

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
December 21, 2010**

The Public Session of the Planning Board was called to order at 7:00 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.

REORGANIZATION: Cheryl Progin and Robert Bednarek were sworn in as regular member and 1st Alternate respectively.

PRESENT: Joseph Creighton, Armand Bianchini, Joseph Threston, Mayor Robert Martin, Councilwoman Suzanne Wells, Mary Lodato, Cheryl Progin, and Robert Bednarek.
Also Present: Solicitor Tom Coleman and secretary Ken Palmer.

ABSENT: None.

MINUTES: A motion was made by Suzanne Wells and seconded by the mayor to adopt the minutes of the November 16, 2010 regular meeting as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 11/21/10, letter from Tamara Lee regarding proposed services to the board for 2011.
2. 12/17/10, copy of letter to mayor from ARC, suggesting that the committee and related ordinances establishing the committee be eliminated.
3. 12/15/10, copy NJLM Mayor's Fax Advisory regarding Assembly passage of A-3347/S-1 and its concerns over the final shape of the bills.
4. 12/17/10, copy NJLM Mayor's Fax Advisory regarding the league's continued opposition and concern over A-3347/S-1 scheduled for a concurrence vote in the Senate on 12/20. The League is concerned the bill could be vetoed by the governor due to the concerns voiced over its sustainability to lawsuits and confusing language.
5. 1 voucher/invoice as presented under New Business.

OLD BUSINESS

Council Matters of Importance to the Board and 2011 Budget – The mayor discussed that Council would be discussing the ARC matter next year and that he and Council desired input from the planning board. The chair read the letter to the board. The members discussed the matter and concurred that the ARC is only an advisory board and that except for fences on "through lots" the committee has no powers to enforce its opinions. It was discussed that there are communities that have similar committees that have very strong enforcement powers. It was also mentioned that the committee had been instrumental in developing the commercial design guidelines for the General and Neighborhood Business zones and that the guidelines have had a positive impact on final designs of projects such as the CVS store, the new Beneficial Bank, and the Riverton Square building in those zones. It was discussed making the ARC part of the planning board and Tom Coleman stated that the composition and powers of the board are established by statute and cannot be overridden at the local level. Tom Coleman stated that he is aware that in Medford Township, its planning board has made it a policy to not approve a project if that community's review board does not approve of it. Tom also stated that there is case law to the fact that unless there are adopted and codified design requirements, they cannot be enforced. The consensus of the board was that it feels the committee serves a valuable purpose and resource for the town and it would prefer to see it remain. The board stated it would like to see if there was some way to strongly encourage that homeowners and business owners consult with the committee before they finalize their plans. The board feels that there should be some means to help preserve the character of the town and its architecture. The mayor and Councilwoman Wells thanked the board for its input and stated the comments would be taken

into consideration when the matter is discussed in Council.

Suzanne Wells discussed the 2011 preliminary board budget details with the board. Suzanne reported that the proposed sanctioned bike race was scheduled for 6/12/2011 and that the proposed dog park was still under consideration. Suzanne and the mayor reviewed the 2011 Council meeting calendar. The mayor reminded the members they are invited to the holiday luncheon on 12/22 from 12 noon to 2:00 PM at Borough Hall. The mayor reported that Council had formally recognized Muriel for her service to the Borough and read the letter sent to Muriel. The mayor reported that Cheryl had accepted and been appointed as the Borough's Municipal Housing Liaison and that he was holding off appointing a new second alternate until next month. Suzanne discussed professional contracts and she and the chair urged that the board make sure that all contracts contain consistent termination clause language. The secretary reported that he had received an inquiry from Alaimo Associates regarding the board's reorganization meeting. The S&C charges for the Antonucci matter were discussed. It was also discussed that while the board approves and pays escrow related charges, it is the applicant's responsibility to dispute any charges.

COAH – Tom Coleman reported that there was nothing additional to report other than related by the secretary in his review of correspondence.

Zoning and Related Land Use Code changes – Suzanne reported that there had been no further development during the past month since Council does not consider ordinance changes in December but waits until the new Council meets next year.

Environmental Commission – Joe Threston reported that the commission continues to work with the Riverton School on its rain garden project. The commission is also working on updates to the Pompeston Watershed Guide.

Minor Site Plan Applications – Mary Lodato reported that none had been submitted since the last board meeting.

NEW BUSINESS

Invoices and vouchers:

1. 12/3/10, Raymond, Coleman & Heinold, LLP, \$306.00, prepare and attend November meeting and general business advice. PAY FROM GENERAL BUDGET

The secretary discussed that he had also received revised and new invoices and vouchers from Stout and Caldwell but they had not been properly signed and dated and could not be submitted. The revised invoices reflect a correction for the amount invoiced for the licensed engineer charges. A motion was made by Joseph Threston, seconded by Cheryl Progin, and unanimously approved to pay the submitted voucher and invoice as presented. The secretary will have it signed and submitted for payment.

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

Meeting adjourned at 8:04 PM. (motion by Threston, second by mayor)

**Next meeting is on 1/18/2011 at 7:00 pm in the Borough Hall.
Tape is on file.**

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