

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
March 20, 2012**

The Public Session of the Planning Board was called to order at 7:02 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, Craig Greenwood, Robert Kennedy, Joseph Threston, Mayor William Brown, Councilman William Corbi, Mary Lodato, Deborah Weaver, Tracy Foedisch, and Robert Martin.

Also Present: Solicitor Chuck Petrone for Tom Coleman, Planner Tamara Lee, and secretary Ken Palmer.

ABSENT: Robert Bednarek.

MINUTES: A motion was made by Ken Mills and seconded by Deb Weaver to adopt the minutes of the February 21, 2012, regular meeting of the planning board as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 3/20/12, NJLM Mayor's Fax Advisory re: **Recent developments at State level regarding Affordable Housing/Municipal Trust Fund Dollars. Copies distributed to the board.**
2. **One voucher/invoice to be presented under new business.**

PUBLIC HEARING

After conferring with Mr. Petrone, the secretary explained to the board and public that the variance application scheduled to be heard could not occur because the neighboring property owners had been improperly notified as specified in the State Municipal Land Use Law. The applicant is required to re-notice the matter for the next meeting. The applicant has informed the secretary that she intends to re-notice for the April meeting.

OLD BUSINESS

Affordable Housing – The chair asked Tamara Lee to update the board on progress/developments on the attempts to locate suitable candidates for affordable housing in the Borough. Tamara reviewed that a group home or homes cannot be used to fully satisfy the Borough's needs. There is also a requirement that there exist a component of deed restricted rental/owned unit(s). Tamara and Suzanne Wells reviewed Suzanne's discussions with Quality Management Associates (QMA) for the current or new group home. It appears that QMA cannot use funds for the current home since that project is finished, but may be interested in funding for another home. However, the amount that QMA appeared to desire would equal or exceed the funds available in the Borough accounts. There was discussion that the county could be a source to find out if there are similar organizations to QMA that could be approached. It was discussed and Suzanne agreed to make further contact with QMA to see if there was interest in using funds towards officially deed restricting the current home as affordable housing. Deb Weaver reported on her initial efforts to research possibly candidate properties that would be of interest to Habitat for Humanity. It appears that Habitat does not look for specific amounts but rather encourages/appreciates any level of assistance on their projects. The chair asked for member volunteers to assist Deb Weaver's research efforts. Joe Della Penna and Joe Threston offered assistance. The board agreed that it should continue to see if it can come up with viable methods to create a revised Spending Plan that would fulfill the state requirement that the Borough has firm commitments to spend the amounts in its housing funds. Tamara and Chuck reviewed the constantly changing legislative and judicial landscape in Trenton that impacts the decision to enforce the stated July 17, 2012 deadline such as: that COAH never promulgated the required guidelines; the legality of the governor's right to abolish COAH; and possible legislation to extend the current

deadline. Finally, Tamara agreed with the board that there is a large dichotomy between what the rules require to qualify as affordable housing and what actually exists since there are plenty of examples in town that except for the formal deed restriction already qualify and economically will probably never change from meeting what qualifies as affordable housing.

Council Matters of Importance to the Board and 2012 Budget – The mayor and Councilman Corbi reported that the budget had been presented to the public at the last Council meeting and that a public hearing and vote on the final 2012 budget is scheduled for the April 11, 2012 Council meeting.

Environmental Commission – Joe Threston reported that the commission had a presentation from a representative of the Sustainable Jersey program and that the commission is preparing to recommend that Council approve the Borough's participation in the program so it can be eligible for the benefits, programs, and grants available to participating municipalities.

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

NEW BUSINESS

Invoices and vouchers:

1. 2/6/12, Raymond, Coleman & Heinold, LLP, \$200.00, prepare and attend January planning board meeting.
PAY FROM GENERAL FUNDS

A motion was made by Ken Mills, seconded by Joseph Threston, and unanimously approved to pay the voucher and invoice as presented. The secretary will have it signed and submitted for payment.

Miscellaneous – Bob Martin encouraged everyone to attend and help support the Riverton Library at its annual fund raising cocktail party.

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

Meeting adjourned at 8:15 PM. (motion by Mills, second by Threston)

**Next meeting is at 7:00 pm on 4/17/2012 in Borough Hall.
Tape is on file for one year.**

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