

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
October 16, 2012**

The Public Session of the Planning Board was called to order at 7:00 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, Craig Greenwood, Robert Kennedy, Joseph Threston, Mayor William Brown, Councilman William Corbi, Mary Lodato, and Robert Martin.
Also Present: Solicitor Tom Coleman and secretary Ken Palmer.

ABSENT: Joe Della Penna, Deborah Weaver, Tracy Foedisch, and Michael Powers.

MINUTES: A motion was made by Craig Greenwood and seconded by Ken Mills to adopt the minutes of the September 18, 2012, regular meeting of the planning board as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

1. 10/12/12, Mayors Advisory from NJLM, re: various court challenges regarding COAH. Copies distributed to board.
2. 2 vouchers/invoices as presented under New Business.

PUBLIC HEARING

Case# 2012-05, Mary Ellen Meehan, 15 Carriage House Lane, variance application for property lot coverage and any other bulk variances required to build an addition consisting of an attached garage with room and bath above:

Introduction – Solicitor Coleman discussed with the board that upon review, he had to deem the application incomplete and the board does not have jurisdiction to hear the matter. Tom reviewed that the noticing was incomplete and requires phrasing allowing for any and all other variances deemed necessary. In addition the plans as submitted were missing critical information regarding setbacks and coverage. This information is needed for the board to render an informed decision. Mr. Coleman reviewed with the applicant the need to republish and re-notice the property owners as well as submit revised plans. Mr. Coleman also informed the applicant that he and the secretary would make themselves available to review the notices to make sure they are proper and complete.

OLD BUSINESS

Affordable Housing – Tom Coleman reviewed recent communications he has had with QMA. QMA is interested in purchasing a home in the Borough and is seeking additional funds above the amount in the agreement to accomplish the purchase and rehabilitation. Tom reviewed that since formal agreements have been signed and are in place and the spending plan has been submitted to the State, the board would have to reopen the matter to develop a new spending plan and new agreement(s). In addition it was discussed that the current spending plan and agreements have expended all available funds and additional funds are not projected for the foreseeable future. Also it didn't seem fair to have to ask Habitat for Humanity to have to renegotiate their agreement. The other course of action would be to recommend that Council authorize the town to make up the difference which would be recommending the Borough create an unfunded mandate which it is not required to do. The members of the board were in consensus that they did not feel it was right to recommend the Borough take on an unfunded mandate. Mayor Brown reviewed that Council had made it very clear in numerous previous discussions that it was not inclined to pay for any unfunded obligations through a tax

increase and it was satisfied with what has been done. It was concluded that the board did not wish to take any further action unless Borough Council requests that the issue be revisited.

Council Matters of Importance to the Board – Bill Corbi reported that he would be attending a County meeting on the countywide bicycle master plan. Bill wants to assess if there is any impact on the Borough and/or its Master Plan.

Environmental Commission – Joe Threston reported that at the last meeting the commission was continuing to discuss suitable projects for the Sustainable Jersey initiative and hoped to develop a list over the next several months.

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

NEW BUSINESS

Invoices and vouchers:

1. 10/11/12, Raymond Coleman & Heinold, LLP, \$65.00, general legal services during September. (PLANNING BOARD GENERAL ACCOUNT)
2. 10/11/12, Raymond Coleman & Heinold, LLP, \$169.00, legal services during September and attending the September 2012 Porch Club hearing. (PORCH CLUB ESCROW)

The secretary reviewed the Porch Club escrow shortage and that a notice would be sent requesting an additional deposit. Any shortage needs to be made up before the hearing can continue. A motion was made by Ken Mills, seconded by Joe Threston and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment and follow up with the Porch Club.

PUBLIC COMMENT – The meeting was opened for public comment. There was none and the meeting was closed to public comment.

Meeting adjourned at 7:20 PM. (motion by Threston, second by Brown)

Next meeting is at 7:00 pm on 11/20/2012 in Borough Hall.

Tape is on file for one year.

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