

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
December 18, 2012**

The Public Session of the Planning Board was called to order at 7:03 PM by Chairman Kerry Brandt. 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 18, 2012.
2. Required Service of notice and publication in the Burlington County Times on January 25, 2012.

PRESENT: Kerry Brandt, Ken Mills, Joe Della Penna, Robert Kennedy, Joseph Threston, Mayor William Brown, Councilman William Corbi, Mary Lodato, Tracy Foedisch, Robert Martin, and Michael Powers.

Also Present: Solicitor Tom Coleman and secretary Ken Palmer.

ABSENT: Craig Greenwood and Deborah Weaver.

MINUTES: A motion was made by Ken Mills and seconded by Tracy Foedisch to adopt the minutes of the November 20, 2012, regular meeting of the planning board as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. **RFP's from professionals for 2013.**
2. **5 vouchers/invoices to be presented under New Business.**

PUBLIC HEARING

Variance Application: Case# 2012-05, Mary Ellen Meehan, 15 Carriage House Lane, variance application for property lot coverage and various other bulk variances required to build an addition consisting of a garage and sunroom:

Introduction – The secretary reviewed that the application was jurisdictionally complete. Mrs. Meehan was sworn in by Mr. Coleman.

Testimony – Mrs. Meehan reviewed the plans, previously submitted to the board, and described the existing site and the plans to add a garage and sunroom. Mrs. Meehan testified as to the plan to remove all the existing concrete drives, wall, sidewalks and parking apron in the front of the home. An existing shed on the side of the house will also be demolished. Except for a new walkway along the front of the house and a new driveway from the street to the garage the bulk of the front yard will be a grass lawn. She also reviewed for the board the calculations and how the new plans will reduce the excess impervious coverage by approximately 6%. Asked to address any hardships and speak to the benefits of the plans, Mrs. Meehan feels she has a hardship because of the shape of the lot and the location of the existing structure. She can only construct the additions as shown on the plans. She feels there are benefits by increasing the value of the property and increasing the amount of open ground. The new additions will continue the aesthetics and style of the existing structure. She does not feel there is any impact on the neighboring properties and the additions fit the character of the neighborhood. There was no further testimony.

Public Comment – Mr. Mills motioned and Mr. Della Penna seconded to open the hearing to public comment. There was none and Mr. Threston motioned and Mr. Della Penna seconded to close the hearing to public comment.

Board Questions and Deliberation – The chair reviewed that while the amount of impervious coverage will be reduced, it still exceeds the allowable percentage and thus a variance is needed. The new garage, while set back from the front of the house will still encroach approximately one foot into the front yard setback and thus requires a variance. The existing house already encroaches into the side yard and front yard setbacks but these encroachments are not being changed. With guidance from Mr. Coleman, a motion was made by Ken Mills that the board approve the revised application and plans dated and submitted on 11/30/12 and grant two variances: for excess impervious coverage where the current coverage of 53.4% is being reduced to 47.3%; and, for an

encroachment of the proposed garage into the front yard setback as shown on the plans. Joe Threston seconded the motion. There was no further discussion and a poll vote was taken. The motion was approved by a unanimous vote of nine (9) ayes as follows:

Mr. Brandt	aye	Mr. Mills	aye
Mr. Della Penna	aye	Mr. Kennedy	aye
Mr. Threston	aye	Mr. Brown	aye
Mr. Corbi	aye	Mrs. Lodato	aye
Mrs. Foedisch	aye		

Several members commented that the decreased lot coverage is an improvement, that the garage was moved back as far as possible resulting in a minimal front yard encroachment, and that the aesthetics of the neighborhood are preserved and improved. The chair and secretary reviewed the next steps with Mrs. Meehan. The approval will be memorialized by Resolution P2012-09.

OLD BUSINESS

Adopt and Memorialize Resolution P2012-08, Case #2012-03, Porch Club of Riverton, 213 Howard Street, approving site plan waiver, variance application for setback relief and any and all use and/or other bulk variances required to construct a handicapped access ramp to the building – The chair asked if everyone had received a copy of the resolution and if there were any questions or comments. Hearing none, a motion was made by Joe Threston and seconded by Ken Mills that reading of the resolution be suspended and the resolution be adopted and memorialized. There was no further discussion and a poll vote was taken of the members present and eligible to vote, and the resolution was adopted and memorialized by a unanimous vote of five (5) ayes as follows:

Mr. Mills	aye	Mr. Threston	aye
Mrs. Lodato	aye	Mrs. Foedisch	aye
Mr. Powers	aye		

Affordable Housing – Tom Coleman and Ken Palmer updated the board on Habitat for Humanity's interest in the possible purchase of the vacant lot at 604 Broad Street. The lot is in the NB district and would either have to be re-zoned as residential or a use variance required to erect residence(s) on the site. Borough Council would have to request that the property be rezoned.

Council Matters of Importance to the Board – Councilman Corbi and Mayor Brown reported that there was nothing new of substance to report and the mayor reminded the board that they were invited to the Borough luncheon on 12/20.

Environmental Commission – Joe Threston reported there was nothing new to report since the last meeting.

Minor Site Plan Applications – Mary Lodato reported that none have been submitted.

NEW BUSINESS

Invoices and vouchers:

1. 11/13/12, Raymond Coleman Heinold & Norman, LLP, \$126.00, legal services during October regarding QMA issues. (PLANNING BOARD BUDGET/COAH ISSUES)
2. 11/13/12, Raymond Coleman Heinold & Norman, LLP, \$91.00, prepare and attend October Board meeting. (PLANNING BOARD BUDGET)
3. 11/13/12, Raymond Coleman Heinold & Norman, LLP, \$42.00, legal services during October regarding the Meehan variance application during October. (MEEHAN ESCROW)
4. 12/10/12, Raymond Coleman Heinold & Norman, LLP, \$56.00, legal services during November regarding QMA issues. (PLANNING BOARD BUDGET/COAH ISSUES)

5. 12/10/12, Raymond Coleman Heinold & Norman, LLP, \$403.00, legal services during November regarding the Porch Club variance application hearing and preparing the resolution. (PORCH CLUB ESCROW)

The secretary reported that the Porch Club escrow shortage has again gone short and Mrs. Daniel has been advised of the need to provide an additional deposit. A motion was made by Joe Threston, seconded by Robert Kennedy and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

RiverRoute Committee Meeting – Joe Threston reported that he and Bob Smyth had attended the latest meeting where new and existing County business plans for the corridor municipalities had been discussed. These plans are targeted to assist existing small businesses and attract new businesses to the corridor.

RFP's for Board Professional Positions – Secretary Palmer reviewed that the annual notice by the Borough requesting submissions by professionals also includes the board's professional positions. As well as receiving submissions from the board's current professionals, several others had been received. The chair briefly reported on his review of the proposals. He prepared a small spreadsheet that he will make available to the other members. The consensus of the board was that the board has been ably represented and served by the current professionals and that there is a benefit of staying with firms that are most familiar with the needs of the town and board. The proposals will remain available for further review until the January reorganization meeting.

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

Meeting adjourned at 8:00 PM. (motion by Mills, second by Threston)

Next meeting is at 7:00 pm on 1/15/2013 (Annual Reorganization) in Borough Hall.

Tape is on file for one year.

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