

RIVERTON BOROUGH PLANNING BOARD
MINUTES
April 19, 2016

The April 19, 2016 regular meeting of the Riverton Planning Board was called to order at 7:00 PM By Mr. Brandt. Ms. Hack stated that 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, 2016.
2. Forwarding written notice for publication to the Burlington County Times on January 22, 2016
3. Forwarding written notice for informational purposes only to the Courier Post on January 22, 2016.

PRESENT: Kerry Brandt, Ken Mills, Joe Della Penna, Joseph Threston, Mary Lodato, Robert Gaughn, John Kohms, Robert Martin, Mayor Suzanne Cairns Wells, Charles Petrone, Esq. Tamara Lee, William Kirchner, and Michelle Hack

ABSENT: Craig Greenwood, Robert Kennedy and Councilman Joseph Creighton

MINUTES: A motion was made by Mr. Threston and seconded by Mr. Mills to adopt the minutes of the February 16, 2016 as submitted. All approved in the affirmative.

CORRESPONDENCE/ANNOUNCEMENTS

1. Chairman Brandt regretfully read the resignation of Deborah Weaver
2. Advised that 11 Bank Avenue has been removed from the agenda

INVOICES & VOUCHERS

<u>Escrow 301 S. Broad</u>	ERI	1,282.50
	Petrone	133.00
	Petrone	210.00
	T. Lee	1,102.50
	ERI	270.00

<u>COAH</u>	Clarke Caton Hintz	1,355.00
	T. Coleman	522.64
	T. Coleman	155.00

<u>Board Fees</u>	Petrone Feb meeting	300.00
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The Board expressed concern of the bill from CCH, for \$1,355.00 as they are court appointed and the Borough is being made to pay this bill without seeing a work product or a breakout of billable hours. The Board agreed to move forward with the bill being paid however to make note of this and for the Secretary to speak with Tom Coleman for advice. A motion was made to approve all bills by Mr. Mills and seconded by Mr. Threston. Roll call vote 7 yes 0 no 0 abstain.

NEW BUSINESS

1. Public Hearing: V-2016-03 Nick and Vicki Coletti 309 Manor Court (permission for a side yard setback to build a 3-season sunroom in a space previously used for a deck)

Mayor Cairns Wells recused herself from this portion of the meeting and left the building only returning after the vote was casted. Mr. Nick Coletti and Mr. Bud Lemoyne were sworn in to provide testimony for the application. The Board Secretary confirmed all publications and legal notices were sufficient. Mr. Coletti talked about the need for more living space and he isn't prepared to move. In the proposed space, there is currently a deck that is not being used. He cannot place the sunroom on the opposite side of the home does to the lot and house configuration. The proposed space will be 13x15 and new setback would be 5 feet. Mr. Lemoyne noted the slight increase in height. After the Board finished their questions, Mr. Brandt opened the floor to the public. Mr. Tom Weber clarified the rear setback waiver being requested at 17 feet. No one else from the public portion spoke on this application therefore closing the public portion. With no further considerations from

the Board Mr. Threston made a motion to accept as submitted, Mr. Mills provided he second. Roll call vote 8 yes 0 no 0 abstain.

2. Public Hearing: V-2016-06 Calvary Presbyterian Church 300 4th Street (permission to place a new sign at the corner of Lippincott and 4th Streets that will replace an existing smaller sign)

Thomas Erhardt, Esquire was present to represent the applicant. He brought Rev. Debbie Cerra and Bruce Gunn, Esquire to testify to the application as well. All were sworn in and explained the need for a new sign. The current sign is aged at least 50 years old. The lighting is not reliable and is tarnished. A new sign has been gifted to the church. The new sign fits within the style of the neighborhood however is approximately 12 inches bigger than the existing (6 inches on each side). It will be a sensor back light and the electricity will be upgraded as well. The new sign is distributed through the Church for purposes of uniformity. Mr. Threston commented that the Borough Mayor and Council consider revisiting the sign ordinance to prevent an application coming to the Planning Board for such a minimal adjustment (4 square feet in this application). With no further questions from the Board, Mr. Kirchner stated for the record that the new sign does not impede the sight triangle and has no further concerns. The applicant submitted the following items into evidence: A-1 a picture of the new proposed sign and A-2 a picture of the current sign. Mr. Brandt opened the floor to the public. No one from the public portion spoke on this application therefore closing the public portion. The Board Secretary confirmed all publications and legal notices were sufficient. Mr. Threston made a motion to accept as submitted, Mr. Kohms provided he second. 9 yes 0 no 0 abstain.

3. Public Hearing: SP-2016-01 and V-2016-02 Joseph Rainer 301 S. Broad Street (permission to construct a second story 3 bedroom apartment and storage area on top of an existing dance studio)

Joe Rainer, Hank Croft and Sarah Keanneally were present and sworn in to provide testimony for this application. Ms. Lee and Mr. Kirchner reviewed their reports on the site plan application. Based on these reports the application couldn't be heard for anything more than completeness and waiver review. Therefore no public comments can be heard until completeness is determined. The applicant started off by describing the property in its current use. Mr. Rainer testified he rents a portion of this property to a semi-retired generator repair shop which is not an auto repair shop. The owner will occasionally park an RV/Ambulance onsite, remove the generator and make the repairs inside the shop. The only vehicle that is ever worked on on-site is his personal car. Performance Dance Studios is also located within the building, which is run by Ms. Keanneally. She offered testimony that her peak hours of operation are after school 4-8pm, 1 weekday there is an adult class, and on Saturday 10am – 2pm. Most of her classes are children dance students. Classes range from 6-8 or 8-10 students per class plus 2 instructors. Mr. Kirchner stated that the apartment is conforming as the property is in the NB (neighborhood business) zone and there is no need for a use variance. However several variances will be needed, landscape buffering, parking variance (will need at least 2 or more spaces). Ms. Lee and Mr. Kirchner do not agree the parking submission is complete as there are no spots labeled on the plan. The current plan depends on public parking for private use there needs to be clarified vehicular circulation plan inclusive if drive isles and walkways. The current plan also doesn't show ADA compliant route to entrance. The revised plan shall designate which spots are dedicated to ADA, RVs and vehicles. Board professionals also noted the following application concerns in terms of completeness: sight triangle- may change with parking; how will 2nd story impact lighting, although Mr. Rainer provided testimony to the current lighting being adequate and takes no issue with lighting improvements as required; either a landscape buffer or a waiver needs to be provided, currently there is a wooden fence and bamboo. Mr. Kirchner stated that drainage calculation waivers may be needed as drainage may change as the plan changes. However Mr. Rainer replied there are no drainage issues currently, in

that no puddles lay on the grounds and the asphalt slopes. Mr. Kirchner warned this could also be dependent on public comment. Board Secretary noted that all legal publication and public noticing requirements has been met. After no further comments from the Board or Professionals, Mr. Threston made a motion to deem the application incomplete based on the items listed above. Mr. Gaughan provided the second. The applicant made a request not to be required to re-notice as this will be carried over into the next meeting scheduled for May 17, 2016. Roll call vote showed all in favor in the affirmative. 9 yes 0 no 0 abstain.

OLD BUSINESS

Affordable Housing –Mr. Petrone noted a conference call was scheduled for April 18, 2016 and he would report next month. The Board is also in need of a COAH representative on the Planning Board

Council Matters of Importance to the Board –the 2016 Municipal Budget was approved with an increase of 1.9%

Master Plan –

Environmental Commission Report – Still working with STB to get Sustainable Jersey application moving.

Minor Site Plan report – none

PUBLIC COMMENT – No one from the public came forth to speak therefore closing the public portion

Motion to adjourn by Mr. Threston and seconded by Mr. Kohms.

Respectfully submitted:



Michelle Hack, Secretary
RIVERTON PLANNING BOARD

Adopted on: May 17, 2016