining). Following the review, the chair asked if the board had any comments or questions. There were none and a motion was made by Muriel Alls-Moffat and seconded by Jeff Myers to open the hearing to public comment. Eleanor Sklar, 10 Lippincott Ave., asked if there was a grant to fix up the park. Tamara explained that while there may be grant funds, it was too soon to apply for them. This stage of the project is to amend the master plan which enables the town to craft ordinances and develop projects to carry out the recommendations of the master plan document. Eric Saia, National Casein, 401 Martha's Lane, inquired if the proposed boat launch required access across National Casein property. The location of the boat launch area at the foot of Fulton Street was clarified for him and he was assured no access was needed or planned from National Casein's property. Regarding the landlocked piece of property owned by National Casein, no plans exist at this point to attempt to acquire the site for the Borough. There was no further comment and Suzanne Wells motioned and Muriel Alls-Moffat seconded to close the hearing to public comment. The chair began final comments by reviewing that the hope tonight was to possibly take a vote on the element. Tamara stated she had been advised of several minor typos and that they had already been corrected. Councilwoman Wells stated she feels the element is fine the way it is and should be approved. Muriel had questions about the pocket parks especially where would people park. She stated that although we talk about a walking community, people drive and she voiced concern about where people will park to utilize these pocket park areas. Muriel commented that she feels there are already too many signs cluttering the town and she discussed an informal survey she had taken and the types and number of signs she found. The chair stated that perhaps some of these concerns would be better answered or addressed when additional proposed enabling ordinances are discussed. The chair asked that unless the members felt changes to the element were needed, he would like to have a motion to adopt the element. Suzanne Wells motioned and Muriel Alls-Moffat seconded that the board adopt the element as written with the typos corrected and amend the master plan by

replacing the existing Recreation Element with this new element. A poll vote was taken and the element was adopted by a unanimous vote as follows:

Mr. Katella	aye	Mrs. Alls-Moffat	aye
Mr. Martin	aye	Mrs. Wells	aye
Mrs. Lodato	aye	Mr. Myers	aye

### **SMART FUTURE GRANT/ENVIRONMENTAL RESOURCE INVENTORY STUDY**

**Draft Stream Corridor Protection Ordinance and Riverfront Design Guidelines/Planning Policies** – Tamara explained that the final phases of the grant are that the borough will generate a stream corridor protection ordinance and develop planning guidelines/policies if any for the riverfront and other areas. The protection ordinance provides the protection of those areas of the Pompeston Creek within the Borough which are not included in the proposed state regulations. The state has proposed a Category I 300 foot buffer zone for the Pompeston Creek from Broad Street to Rt. 130, but no buffer has been proposed from Broad Street to the Delaware River – most likely because it is no longer a natural channel because it may have been modified by Dreer’s Nursery. The draft ordinance she has prepared covers those areas within the Borough not covered by the state and if the state ordinance were no longer in effect, the Borough’s ordinance could also cover those areas within the Borough. Tamara hopes a subcommittee can be formed to assist in developing the guidelines and to review the draft ordinance already prepared. Tamara would like to get a draft of the guidelines to the board in time for the April meeting and hopes the board can consider at least the ordinance at the April meeting. The mayor asked if a variance can be granted to the state’s proposed 300 foot buffer. Tamara stated not by the Borough, the state would have to grant any variances. Tamara has heard conflicting information as to the status of the state regulations, but believes they will be effective sometime in May 2008. The mayor, Mary Lodato, and Muriel volunteered to serve as the subcommittee. Jeff Myers agreed to be an alternate if one of the members had to withdraw. Joe asked the board to be prepared to address both items at the next meeting. Hopefully the first meeting of the subcommittee will occur within a week since April 4 is just around the corner.

### **MINOR SUBDIVISION APPLICATION**

**Robert Recchiuti, 101 Lippincott Ave., Block 305, Lot 13** – Following a five minute recess for the board’s and applicant’s attorney to confer, Tom Coleman briefed the board that until agreement is reached on the impact of the current zoning line bisecting the property the applicant wishes to continue the matter. The board’s attorney and planner feel based on the intent of the master plan and prior use of the property, that the zoning map is incorrect and should be on the edge of the property and thus the property is subject to the R15 zone. This requires an interpretation of the zoning ordinance and only the zoning board can issue an interpretation of the code. The applicant has a right to request an interpretation. The secretary and Mr. Coleman have reviewed the application submissions and they stated that the application is jurisdictionally complete and can be heard if the applicant so wishes. The applicant wishes to continue the matter until the interpretation can be obtained. Mr. Coleman suggested the board could, if requested and the board agrees, grant a continuance. Since the zoning board cannot conduct this interpretation until its April meeting, the applicant requested that the board grant a continuance until the board’s May meeting with the applicant agreeing to waive all time requirements. Suzanne Wells motioned and Muriel Alls-Moffat seconded that the board grant a continuance until the May 20, 2008 meeting. A voice vote was unanimous and the following resolution was passed:

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 Robert Recchiuti for minor subdivision approval and all related waivers, variances and other as needed to subdivide the property at 101 Lippincott Avenue (Block 305, Lot 13) is continued, applicant having requested an extension of time for consideration of the matter until the regular meeting of the Board on May 20, 2008.

The mayor stated he would recuse because he has family in the area. Muriel asked and received information on what is hoped will be presented and to the zoning board. The secretary will have the notice posted on the bulletin board. Tamara stated she would forward her review to the zoning board solicitor.

## **MINOR SITE PLAN REVIEW**

**Eva Schultz, E&F Engraving Emporium, 301 S. Broad Street** – The chair reviewed that a minor site plan application had been submitted to operate an engraving business in the Neighborhood Business district. It is a permitted use and he and Mary Lodato feel it can be handled as a minor site plan. All jurisdictional requirements have been met. The chair asked Mrs. Schultz to discuss her plans. Mrs. Schultz has operated the business in Palmyra and has to relocate. She plans to operate during standard business hours. The site is the former fuel oil office on “little” Broad Street behind the River Line station. She plans to utilize the existing building with no changes and have a permitted sign attached to the building. She answered questions from the board members. With no objections from the members, Joe stated he and Mary would approve the application.

## **OLD BUSINESS**

**Council Matters of Importance to the Board** – Councilwoman Wells reported that the budget has not yet been adopted until there is further resolution on the state’s plans regarding state aid is resolved. The mayor stated that for towns with a population fewer than 5,000 such as Riverton, that means essentially all state aid will be withdrawn. Riverton along with other small towns are looking at options to try and get this changed. In the interim, the Borough is looking at additional sharing of services beyond what is now in place. Suzanne stated that the task force is not budgeted and Council has agreed to split the cost for Tamara’s work between planning and zoning. Suzanne will make sure the zoning chair is aware of this. The second meeting of the task force was held in February and concentrated on reviewing the current zoning lines. The next meeting will attempt to finalize some comments regarding the zoning lines, and historic preservation.

**Revision to Sign Ordinance to Allow Sidewalk Signs** – Mary Lodato reported she is continuing research on ordinances of other towns and has met with Gary Ford for business input. She stated she intends to work with task force and its possible recommendations.

**2008 Budget** – Aside from what was reported in the Council activity discussion, there was no additional discussion and the chair stated he wanted to keep the item on the agenda until the status of the town’s budget is resolved.

**Environmental Commission** – The chair stated that with Mr. Tretola’s resignation a new planning member needs to be appointed. The mayor stated he would keep it in mind when deciding on a new board appointment.

**COAH Activity** – Muriel reported on a mortgage seminar regarding communities pursuing foreclosed housing units. COAH plans to have there new rules in place for comment by June and it is felt sections of New Jersey will probably sue the state.

## **NEW BUSINESS**

**Reconstruction of the Broad Street Bridge over the Pompeston Creek** – In response to the communication announcement, Planner Lee stated the planning stage for this project is an excellent time for the Borough to get involved and make known any thing the town feels could be done to improve the plans to enhance the entrance to the town or to make it safer for the residents of the town.

### **Vouchers and Invoices:**

1. 3/4/08, Tamara Lee, \$675.00, for work on General Planning/COAH matters.
2. 2/1/08, Raymond and Coleman, \$203.00, for work during January on the 101 Lippincott Subdivision application. (PAY FROM ESCROW)
3. 2/1/08, Raymond and Coleman, \$300.00, General business advice and January meeting attendance.
4. 3/10/08, Raymond and Coleman, \$63.00, for work during February on the Cellco/Verizon conditional use site plan application. (PAY FROM ESCROW)
5. 3/10/08, Raymond and Coleman, \$638.00, General business advice and February meeting attendance.

There was no discussion on the invoices and Muriel Alls-Moffat motioned, 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.

**Riverton Library Cocktail Party** – Suzanne announced she had tickets if anyone was interested.

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

- Eric Saia, National Casein, 401 Martha's Lane, asked about the impact on operations of the proposed stream ordinance on National Casein. The answer was no impact on the existing current operations; however, there will probably be future impact especially if National Casein sells the site. The board's recommendations will be discussed next month and if it recommends consideration to Borough Council, public hearings will occur.

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

**Meeting adjourned at 8:42 PM.**

**Next meeting is on 4/15/2008 at 7:00 pm in the Borough Hall.**

**Tape is on file.**

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