

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
February 17, 2015**

The Public Session of the Planning Board was called to order at 7:00 PM by Vice Chairman Ken Mills. 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 21, 2015.
2. Required Service of notice and publication in the Burlington County Times on January 23, 2015.

PRESENT: Ken Mills, Craig Greenwood, Robert Kennedy, Joseph Threston, Mayor William Brown, Mary Lodato, Deborah Weaver, Robert Martin, and John Kohms.

Also Present: Solicitor Tom Coleman, Engineer William Kirchner, and secretary Ken Palmer.

ABSENT: Kerry Brandt, Joe Della Penna, Councilman Joseph Creighton, and Richard Gaughan.

REORGANIZATION: Craig Greenwood was sworn in as a Class IV member by Joseph Threston an attorney licensed to practice in the State of NJ.

MINUTES: A motion was made by Joe Threston and seconded by Bill Brown to adopt the minutes of the January 20, 2015, regular meeting of the planning board as distributed. The voice vote was unanimous.

CORRESPONDENCE/ANNOUNCEMENTS

None

REVIEW/CONSIDER INVOICES & VOUCHERS

1. 1/31/15, Burlington County Times, \$93.36, two board notices published during January. (BOARD BUDGET)
2. 1/26/15, Environmental Resolutions, Inc., \$230.00, for site visit on 12/29/14, for Latimer & Lewis, 202 Broad Street project. (202 BROAD, 435 THOMAS ESCROW)
3. 1/7/15, Raymond Coleman Heinold & Norman, LLP, \$70.00, for research regarding ordinances covering various applications during December 2014. (PLANNING BOARD PROFESSIONAL SERVICES)
4. 1/7/15, Raymond Coleman Heinold & Norman, LLP, \$140.00, for preparation and attendance at Board's December meeting. (PLANNING BOARD PROFESSIONAL SERVICES)
5. 2/4/15, Raymond Coleman Heinold & Norman, LLP, \$140.00, for preparation and attendance at Board's January meeting. (PLANNING BOARD PROFESSIONAL SERVICES)

A motion was made by Bob Kennedy, seconded by Joe Threston, and unanimously approved to pay the vouchers as presented. The secretary will have them signed and submitted for payment.

OLD BUSINESS

Affordable Housing – Deb Weaver reported that the accounting updates are due 4/1/15 and she is working with Betty Boyle and Mary Longbottom to get them prepared.

Council Matters of Importance to the Board – Mayor Brown reported that the budget review process is underway.

Subcommittee for Accuracy of the Zoning and Related Ordinances – There was no update.

Environmental Commission – Joe Threston stated the next meeting is Thursday the 22nd. and they will be discussing the rain garden at the school.

Minor Site Plan Applications – Mary Lodato stated there were none this past month.

PUBLIC HEARING:

Case#2015-01, Variance Application by , variance application by Brian Fedgchin and Mitchell Pelekane, 4 Thomas Avenue, Block 204, Lot 12 for relief from maximum impervious coverage to construct in-ground swimming pool and patio.

Introduction: The secretary reviewed that all jurisdictional items were complete, except the affidavit of publication of the notice has not been provided. The applicants provided a copy of the confirmation they had received from the paper and stated that they had never received the affidavit and would follow up with the newspaper. The secretary stated that he knew for a fact that the notice had been properly published in the paper. Mr. Coleman suggested that in his opinion that it was okay to proceed and that supplying the affidavit be made a condition of any approval. There was no disagreement and the hearing proceeded. Mr. Mills introduced the matter and asked if any members needed to recuse themselves from hearing the application. Robert Martin stated he was recusing himself from hearing the application. The chair reviewed the application and the applicant Brian Fedgchin and his contractor Dickson Munds were sworn in.

Testimony and Board Questions: Mr. Fedgchin explained the plans for the pool and hardscaping and plantings. Mr. Fedgchin supplied photo exhibits A1 and discussed the reasons and location for the existing french drain and drywell system used for the sump pump and gutters for one side of the home. Being aware that there were concerns that the excess coverage may impact drainage, Mr. Munds explained that he proposed to divert runoff from the garage, the other half of the house and existing patio using french drains to another drywell along the other side of the home. Mr. Munds supplied an exhibit A2 providing impervious calculations and for the proposed collection system and drywell that would be sized and capable of handling runoff from approximately 1500 square feet. Board engineer Mr. Kirchner stated that he feels the proposed drainage plans and should be sufficient to abate the excess coverage. Testimony was provided that the proposed pool and additional patio would be where grass is currently. No existing plantings and trees would be disturbed or removed. The proposed drywell will be 8' by 8' by 6' deep. Mr. Coleman asked if the applicant would have any objection to the board's engineer reviewing the actual collection and drywell installation. There was no further testimony or questions from the board.

Public Comment: Mr. Threston motioned and Mr. Kohms seconded to open the hearing to public comment. There was none and Mr. Threston motioned and Mr. Kennedy seconded to close the hearing to public comment.

Deliberation and Decision: There being was discussion and agreement that the pool equipment would at least three feet off the property line. There was no additional board comment. Mr. Coleman was asked and suggested that the board could consider granting a variance permitting 48.3% property coverage, subject to the applicant providing the affidavit of publication, and subject to Mr. Kirchner inspecting post construction the drywell that was proposed in exhibit A2, and that the equipment will be no closer than three feet from the property line. Mr. Threston motioned that the variance be approved as suggested and Mr. Greenwood seconded the motion. There was no discussion and the motion was approved by a unanimous poll vote of 8 ayes to 0 nays as follows:

Mr. Mills	aye	Mr. Kennedy	aye	Mr. Brown	aye	Mrs. Weaver	aye
Mr. Greenwood	aye	Mr. Threston	aye	Mrs. Lodato	aye	Mr. Kohms	aye

Several members commented that the plans were well thought out and appreciated the concern and efforts shown to make sure there was no impact from the excess coverage, and that the plans appear to enhance the property. The secretary was asked and reviewed the next steps in the process.

NEW BUSINESS

Resolution P2015-03: Annual Report of Variance Applications and Recommendations Resolution – The secretary reviewed the draft annual report resolution. Approval is needed to send it to Council. The board reviewed and discussed the resolution and a motion was made by Joe Threston, seconded by Bob Martin, and approved by unanimous voice vote to adopt and forward the report to Council.

2015 Goals and Objectives – The secretary reviewed that he had prepared a draft of the proposed goals and objectives based on previous years and what appeared to be any major concerns or issues raised at board meetings and had distributed it to the board. The board agreed that a statement of goals and objectives should exist, briefly discussed the draft, and agreed to them.

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

Meeting adjourned at 7:45 pm. (motion by Threston, second by Brown)

Next meeting is at 7:00 pm on 3/17/2015

Tape is on file for one year.

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