

Architectural Review Committee  
Borough of Riverton  
505A Howard Street  
Riverton, NJ 08077

16 July 2021

Mr. Kerry Brandt, Chairperson  
Planning Board  
Borough of Riverton  
505A Howard St.  
Riverton, NJ 08077

Subject: Architectural Review Committee meeting July 14, 2021  
Application #: SD-V-04-21  
Block 801 Lots 5,6,7  
409-413 Lippincott Avenue  
Borough of Riverton, Burlington County, New Jersey

Dear Mr. Brandt and Members of the Board,

The meeting was held on the porch of the Groves Mansion, beginning at 7:00 PM. Members of the ARC included Elmer Adams, Doug Aird, Anndee Byers and myself. Michelle Taylor, P.P., AICP, the Board Planner, Roger Pritchard, Borough Historian, Jim Brandenburger, the applicant, and Jack Smith, RA, the applicants architect also took part.

Michelle, Roger, Jim and Jack made presentations that were open to everyone to question and offer opinions. Michelle discussed the June 4, 2020 planning report, Roger described the history of the property and structure. Jim and Jack presented revised individual elevations of the proposed houses and stressed their willingness to make changes to the elevations. Michelle, Roger, Jim and Jack left the meeting. The ARC expects to continue to be involved with the elevations as the application moves forward.

The ARC wants to see a composite elevation with the mansion in the middle flanked by the proposed houses and ideally the two adjacent existing homes, to scale, for everyone to better understand the relationships of all of the houses; this is critical to understanding the impact of adding two houses.

The ARC members began our discussion with the definition of our charge. Using 128-49 from the Riverton Zoning Code as a guide, we paid specific attention to 128-49 C. (1) The historic or architectural value and significance of the structure and its relationship to the historic value of the surrounding areas. From that please see the following.

The Groves Mansion at 409-413 Lippincott Avenue is historically significant and its preservation is of the utmost priority.

The mansion was designed to occupy the entire two hundred twenty-five (225) foot frontage. Changes to that are a loss to the mansion, the historic fabric of the Borough and the neighborhood.

Another commitment will delay my attendance at the zoom meeting on July 27, 2021. I apologize for any inconvenience this may cause.

Regards,

A handwritten signature in cursive script, appearing to read "Walter Croft".

Walter Croft, Chairperson  
Architectural Review Committee

pc: Michelle Taylor, RMC, CMR, Board Secretary (email)  
Jim Brandenburger, Applicant (email)  
Michelle Taylor, P.E., ACIP, Board Engineer (email)  
Charles D. Petrone, Esq., Board Attorney (email)