

March 7, 2012

The work session of the Riverton Borough Council was held on the above date. Mayor Brown presiding.

PRESENT: Council members Layton, Cairns Wells, Corbi, Kinzler, Myers and Solicitor Bruce M. Gunn

ABSENT: Council member Creighton

The following statement was read by Mayor Brown:

Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Municipal Clerk in the following manner:

(a) Having written notification of all meetings to be held in 2012 published in the Burlington County Times on December 28, 2011

(b) Posting written notice on the official bulletin board on January 3, 2012

UPDATE ON AFFORDABLE HOUSING MATTERS-Mr. Corbi and Ms. Cairns Wells

Mr. Corbi reported that this issue was reviewed at length at the last Planning Board meeting. One concern discussed was the requirement that the State intends to collect all affordable housing money that is not committed as of July 17th, 2012. The Borough presently has two affordable housing funds, totaling approximately \$140,000.00.

Mr. Cairns Wells reported that Quality Management (QM), the owners of 815 Homewood Drive, had indicated to us a number of years ago that they were going to look for another property in the Borough, which could possibly be used towards the Borough's affordable housing obligation. Ms. Cairns reported that QM has the funds to purchase but not for any remodeling costs. Ms. Cairns Wells reported that one of the things that the Planning Board's Solicitor (Tom Coleman), Planner (Tamara Lee) and herself are working to ascertain is whether an agreement with QM can be crafted. Any agreement would need to be acceptable to the Borough, QM and the State.

Ms. Cairns Wells reported that the State is exercising a little known clause in the Fair Housing Act that says if you don't spend these monies; the State can take them away. Mr. Kinzler asked why we would care about this. Ms. Cairns Wells responded because we would still have the affordable housing obligation and this money would be utilized towards that. Ms. Cairns Wells explained that the issue that was disputed was the "growth share" which is the number that determined how much affordable housing you have to provide. Under the last version of the State's Round Three regulations, it was determined that the Borough would be obligated to generate five (5) new affordable housing units somewhere in town. Ms. Cairns Wells explained that the other part of this is that the property must be deed restricted, which means it can only be rented or owned by someone qualified under the affordable housing guidelines. Ms. Layton asked if the money were used to partner with Quality Management would that make up at least five affordable housing units. Ms. Cairns Wells responded that it probably would be either 3 or 4. The other part of the affordable housing equation is that they want some of the units to be for families.

Ms. Cairns Wells reported that Kerry Brandt, the Planning Board Chair has spoken to Habitat for Humanity to find out if there are opportunities for viable Habitat projects in the Borough. Mr. Corbi stated that a rep from Habitat came to the Planning

Board meeting to speak on this issue. They are willing to work with us and are very familiar with affordable housing regulations. Mr. Corbi provided an overview of how Habitat for Humanity works.

Mr. Corbi also reported that he understands that administrative fees (for Planner and attorney, etc) can be paid from the two trust funds that the Borough has. Ms. Cairns Wells explained that up to 20% can be spent. The Treasurer then reported that we have already spent approximately \$21,000 in administrative fees. We only have a little over \$3,000.00 left. After some additional discussion, this issue was taken under advisement by Council.

UPDATE ON PHASE ONE OF THE PARK IMPROVEMENT GRANT PROJECT

Mr. Myers reported that Phase One of the park improvement grant is completed. We now need to do a Resolution to inform the County that final payment for Phase One has been made to the contractor.

Mr. Myers reported that we had \$66,000.00 leftover from this grant allocation from the County. Mr. Myers stated that the County has allowed us to move this money over into Phase II. The concern was that we don't want to close out Phase One without being reassured by the County that we won't lose this money. Mr. Myers reported that at a Freeholders meeting last year, they approved the fact that we could keep the \$66,000.00 towards Phase Two. Mr. Myers stated that when we put this request in writing, the basis was to use these funds for the improvements of the tennis and basketball courts. Subsequent discussions with MaryPat Robbie from the County indicated that what needed to be done is to make sure we at least have an alternate bid in our Phase II project for the court work so we are living up to the request that we made to the County. Mr. Myers stated that if there is not enough money for both the grandstand and court work then it is okay to spend it at the grandstand. Mr. Kinzler suggested that we send a thank you note to the county for the grant monies and how our community and park has benefited from this.

RESOLUTION 32-2012

**A RESOLUTION TO INFORM THE COUNTY OF BURLINGTON OF FINAL PAYMENT BY THE BOROUGH FOR PHASE ONE OF THE RIVERTON PARK IMPROVEMENTS
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Mr. Myers, who moved for its adoption. This was seconded by Ms. Cairns Wells. A poll vote was then taken. Ms. Layton aye, Mr. Creighton absent, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

RESOLUTION 33-2012

**A RESOLUTION APPROVING CHANGE ORDER NUMBER 1 FOR VARIOUS ROADWAY IMPROVEMENTS IN THE BOROUGH OF RIVERTON
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Mr. Myers, who moved for its adoption. This was seconded by Mr. Kinzler. A poll vote was then taken. Ms. Layton aye, Mr. Creighton absent, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

DISCUSSION: USAGE OF THE PARK-Mr. Creighton. This discussion was deferred until Mr. Creighton can be present.

MEETING OPEN TO THE PUBLIC

Fred DeVece requested that the memorial to the veterans, the plaques and the dogwood trees be maintained at the park location.

Scott Reed, thanked Chief Shaw for utilizing GovDeals.com to auction off some surplus Borough vehicles.

2012 BUDGET DISCUSSION: Mr. Kinzler

Mr. Kinzler distributed a draft 2012 budget booklet for Council's review prior to next week's meeting when our Auditor will be present to assist us in the finalization of the municipal budget for introduction. Mr. Kinzler reported that this document is the culmination of the work that the Finance Committee has done over the past two months. Mr. Kinzler provided an overview of the contents which includes: Revenue Analysis, Expense Detail, Capital Budget, Fund Balance History, Tax Rate and Collections History, Salaries, Health Benefits, Insurances and Debt and Interest Payment Schedule.

RESOLUTION 34-2012

**A RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A MEETING IN CERTAIN CIRCUMSTANCES PER SECTION 8 OF THE OPEN PUBLIC MEETINGS ACT C.231 P.L. 1975
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Mayor Brown and Ms. Cairns Wells moved for its adoption. This was seconded by Mr. Corbi, with all present voting in the affirmative. It should be noted that a potential litigation matter would be discussed.

At this time Mr. Corbi moved that we return to public session. This was seconded by Ms. Layton, with all present voting in the affirmative.

RESOLUTION 35-2012

**A RESOLUTION TO AUTHORIZE THE CHIEF OF POLICE OF THE BOROUGH OF RIVERTON TO UTILIZE SPECIAL OFFICERS IN THE BOROUGH OF RIVERTON PURSUANT TO THE GUIDELINES PRESCRIBED BY THE BURLINGTON COUNTY PROSECUTOR
(IN FULL IN RESOLUTION BOOK)**

The above Resolution was read by title only by Ms. Cairns Wells, who moved for its adoption. This was seconded by Mr. Myers. A poll vote was then taken. Ms. Layton aye, Mr. Creighton absent, Ms. Cairns Wells aye, Mr. Corbi aye, Mr. Kinzler aye and Mr. Myers aye.

There being no further business to discuss, Mr. Corbi moved that the meeting be adjourned. This was seconded by Ms. Cairns Wells, with all present voting in the affirmative.



Mary Longbottom, RMC
Municipal Clerk