

RIVERTON BOROUGH ZONING BOARD
MINUTES
January 20, 2011

Pursuant to the Sunshine Laws and other statutes of the State of New Jersey, the regular meeting of the Riverton Zoning Board of Adjustment was called to order at 7:30 PM by Secretary Ken Palmer to conduct the annual reorganization of the board.

Public Notice of this meeting, pursuant to the Open Public Meetings Act, has been given in the following manner:

1. Posting notice of a schedule of all meetings on the official bulletin board in the Borough Office and publication of the schedule in the Burlington County Times on January 25, 2010.

REORGANIZATION - 2011

Reappointed regular and alternate members Kerry Brandt and Deborah Weaver were sworn in for their new terms by Janet Smith. Secretary Palmer reviewed that he remained the secretary as a Borough employee (with the board's approval) for 2011. Mary Lodato has been reappointed as the Code Enforcement Officer, and Councilman Joseph Katella will be the board's council liaison. Ken Palmer was asked to conduct the rest of the reorganization.

ROLL CALL

PRESENT: Kerry Brandt, Ken Mills, William Corbi, Joe Della Penna, Craig Greenwood, Charles Veasey, Robert Kennedy, Deborah Weaver, and Barry Wells.

ABSENT: None.

OFFICIALS: Solicitor Janet Zoltanski Smith, and Secretary Ken Palmer were present.

Chairman: Kerry Brandt was nominated by Ken Mills and seconded by Deborah Weaver to serve as Chairman. There were no other nominations and the nominations were closed. A voice vote was taken and the vote was unanimous.

Vice Chairman: Ken Mills was nominated by Bill Corbi and seconded by Kerry Brandt to serve as Vice Chairman. There were no other nominations and the nominations were closed. A voice vote was taken and the vote was unanimous.

Solicitor: Janet Zoltanski Smith Esq. was nominated by Kerry Brandt and seconded by Ken Mills to serve as the Zoning Board Solicitor for 2011. There were no other nominations and the nominations were closed. A voice vote was taken and the vote was unanimous.

Planner: It was agreed that the board should retain a professional planner on call for more complicated matters that may involve site plan issues. A motion was made by Kerry Brandt and seconded by Ken Mills that Tamara Lee of Tamara Lee Consulting LLC be appointed to serve the board as its planner on an on call basis for 2011. There were no other nominations and the nominations were closed. A voice vote was taken and the vote was unanimous.

Engineer: It was agreed that the board should retain a professional engineer on call for more complicated matters that may involve site plan issues. While the board is reviewing appointment of an engineer for new projects, the board concluded it needed to retain an engineer for older existing projects. A motion was made by Kerry Brandt and seconded by Ken Mills that Rick Arango of Remington, Vernick & Arango Engineers be appointed to serve the board as its consulting engineer for previously existing open projects on an on call basis for 2010. There were no other nominations and the nominations were closed. A voice vote was taken and the vote was unanimous. The appointment of an engineer for new projects was tabled.

Kerry assumed chairing the meeting.

MINUTES

The chair asked if everyone had received and reviewed the minutes. There was no comment and a motion was made by Ken Mills, seconded by Craig Greenwood, and unanimously approved to adopt the minutes of the December 16, 2010 regular meeting as distributed.

OLD BUSINESS

Adopt and memorialize Resolution Case #2010-06, Variance Application by BWC Realty Associates, LLC, for the three proposed residences at 608, 610, 612 Cinnaminson Street, Block 906, Lots 4.01, 4.02, 4.03, for front yard setback relief – 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. Joe Della Penna motioned and Bill Corbi seconded that the resolution referenced by title be adopted and memorialized. The motion carried by a unanimous poll vote of 6 to 0 of the members present and eligible to vote on the resolution as follows:

Mr. Mills aye Mr. Corbi aye
Mr. Della Penna aye Mr. Greenwood aye
Mrs. Weaver aye Mr. Wells aye

Planning Board & Council Matters –The secretary updated the board on the zoning map and ordinance review being worked on by Council and the planning board. There is nothing new on the COAH.

2011 Budget – The proposed budget has been submitted by Kerry

CORRESPONDENCE – None received.

NEW BUSINESS

Vouchers and Invoices

- 1. 01/07/11, Tamara L. Lee LLC, \$180.00, for planning review work on the Brandenburger/BWC Realty use variance application in November and December 2010. PAY FROM ESCROW
- 2. 01/20/11, Janet Zoltanski Smith, \$104.00, for general professional services and guidance from September through December 2010. PAY FROM GENERAL FUNDS
- 3. 01/20/11, Janet Zoltanski Smith, \$689.00, for professional services October 2010 – January 2011 for the BWC Realty Associates, LLC variance application for the new homes on Cinnaminson St. (PAY FROM ESCROW)

The secretary stated there were no escrow shortage issues. There was no discussion and a motion was made by Ken Mills, seconded by Craig Greenwood, and the voice vote was unanimous to pay the invoices as discussed. The secretary will make sure they are signed and submitted for payment.

Board Meetings for 2011 – Resolution Z2011-01, the calendar of meetings for February 2010 through January 2011 was reviewed by the secretary. The board decided that meetings will continue to be held on the third Thursday of the month at 7:30 PM. A motion was made by Ken Mills, seconded by Bill Corbi, and passed unanimously to accept the resolution, to have it published in the Burlington County Times and posted in the Borough Hall.

Appointment of Professionals for 2011 – Resolution Z2011-02 announcing the appointments of a solicitor, planner and engineer was reviewed by the secretary. A motion was made by Ken Mills, seconded by Craig Greenwood and passed unanimously to accept the resolution, have it published in the Burlington County Times, and mailed to the professionals.

Annual Report of Applications and Recommendations – The secretary reviewed that he was currently preparing Resolution Z2010-03 which is the annual report to the planning board and Borough Council of applications heard and recommendations for amendments to the zoning code. He needs the recommendations of the board. The board discussed recommendations. The issue of fences should be included. The chair feels the definitions of yards should also include the setback definition. Janet reviewed that the board had consistently interpreted and based variances on any portion of a building and not just the foundation. The board will review other issues and the secretary will provide a draft for board review prior to the next meeting.

PUBLIC COMMENT ON GENERAL ZONING ISSUES

The chair stated for the record that no members of the public were present.

Meeting adjourned at 8:22 PM (motion by Mills, second by Brandt)

Tape is on file.

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