

**RIVERTON BOROUGH PLANNING BOARD**  
**MINUTES**  
**July 20, 2010**

The Public Session of the Planning Board was called to order at 7:02 PM by Chairman Joe Creighton. 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 25, 2010.
2. Required Service of notice and publication in the Burlington County Times on January 24, 2010.

**PRESENT:** Joseph Creighton, Armand Bianchini, Muriel Alls-Moffat, Joseph Threston, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, Cheryl Progin, and Robert Bednarek.  
**Also Present:** Solicitor Chuck Petrone.  
**Note:** Suzanne Wells acted as secretary for the meeting in the secretary's absence.

**ABSENT:** None

**MINUTES:** A motion was made by Mary Lodato and seconded by Armand Bianchini to adopt the minutes of the June 15, 2010 regular meeting as distributed. The voice vote was unanimous.

**CORRESPONDENCE/ANNOUNCEMENTS**

1. 1 voucher/invoice as presented under **New Business**.

**PUBLIC HEARING**

**Site plan application by Antonucci Ventures LLC, to use the former Beneficial Bank building, 604 Main Street, Block 1102, Lots 1 and 12.02 as a banquet and private event facility** – Prior to the meeting, the applicant was advised and concurred that the noticing was insufficient. The applicant will re-notice and republish for the August meeting.

**OLD BUSINESS**

**Council Matters of Importance to the Board including 2010 Budget** – Councilwoman Wells reported on a proposal to hold a bicycle race in September in the Borough. The matter will be considered further at the August meeting. Mayor Martin reported on attempts to obtain a Freeholder grant from open space funds that would possibly be used to fund maintenance and improvements at the park.

**COAH** – There is no news from COAH. A date has not been established for the mediation.

**Zoning and Related Land Use Code changes** – The topic was tabled until next month.

**Environmental Commission** – Joe Threston reported there was no meeting this month. The commission continues to review stormwater ordinances.

**Minor Site Plan Applications** – Mary Lodato reported that an application had been submitted by the owners of Cafe Rose who have taken over the site that was formerly Tony's Seafood. Upon review of the application it was discovered that at some point the owners of Tony's had increased seating to 58 when the original approval was only for 50 (42 inside, 8 outside). After review with the board's counsel, it was determined the application could be approved contingent on going back to the seating originally approved for a restaurant at the site. Any change would require submission and approval of a new formal site plan and applicable variances such as parking. After Mary follows up that the seating has been corrected, she and the chair intend to approve the application.

**NEW BUSINESS**

**Invoices and vouchers:**

1. 07/02/10, Raymond, Coleman & Heinold, LLP, \$200.00, prepare for and attend June meeting.

There was no discussion and a motion was made by Joe Threston, seconded by Mayor Martin, and unanimously approved to pay the voucher as presented. The secretary will have it signed and submitted for payment.

**Liquor at Antonucci's facility** – Muriel asked how liquor will be handled at the proposed facility. It was discussed that the Antonuccis plan to rent the facility only. It was discussed they will not be supplying or selling alcohol. The persons/organizations renting the facility will be responsible for providing beverages at their event. There was some discussion regarding temporary liquor licenses and who obtains and when they are required.

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

**Meeting adjourned at 7:22 PM. (motion by Threston, second by Martin)**

**Next meeting is on 08/17/2010 at 7:00 pm in the Borough Hall.**

**Tape is on file.**

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