

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
February 17, 2009**

The Public Session of the Planning Board was called to order at 7:05 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, 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:** Armand Bianchini.

### **REORGANIZATION**

Solicitor Coleman Petrone swore in regular members Muriel Alls-Moffat and Keith Wenig prior to the roll call.

**Vice Chairman:** The chair asked for nominations for vice chairman. Keith Wenig was nominated by Suzanne Wells and seconded by Joe Creighton to serve as vice chairman for 2009. The nominations were closed and Keith was affirmed by a unanimous voice vote.

**MINUTES:** A motion was made by Mayor Martin and seconded by Councilwoman Wells to adopt the minutes of the January 20, 2009 regular meeting as distributed. The voice vote was unanimous.

### **CORRESPONDENCE/ANNOUNCEMENTS**

1. None presented.
2. Four vouchers/invoices as presented under New Business.

### **OLD BUSINESS**

**Adopt and Memorialize Resolution P2009-03 Granting Approval of the Application by JRP Arch. LLC, for Preliminary and Final Site Plan Approval for 509 Howard Street (Block 903, Lots 17 and 18):** The chair asked if everyone had received and reviewed the resolution and if there were any comments or questions. There were none and Suzanne Wells motioned that the resolution referenced by title be adopted. The mayor seconded the motion and it was passed by a unanimous voice vote of the five members eligible to vote (Creighton, Martin, Wells, Lodato, and Myers).

**Council Matters of Importance to the Board** – The mayor stated that a member of the board was requested to be part of a task force to review a proposed commercial property maintenance code. The code is essentially the same code previously proposed to and subsequently tabled by the planning board. The task force will examine the proposal as well as if there are current codes that will do the same job. Councilwoman Wells stated that the next meeting of the Downtown Revitalization Committee would be on February 27 and there are plans to have a public “visioning” meeting in March.

**Review of the Mayor’s Task Force Report on Proposed Changes to the Zoning Code** – Suzanne Wells stated she would get the map attachment to the members as well as copies of the report to members missing a copy. The chair asked that the board be prepared to begin discussing the report next month.

**COAH Matters** – Tom Coleman reported that discussions regarding 204 Main Street were ongoing. The owners still appear to be interested. Muriel Alls-Moffat stated she is concerned about the possible negative impact a rumored reduction by COAH on reduction on funding available to organizations that wish to develop COAH

approved properties. Suzanne Wells commented on the report that COAH was aware of a study by Rutgers University that showed serious discrepancies in the figures used by COAH in their vacant land adjustment calculations; but, COAH chose to ignore the study. Muriel stated she feels there needs to be some form of regulation to aid in providing affordable housing in the state; but, she fears state efforts will somehow manage to continue to make matters worse rather than solving the problem.

**Environmental Commission** – Jeff Myers reported that he inadvertently missed last month’s meeting but will attend the February meeting.

**2009 Budget** – Suzanne reported that the board’s preliminary budget is a little over \$10,600 and is essentially flat compared with the 2008 budget. She gave an overview of the major line items and stated she would provide a copy to the chair.

**2009 Goals and Objectives** – The chair reviewed the items and the board provided comments to the chair. The chair requested that any additional comments or suggestions be sent to him and that he would revise and reissue them to the board.

**Minor Site Plan Applications** – Mary Lodato stated that she had received an application to operate a home based accounting business. She is attempting to resolve some discrepancies/questions before presenting it for review by her and the chair.

**Delinquent Escrow Collections** – the secretary reported that he is continuing to follow up on shortages and is preparing to forward details on the two aged matters to the mayor and Borough’s solicitor for action if the shortage is not resolved following the latest notices.

### **Proposed Ordinance Establishing Revised Fees and Escrow Amounts for Planning and Zoning**

**Applications** – Suzanne distributed draft copies of the proposed ordinance; and, she and Tom Coleman reviewed it. The proposed ordinance was made after review of the fees charged by other neighboring municipalities and the proposed escrow amounts are to better cover the actual professional charges incurred. The board reviewed the draft in detail and made suggestions to clarify and amend the draft. A suggestion was made to change the name of the current “Minor Site Plan” Application. Language that enforces that escrows and property taxes must be current or no action can take place was recommended. Suzanne stated she would also touch base with the zoning board chair for any additional input. Following the discussion, a motion was made by Muriel Alls-Moffat, seconded by Suzanne Wells, and passed by unanimous voice vote to recommend that Council consider the draft ordinance with the revisions made by the board and that Tom Coleman make the changes before the ordinance is presented to Council.

## **NEW BUSINESS**

### **Invoices and vouchers:**

1. 09/22/08, Alaimo Associates, \$1,620.05, for work on site plan application review during August 2008, for the Brandenburger/Beneficial Bank. PAY FROM ESCROW
2. 12/18/08, Alaimo Associates, \$226.35, for work on final site plan revisions during November for the Brandenburger/Beneficial Bank application. PAY FROM ESCROW
3. 02/03/09, Tamara Lee, \$495.00, for work on the JRP Arch. site plan application during January. PAY FROM ESCROW
4. 02/04/09, Stout & Caldwell Engineers, LLC, \$843.75, for work on the JRP Arch site plan application through 1/9/09. PAY FROM ESCROW

The secretary reviewed that he is concerned that there appears to be billing by both engineering firms for the same period on the Brandenburger/Beneficial Bank application; and, he is preparing to ask Mr. Brandenburger to make up the shortage excluding the possible problem amounts until the issue is resolved. The chair asked to receive details on the amounts in question. A motion was made by Muriel Alls-Moffat, seconded by Keith Wenig, and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

**Possible New Conditional Use Application** – The secretary advised the board that another telecommunications firm is interested in collocating on the T-Mobile tower. It was suggested that landscape issues not be part of any professional review since the issue has been previously resolved.

**PUBLIC COMMENT** – The chair noted for the record that there were no members of the public present.

**Meeting adjourned at 8:40 PM. (motion by Muriel Alls Moffat and second by Jeff Myers)**

**Next meeting is on 3/17/2009 at 7:00 pm in the Borough Hall.**

**Tape is on file.**

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