

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
July 21, 2009**

The Public Session of the Planning Board was called to order at 7:02 PM by Chairman Joe 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 21, 2009.
2. Required Service of notice and publication in the Burlington County Times on January 22, 2009.

PRESENT: Joseph Katella, Muriel Alls-Moffat, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, Armand Bianchini, and Joseph Threston.

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

ABSENT: Joseph Creighton.

REORGANIZATION: The chair announced that regular member Jeff Myers had resigned and the mayor explained that Jeff Myers had accepted an appointment to Borough Council to replace Ron Cesserati who had resigned. Cheryl Progin has accepted appointment to the board and will be sworn in next month. The chair stated that the board needs to elect a new vice chair and that nominations were open. The mayor nominated Joe Creighton and Armand Bianchini seconded the nomination. There were no other nominations and they were closed. The chair stated that Joe, who is absent, was aware of this and would accept the position. The vote was unanimous.

MINUTES: A motion was made by Joe Threston and seconded by Suzanne Wells to adopt the minutes of the June 16, 2009 regular meeting as amended (minor typo). The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 7/8/09, copy of letter to mayor from COAH, stating that no objections to the Borough's plan were filed during the 45 day objection period.
2. 7/13/09, copy of letter to municipal clerk from DCA that effective 6/15/09, there will be no more printed copies of updates to the Residential Site Improvement Standards. Have to print them yourself off the website if you want a copy.
3. 6 vouchers/invoices as presented under New Business.

OLD BUSINESS

COAH Matters – Tamara Lee updated the board on developments on Riverton's submitted plan. Since there were no objections, COAH wants to move ahead on certification. Signed agreements are needed with the proposed sites in the submitted plan. Since 204 Main Street and the Baptist Home appear to be backing out, these agreements are probably not going to happen. Tamara outlined the timeline to submit a revised plan. She also reviewed her proposal that the Borough may want to consider rezoning sites throughout the Borough as affordable housing areas if they are ever redeveloped, such as the Sacred Heart Elementary School. Muriel reported that she was in contact with a group that specializes in historic rehabilitation to develop COAH qualified units. They are interested in "The Maples" a converted single family home at 300 Main Street. The building is for sale. This outfit would buy and rehab the site. She mentioned that the Veterans Administration would be interested in acquiring the Baptist Home if it was ever for sale. Muriel feels these types of options are much more preferable than rezoning areas which she feels will not be supported by the town. Tamara stated that COAH is going to require the Borough to move forward in a timely matter and Tamara feels that the board and Borough need to come to an agreement on the form of the revised plan ASAP. Revising the plan means amending the master plan. Failure to move forward could result in COAH decertifying the Borough and putting the town at risk of builder's remedy. All of this takes time and she feels she can get COAH to agree that the Borough may need to take close to at least the end of the year to complete the process. To Joe Threston's inquiry as to options available, Tamara outlined them and their applicability to the Borough. Most are not doable due to

either lack of sufficient space and/or the lack of sufficient current/future development funds due to the built out nature of the town.

- Elderly housing units/developments – no sites really suitable for this type of construction.
- New construction – very little projected and not really much space available.
- Inclusionary zoning – feels this is best way to approach since contracts in hand are not needed, and if accepted by COAH are good until 2018, and yet may still not happen if development/redevelopment doesn't occur.
- Municipally sponsored 100% affordable programs – requires municipality to be project developer, but the existing/future housing fund isn't large enough to support.
- Accessory apartment programs – provides funds for owners agreeing to make units COAH eligible; however, requires that the unit be actively marketed as a COAH unit and not just used for a family member.
- Market to affordability – town acquires, fixes, and markets as affordable units; but, requires new level of direct involvement or contracting with an entity to market for the town.
- Group homes or alternative living arrangements – there can be a problem getting owners to agree to deed restrict and market as COAH units.
- Assisted living facilities – again need owners to agree to restrict and qualify under COAH.
- Affordable Housing Partnerships with other communities – may no longer be available since RCA's are out.
- Extend expiring agreements – renew expiring agreements, but Riverton doesn't have any yet.
- Any other innovative approaches to provide affordable housing.

Joe Katella stated that he only sees inclusionary zoning and age restricted housing as being viable for the town since the housing fund can't support most of the other options or the present owners are not interested. He asked and Tamara confirmed that things need to be discussed with COAH sooner rather than later. He asked and Tamara also confirmed that the COAH needs to be given more not less specific information this time. Tamara stated she needs to come up with estimates as to how long the Borough needs to reach a consensus and get COAH to agree to it. Suzanne stated that perhaps we should reconsider contributing to the group home on Homewood in consideration of them making the home COAH eligible since the number of units would go far to satisfy the Borough's needs. Following a question from the chair as to what Tamara needs from the board to approach COAH, Tamara stated she needs direction on what to discuss with COAH. She will present things to COAH and explain that the town is looking into inclusionary zoning, group homes, and other partnerships; but, the Borough requires time to reach a consensus. Tamara feels she can draw out the negotiating process until September and then will need to begin action in October with a time frame that shoots for the end of January 2010 to complete the process. In the interim Muriel and any other member who can will try and pursue additional or pending options in hopes of giving Tamara as much to work with as possible.

Adopt and Memorialize Resolutions:

1. **Adopt and memorialize Resolution P2009-06 for the Application by Clearwire US, LLC, for Conditional Use and Site Plan Approval to collocate antennas on the T-Mobile Tower and Erect Ground Facilities Located At the Borough of Riverton Waste Treatment Site – Third Street, (Block 1500, Lot 1) in the General Business District** – The chair referenced the resolution by title and asked if everyone had received and read the resolution and if there were any comments. Only members who approved the application can act on the resolution. Suzanne Wells motioned and Joe Threston seconded that the resolution referenced by title be adopted and memorialized. The motion carried by a unanimous voice vote of the six members eligible to vote on the resolution.
2. **Adopt and memorialize Resolution P2009-07 for the Application by Beneficial Bank, for Amended Site Plan Approval to install solar panels on the roof of the bank building and to modify the landscaping plan to accommodate the solar panels, Shoppes of Riverton – Broad Street, (Block 1501, Lot 1) in the General Business District** – The chair referenced the resolution by title and asked if everyone had received and read the resolution and if there were any comments. Only members who approved the application can act on the resolution. Suzanne Wells motioned and Joe Threston seconded that the resolution referenced by title be adopted and memorialized. The motion carried by a unanimous voice vote of the six members eligible to vote on the resolution.

Council Matters of Importance to the Board – Suzanne briefed the board on presentation to Council on the Downtown Revitalization Grant. The final version is being completed and she will get copies to the board as soon as available. Suzanne reported that there was no update concerning the 2009 budget.

Board Review of the Mayor’s Task Force Report on Proposed Changes to the Zoning Code – The chair asked to table discussion concerning changes regarding demolition until the next meeting. There was no objection.

Environmental Commission – The mayor reported that Joe Threston had agreed and will be appointed to be the new planning board member replacing Jeff Myers.

Minor Site Plan Applications – Mary Lodato handed out copies and reported on the application to operate a home based architect’s business by Joe and Bogna Pro at 403 Bank Avenue.

Delinquent Escrow Collections – The secretary reported that except for Rainer and Recchiuti, all delinquent accounts were current. Follow up letters will be sent to the two delinquent accounts.

NEW BUSINESS

Invoices and vouchers:

1. 6/22/09, Stout & Caldwell, \$62.50, for work through May 31, on the JRP Arch final site plan approval. PAY FROM ESCROW
2. 6/25/09, Alaimo Associates, \$150.00, for work through 6/10, on the Beneficial Bank amended site plan. PAY FROM ESCROW
3. 7/1/09, Tamara Lee, \$360.00, for COAH Planning related work during June. PAY FROM HOUSING FUND ACCOUNTS
4. 7/2/09, Raymond and Coleman, \$306.00, for general services and June meeting attendance.
5. 7/2/09, Raymond and Coleman, \$280.00 for Clearwire US LLC conditional use site plan related work during June. PAY FROM ESCROW
6. 7/2/09, Raymond and Coleman, \$350.00, for Beneficial Bank amended site plan related work during June. PAY FROM ESCROW

A motion was made by Councilwoman Wells, seconded by the mayor, and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

PUBLIC COMMENT – A motion was made by Joe Threston and seconded by the mayor to open the meeting to public comment.

- Eric Saia, 401 Martha’s Lane, National Casein, asked what effect reclassification of the Pompeston Creek as a Category 1 Waterway might have on National Casein’s property or COAH development. The answer was none because only the portion of the creek upstream from the bridge over Broad Street was impacted. The downstream portion of the creek from Broad Street to the mouth on the Delaware River is no longer considered a natural waterway since it was straightened many years ago. The reclassification may impact any plans for the Cedar Lane Apartments property.

There was no further comment and a motion was made by Joe Threston and seconded by the mayor to close the meeting to public comment.

Meeting adjourned at 8:20 PM. (motion by Councilwoman Wells and second by the mayor)

Next meeting is on 8/18/2009 at 7:00 pm in the Borough Hall.

Tape is on file.

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