

RIVERTON BOROUGH ZONING BOARD
MINUTES
February 21, 2008

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 7:40 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 January 25, 2008.

ROLL CALL

PRESENT: Kerry Brandt, Edward Smyth, Patricia Manzi, Don Dietz, and Joe Della Penna.

ABSENT: Ken Mills, William Corbi, Craig Greenwood, and Janine Miller.

OFFICIALS: Janet Zoltanski Smith, Esq., Councilman Bill Brown, and Secretary Ken Palmer were present.

REORGANIZATION: New alternate members Don Dietz and Joe Della Penna were sworn in by Solicitor Janet Zoltanski Smith prior to the roll call.

MINUTES: A motion was made by Ed Smyth, seconded by Pat Manzi, and unanimously approved to adopt the minutes of January 17, 2008 as distributed.

OLD BUSINESS

Adopt and Memorialize Resolution Case #2008-01 Approving Variance Application by Brandenburger/Sheridan, Inc., 55 Lynn Ave., Orland, PA 19075, for front yard setback variance for the box windows on the front of the commercial building at 605 Main Street, Block 904, Lot 4 – Janet Smith reminded the members that only those members who had voted to approve the application could vote on the resolution and providing there is a quorum at the meeting a simple majority of those eligible to vote is sufficient to adopt the resolution. It was discussed that only Ed Smyth and Pat Manzi were eligible to vote on the resolution. The chair asked if everyone had received and read the resolution and asked if there were any questions or comments. The two eligible members affirmed they had received and read the application and there were no comments or questions. A motion was made by Ed Smyth to adopt and memorialize the resolution read into the record by title only and the motion was seconded by Pat Manzi. A poll vote was taken and the resolution was adopted and memorialized by a unanimous vote of two to zero as follows:

Mrs. Manzi aye
Mr. Smyth aye

The secretary will make sure Ken Mills signs the resolution.

Planning Board & Council Matters – Councilman Brown reported on the progress of the mayor’s zoning code task force. The next meeting will be February 28. Bill reviewed the scope of the discussion. The chair mentioned that the zoning board’s report to Council and the planning board was also discussed at the last meeting. The chair, who is also a member of the task force, described some of the things being discussed including the Historical Society’s recommendations for changes to help in historic preservation. The secretary reported that the planning board has tabled any action on the proposed historic preservation changes to Chapter 128-Zoning Code until they have an idea of what recommendations may be coming from the task force. The planning board is continuing to work on the issue of sidewalk signs. The planning board will conduct a public hearing at their March meeting on amending the Master Plan by replacing the existing Recreation Element with the Open Space and Recreation Element. The element is an outgrowth of the ERI Study and reflects the findings of the study and amends the

master plan to conform to the recommendations. Enabling ordinances can then be crafted once the master plan is amended. The planning board has a subcommittee researching the sidewalk signs as well as other signs and its work is progressing.

Mandatory Education – The secretary briefed the members that there has been no change to the Winter/Spring schedule from the NJPO and reviewed that two regular members need to take the course as well as the two new alternate members. There is only one session being offered locally and the secretary stated he would follow up with the individual members on their decision to attend.

CORRESPONDENCE – None

NEW BUSINESS

Vouchers and Invoices:

- 2/1/08, Tamara Lee, \$270.00, for services connected with reviewing the submitted final revised for the Guzman/Cedar Lane application. (To be paid from escrow.)
- 2/11/08, Janet Zoltanski Smith, \$221.00, for work on the Brandenburger/Sheridan Riverton Square variance application. (To be paid from escrow.)
- 2/11/08, Janet Zoltanski Smith, \$286.00, for general business advice and non hearing related meeting attendance in January.

Pat Manzi motioned, Ed Smyth seconded, and the vote was unanimous to pay the invoices as presented. The secretary will make sure they are signed and submitted for payment.

Adopt Annual Report of Applications and Recommendations – The secretary reviewed Resolution Z2008-03 which is the annual report to the planning board and Borough Council of applications heard and recommendations for amendments to the zoning code. This report is required under the Municipal Land Use Law. The chair asked if the members had any comments or additions to the report. Kerry Brandt motioned the board adopt the resolution, Pat Manzi seconded, and the board unanimously approved.

PUBLIC COMMENT ON GENERAL ZONING ISSUES

A motion was made by Kerry Brandt and seconded by Joe Della Penna to open the meeting to public comment. There was none and a motion was made by Kerry Brandt and seconded by Patricia Manzi to close the meeting to public comment.

ADJOURNMENT

Ed Smyth motioned and Don Dietz seconded that the meeting be adjourned. The vote was unanimous.

Meeting adjourned at 8:10 PM.

Tape is on file.

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