

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
June 16, 2009**

The Public Session of the Planning Board was called to order at 7:00 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, Jeffrey Myers, Joseph Creighton (arrived after the hearings), Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, Armand Bianchini, and Joseph Threston.
Also Present: Solicitor Chuck Petrone, Engineer Mark Malinowski, Alternate Engineer Bill Long, and Secretary Ken Palmer.

ABSENT: Muriel Alls-Moffat.

Reorganization: The chair announced that regular member and vice chair Keith Wenig had resigned and that Jeff Myers had been appointed as a regular member to fill Keith's position. Joe Threston has been appointed as a new alternate member # 2. Both members were sworn in before roll call. The chair stated that the board needs to elect a new vice chair and that nominations were open. Councilwoman Wells nominated Jeff Myers and the mayor seconded the nomination. There were no other nominations and they were closed. The vote was unanimous.

PUBLIC HEARINGS

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.

Following determination that the application was jurisdictionally complete and could be heard, Nick Menas Esq. of Cooper Levenson, attorney for the applicant presented the application by explaining the number and types of antennas to be installed and their location on the tower. Mr. Menas explained the types of services to be offered. The strength of the signal was discussed. Mr. Arnold Darwinan, applicant's RF Engineer, was introduced, sworn in, and after providing to his professional credentials testified as to the safety and details of the signals to be generated by the applicant's installation. Mr. Darwinan was asked and testified he concurred with the representations made by Mr. Menas. Maintenance and site visits were discussed. Explanation of why the site selected was the best available was provided. Mr. Roger Johnson of Valore, LLC, applicant's civil engineer, was introduced, sworn in, and after providing to his professional credentials referred to an enlarged version of the plans submitted and provided details of the antenna installation and the location and type of ground equipment to be installed. He reviewed the board's engineer's comments. The secretary reviewed that the county planning board had already reviewed and issued a letter of approval. Mr. Johnson testified that revised plans would be submitted for signature that addressed the engineer's review comments. Mr. Malinowski, testified that he believed all his issues had been addressed or would be with the revised plans. There being no further testimony or comments/questions from the board, a motion was made to open the hearing to public comment. There was none and a motion was made to close the matter to public comment. There being no further discussion, and following guidance from the board's attorney, a motion to approve the application as submitted and subject to the revised plans being approved by the board's engineer was made by the mayor, seconded by Jeff Myers, and unanimously approved by a poll vote as follows:

Mr. Katella aye	Mr. Myers aye
Mr. Martin aye	Mrs. Wells aye
Mrs. Lodato aye	Mr. Bianchini aye
Mr. Threston aye	

Mr. Malinowski was excused from the meeting.

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.

Following determination that the application was jurisdictionally complete and could be heard, Denis Germano Esq. of Hulse and Germano, attorney for the applicant introduced Mr. Joseph Coyle, Senior VP of Beneficial Bank and Jerry Childers, applicant’s architect who were sworn in. For the record it was noted that both had testified at the hearings for the original application that was approved. Mr. Germano reviewed that the changes being requested were to install flush mounted solar panels on the roofs of the building and changes to the landscape plan to make sure the trees did not interfere with the performance of the panels. Mr. Childers and Mr. Coyle answered questions from the board as to the details of the solar panels, the installation, and impact if the proposed landscape changes were not approved. The lack of any impact regarding drainage was discussed and except for the changes presented, no other changes were planned or needed. The minor aesthetic impact of the panels was presented to the board. Mr. Coyle explained why the decision to install the solar panels was made so close to the completion of the project. Asked when the panels would be installed, Mr. Coyle stated that if approval was granted and the Borough’s construction official was allowed to proceed prior to the resolution; that they hoped to have the panels installed and construction completed by the end of next week. Planner Tamara Lee’s informal review memo that she had no comments on the panels and approved the revised landscape plan was reviewed. Mr. Long was sworn in as the board’s alternate engineer. Mr. Long stated that he also concurred with the proposed changes and did not think a formal review was warranted. He was present to answer any questions or concerns from the board. Except for the questions already answered there were none. There being no further testimony or comments/questions from the board, the chair noted that there was no public present. There being no further discussion, and following guidance from the board’s attorney, a motion to approve the application and plans as submitted to install the panels and change the landscape plan was made by Councilwoman Wells, seconded by the mayor, and unanimously approved by a poll vote as follows:

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| Mr. Katella aye | Mr. Myers aye |
| Mr. Martin aye | Mrs. Wells aye |
| Mrs. Lodato aye | Mr. Bianchini aye |
| Mr. Threston aye | |

Mr. Long was excused from the meeting.

MINUTES: A motion was made by the mayor and seconded by Suzanne Wells to adopt the minutes of the May 19, 2009 regular meeting as amended (minor typo). The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. None.
2. 11 vouchers/invoices as presented under New Business.

OLD BUSINESS

COAH Matters – Suzanne reported that nothing had been received from COAH since the 45 day comment period had not ended. She briefly discussed Tamara’s memo regarding alternate plans if COAH did not approve the plan as submitted. It was discussed that the board should be familiar with Tamara’s suggestions; but, did not need to discuss them now. Consideration would only be needed if COAH came back with requested changes.

Council Matters of Importance to the Board – Suzanne briefed the board on the finance audit. She discussed the finding that both planning and zoning need to tighten up control of escrow accounts. The recent ordinance changes should help resolve this finding. Suzanne reported that nothing new had been received concerning the 2009 budget. The mayor reported on Keith Wenig’s resignation and the new appointments made.

Environmental Commission – Jeff Myers reported that there had not been a meeting since the last board meeting. The next commission meeting is on June 18th.

Board Review of the Mayor's Task Force Report on Proposed Changes to the Zoning Code – (Mr. Creighton joined the meeting.) Mary Lodato discussed in detail the proposed ordinance changes to allow portable signs. The proposed types, locations, restrictions, and construction were discussed. So called “signature” displays should be allowed where appropriate and as long as they do not interfere with visibility or pedestrian traffic. “Real estate” type signs are to be discouraged when not used for real estate sales/rental purposes. The board concurred that the proposed changes including revisions discussed tonight be given to Raymond and Coleman for drafting ordinance changes. Following review, the proposed ordinance can be recommended to Council. Discussion on changes related to demolition was tabled until July.

Minor Site Plan Applications – Mary Lodato reported that no new applications had been submitted.

Delinquent Escrow Collections – As discussed under the Council activity and audit review topic, the frequency and type of follow up by the secretary was reviewed and would continue to be an item under old business. In addition to the secretary, the board should also receive statements from Betty Boyle. The secretary reported that additional notices are going out this week following the latest statements provided by Mrs. Boyle. Mr. Brandenburger will also be apprised that his shortage could impact Beneficial Bank's CO.

NEW BUSINESS

Invoices and vouchers:

1. 6/2/09, Tamara Lee, \$90.00, for review of the amended site plan application by Beneficial Bank during May. PAY FROM ESCROW
2. 5/6/09, Raymond and Coleman, \$312.00, for general services and April meeting attendance.
3. 5/6/09, Raymond and Coleman, \$28.00, for JRP Arch related work during April. PAY FROM ESCROW
4. 5/6/09, Raymond and Coleman, \$172.50, for COAH related matters during April. PAY FROM HOUSING FUND ACCOUNTS
5. 5/6/09, Raymond and Coleman, \$344.00 for MetroPCS work during April. PAY FROM ESCROW
6. 5/6/09, Raymond and Coleman, \$91.00, for work related to the Devastation U business. PAY FROM GENERAL FUNDS
7. 6/4/09, Raymond and Coleman, \$300.00, for general services and May meeting attendance.
8. 6/4/09, Raymond and Coleman, \$21.00, for JRP Arch related work during May. PAY FROM ESCROW
9. 6/4/09, Raymond and Coleman, \$112.50, for COAH related matters during May. PAY FROM HOUSING FUND ACCOUNTS
10. 6/4/09, Raymond and Coleman, \$133.00, for additional MetroPCS related work during May. PAY FROM ESCROW
11. 6/4/09, Raymond and Coleman, \$324.00, for Beneficial Bank related work during May. 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 Councilwoman Wells and seconded by Joe Threston to open the meeting to public comment.

- Frank Cioci, 318 Amy Way, Cinnaminson, announced that the Post Office building was on the market for \$215,000.00. Frank encouraged the board to give some thought on what it feels should be a best use for the property since a change of use will require a site plan application.

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 8:40 PM. (motion by Suzanne Wells and second by Mary Lodato)

Next meeting is on 7/21/2009 at 7:00 pm in the Borough Hall.

Tape is on file.

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