

**RIVERTON BOROUGH PLANNING BOARD**  
**MINUTES**  
**August 20, 2013**

The Regular Meeting of the Planning Board was called to order at 7:00 PM by Vice Chairman Kenneth Mills. Following the salute to the flag, the secretary read the Open Public Meetings Act and called the roll:

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 16, 2013.
2. Required Service of notice and publication in the Burlington County Times on January 18, 2013.

**PRESENT:** Kenneth Mills, Joe Della Penna, Craig Greenwood, Robert Kennedy, Joseph Threston, Councilman Corbi, Mary Lodato, Deborah Weaver, Robert Martin, and Michael Powers.  
**Also Present:** Solicitor Chuck Petrone for Tom Coleman, and secretary Ken Palmer.

**ABSENT:** Kerry Brandt, Mayor Brown, and Richard Gaughan.

**MINUTES:** A motion was made by Robert Kennedy and seconded by Craig Greenwood to adopt the minutes of the July 16, 2013, regular meeting of the planning board as amended. The voice vote was unanimous.

**PUBLIC HEARING**

**Variance Application: Case# 2013-04, Jeff and Bonnie Klein, 704 Cedar Street, Block 1400, Lot 3, variance application for a bulk variance to exceed permitted lot coverage and any and all other variances to install an in-ground swimming pool in the rear yard:**

**Introduction** – Mr. Mills introduced the application. The secretary reviewed that the application was jurisdictionally complete. Mr. Petrone concurred. Robert Martin recused himself from the hearing. In addition, the first and fourth alternates are eligible to vote in place of the absent Class I and Class IV regular members. Mr. and Mrs. Klein were sworn in by Mr. Petrone.

**Testimony** – Mr. Klein described that they wish to install an in-ground pool and small patio area for their enjoyment and entertainment and as a source of therapy for Mr. Klein's back conditions. The pool will be heated and they plan to utilize the pool from April through October. Existing improvements to the property including a full length driveway/parking apron total approximately 39.2% coverage. The proposed pool, concrete aprons, patio, and equipment pad will result in approximately 808sq.ft. or an additional 10.5% coverage bringing total to 49.7%. Their property is situated directly across from Riverton Park, specifically the sport fields used for baseball and soccer events. The sport fields are heavily utilized from April through October and the participants and visitors park on the street. The applicants feel they cannot reduce the amount of off street parking on their property since on street parking is not an option due to park activities. Mrs. Klein feels that drainage will not be an issue since the property naturally slopes to the street and does not drain onto the neighbor's properties. A existing perennial garden at the rear of the property will be retained and offers better drainage than just grass. The proposed installation will meet/exceed all setback requirements. The Kleins discussed and responded to board questions concerning the proposed field drainage surrounding the pool, the proposed drywell, and grading plan prepared by the pool company's licensed engineer. To support their testimony, the following exhibits were introduced and marked for the record: A1 - existing and additional impervious coverage calculations, grading plan, drainage trench calculations, and drywell detail provided by pool company's licensed engineer; A2 - renderings of the shape and location of the proposed pool. Mr. Petrone asked how long the applicants had owned the property and to the best of their knowledge had there ever been any drainage problems. the applicants relied that they have lived on there since 2011 and had never seen nor been advised that there were any drainage issues. The board concluded and Mr. Petrone concurred that based

on testimony given and the materials/exhibits provided that lot coverage was the only issue and variance needed. The board concurred that drainage impact was their primary concern and felt the applicants had done thorough preparation to address those concerns. There was no further testimony.

**Public Comment** – Mr. Mills noted for the record that there were no members of the public present.

**Board Deliberation** – There was no further comment or questions from the board. Mr. Mills asked if someone would like to propose a motion. Mr. Threston motion to approve the application as presented, permitting applicants to exceed permitted lot coverage providing it does not exceed 50%. 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. Mills	aye	Mr. Della Penna	aye
Mr. Greenwood	aye	Mr. Kennedy	aye
Mr. Threston	aye	Mr. Corbi	aye
Mrs. Lodato	aye	Mrs. Weaver	aye
Mr. Powers	aye		

Several members commented that a hardship had been demonstrated; the applicants had been sensitive to and demonstrated suitable methods to address drainage concerns; that there was no impact on the neighboring properties; and, they had demonstrated a need to maintain the character of the neighborhood, and that the benefits of improving the property outweigh any possible detriments. The chair and secretary reviewed the next steps with the applicant. The approval will be memorialized by Resolution P2013-08.

## **CORRESPONDENCE/ANNOUNCEMENTS**

1. 2 vouchers/invoices to be presented under New Business.

## **OLD BUSINESS**

**Affordable Housing** – Deb Weaver stated there was nothing new to report.

**Council Matters of Importance to the Board** – Councilman Corbi reported that construction on the new grandstand continues, is on schedule, and should be completed by end September.

**Environmental Commission** – Joe Threston reported that there had been no meetings the last two months.

**Minor Site Plan Applications** – Mary Lodato reported that the chair and she had approved an application home based business at 608 Cedar Street to operate an internet based coffee business.

## **NEW BUSINESS**

### **Invoices and vouchers:**

1. 7/31/13, Burlington County Times, \$38.40, charge for Notice of Decision published for the Nicosia, Cinnaminson Street application. (NICOSIA ESCROW)
2. 8/2/13, Raymond Coleman Heinold & Norman, LLP, \$130.00, prepare and attend July board meeting. (BOARD BUDGET)

A motion was made by Joseph Threston, seconded by Craig Greenwood and unanimously approved to pay the items as presented. The secretary will have them signed and submitted for payment.

**Burlington County Bridge Commission Meeting** – Joe Threston reported on the recent meeting he attended as a member of the River Route Committee and the commission's efforts to launch a gift card program to promote businesses in the county especially in the River Route communities. Councilman Corbi stated that in a

related meeting, he heard of research that showed that if everyone spent just \$10.00 more a year in the county, it would generate a \$20 million increase in income in the county.

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

**Meeting adjourned at 7:35 PM. (motion by Threston, second by Greenwood)**

**Next meeting is at 7:00 pm on 9/17/2013**

**Tape is on file for one year.**

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