

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
September 16, 2008**

The Public Session of the Planning Board was called to order at 7:00 PM by Vice Chairman Keith Wenig. 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:** Keith Wenig, Muriel Alls-Moffat, Joseph Creighton, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, and Jeff Myers.

**Also Present:** Solicitor Tom Coleman and Secretary Ken Palmer.

**ABSENT:** Joseph Katella and Armand Bianchini.

**MINUTES:**

1. A motion was made by Suzanne Wells and seconded by Jeff Myers to adopt the minutes of the August 19, 2008 closed session meeting as distributed. The voice vote was unanimous.
2. A motion was made by Suzanne Wells and seconded by Jeff Myers to adopt the minutes of the August 19, 2008 regular meeting as amended – typo on page 2. The voice vote was unanimous.

**CORRESPONDENCE/ANNOUNCEMENTS – None presented**

**OLD BUSINESS**

**Adopt and Memorialize Resolution Case# 2008-03 granting preliminary and final site plan approval to the Shoppes of Riverton LLC For Proposed Bank on the Pad Site, Block 1501, Lots 21 & 22** – The vice chair asked if the members had reviewed the resolution and if there were any questions or comments. There were no comments or questions and a motion was made by Mary Lodato, seconded by the mayor and passed by unanimous voice vote of the members who approved the application in July, (Mrs. Alls-Moffat, Mr. Creighton, Mr. Martin, Mrs. Lodato, and Mr. Myers).

**Council Matters of Importance to the Board** – Councilwoman Wells reported that the task force would meet one more time to finalize their report and would present the report to Council at the regular meeting in October. Suzanne reported that following the mayor's concern that the current zoning districts vs. the old districts has encouraged the subdivision of lots she researched the subdivisions heard since the change. Her research showed that there was either no change or the new districts served to further protect the town by increasing the size requirement and lessened the number of lots that could have been created. Her conclusion was that the current districts serve to protect the community from increased density due to subdivision of properties. The mayor thanked Suzanne for the research.

**COAH Activity** – Muriel reviewed that COAH is being sued by the League of Municipalities regarding the revised third round rules. The mayor commented that Council had passed a resolution to contribute \$500.00 to the League along with other member municipalities in support of the suit. Muriel voiced her objection to the donation. Muriel reviewed the list of possible COAH properties and the impact on meeting the town's COAH needs. She feels if the town could work to convert three of the properties it would go a long way to meet the town's needs and to show COAH the town has done its share and can't do any more without funding. She feels that both COAH and the League have only worsened things by constantly changing the rules and not allowing a town to properly plan to meet the requirements. She feels she is constantly spinning her wheels. The mayor reported that Council formed a committee to review the impact of the constantly changing rules and consider the possible COAH properties. The mayor feels the apartment building at 204 Main Street deserves looking into. Muriel is concerned about the conditions at that property as well as the property at Main Street and Bank Avenue. Councilwoman Wells stated that caution should be observed when discussing the condition of particular properties. Suzanne reviewed that the latest COAH regulations amount to an unfunded mandate from COAH and

that she agrees the regulations should be challenged since it puts an unfair burden on communities such as Riverton since its options to generate funds is almost nonexistent. Suzanne feels that nothing prevents the Borough from partnering with operators of things like group homes. Muriel is concerned the Borough is at risk even if it has an approved plan if it cannot show actual results.

**Proposed Changes to Zoning Code for Historic Preservation** – The matter was tabled until the task force report and recommendations are received.

**Revision to Sign Ordinance to Allow Sidewalk Signs** – The matter was tabled until the task force report and recommendations are received.

**Environmental Commission** – The mayor reported that he had attended the last meeting and reviewed the possible grant for a rain garden to help protect the creek. Also discussed was the possibility of going to larger recycling containers to allow mixed recycling if it is permitted. The mayor reported that there is still not a volunteer from the board to serve as the board's commission member and he feels that between he and the chair, the board will continue to have a presence at the meetings. He feels that, if everyone concurs, perhaps the position can be one that allows for the fact that the appointed member cannot always attend and that is okay if there is someone to fill in. Mary Lodato asked if the board could rotate who attends. The mayor feels that the position should be one where it is not required that every meeting be attended or someone else might attend in the members absence.

**Unpaid escrow accounts** – The secretary reported that there was no change to the problem accounts and he will be sending follow-up letters. There is no update on possible avenues to pursue collection from either the Borough's or board's attorneys.

**2008 Budget** – Suzanne reported that budgets had been reviewed at the last Council meeting and the board is approaching its limit.

**Minor Site Plan Applications** – None were presented this month.

## **NEW BUSINESS**

### **Invoices and vouchers:**

1. 9/3/08, Tamara Lee, \$630.00, for work on the Brandenburger/Beneficial Bank application including review of the COAH obligations. PAY FROM ESCROW
2. 9/4/08, Raymond and Coleman, \$994.00, for work during July and August on the Brandenburger/Beneficial Bank application including resolving the engineer possible conflict of interest . PAY FROM ESCROW
3. 9/4/08, Raymond and Coleman, \$140.00, for work on the Brandenburger/Beneficial Bank application. PAY FROM ESCROW
4. 9/4/08, Raymond and Coleman, \$142.50, for work on the Harris/Cedar Street subdivision application. PAY FROM ESCROW
5. 9/5/08, Raymond and Coleman, \$400.00, for general business advice, services, and August meeting attendance.
6. 9/4/08, Raymond and Coleman, \$90.00, for work on the Muir demolition permit – withdrawn by Mr. Coleman and included as pat of the meeting attendance – he did not realize there was not a separate escrow for that matter. The board thanked Mr. Coleman.

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

**Peace Pole Dedication** – The mayor announced that the Peace Pole dedication would be at 1:00 PM Sunday the 21<sup>st</sup>.

**PUBLIC COMMENT** – Suzanne Wells motioned and Jeff Myers seconded to open the meeting to public comment.

- Eric Saia, National Casein, 401 Martha’s Lane, suggested that there is web based software that companies are using which allows attendance at meetings where physical attendance is not possible. He does not know any particulars regarding costs.
- James Moffat, 202 Fulton Street, expressed concern regarding the EC position of someone being appointed to a position without the expectation they attend meetings. Either you have an appointed member who will attend the meetings or you do not.

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

**Meeting adjourned at 7:45 PM. (motion by Suzanne, second by Jeff)**

**Next meeting is on 10/21/2008 at 7:00 pm in the Borough Hall.**

**Tape is on file.**

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