

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
AUGUST 23, 2022 at 7 o'clock p.m.**

OPEN PUBLIC MEETING ACT STATEMENT

Public Notice of this meeting has been given in the following manner:

1. Posting written notice on the Official Borough Website and Official Bulletin Board in the Borough Hall on June 1, 2022.
2. Having written notice published in the Burlington County Times on June 8, 2022.
3. Forwarding written notice to the Courier Post for informational purposes only on June 8, 2022.

ROLL CALL:

Suzanne Cairns Wells, present	Kerry Brandt, present	Joe Della Penna, present
Edgar Wilburn, present	Pete Clifford, present	Robert Martin, present
Rebecca Reis, present	Ray Paszkiewicz, absent	Joseph Threston, present
Adam Flade, Alt. 1, absent	Joe String, Alt. 2, absent	Doug Aird, Alt. 3, present

Borough representatives present include: Secretary Ms. Vanessa Livingstone, Mr. Jeff Hanson, PE, CME, and Mr. Chuck Petrone, Esquire.

SECRETARY APPOINTMENT: An interview process was conducted with members of the Planning Board and representatives from the Borough of Riverton that resulted in the selection of Borough resident Vanessa Livingstone to fill the position of Planning Board secretary. Mr. Threston motioned to approve the appointment of Vanessa Livingstone as Planning Board secretary and Mr. Della Penna seconded the motion. Roll call vote confirmed all approved in the affirmative 9 yes, 0 nay, and 0 abstain.

CORRESPONDENCE/ANNOUNCEMENTS: There was no correspondence to report.

MINUTES: June 6, 2022 minutes were submitted for approval. Mayor Cairns Wells motioned to approve the minutes and Mr. Della Penna seconded the motion. All approved in the affirmative.

NEW BUSINESS:

A. V-04-2022

Name:	Keith Williams
Property:	200 Penn Street Block: 601 Lot: 11
Action Desired:	Applicant in the R4 Zone seeks bulk variance to expand upon the pre-existing, non-conforming use and impervious coverage from 46.3% to 45.7% wherein 40% is required under the Borough Code Chapter § 128-20(G); Relief is sought to construct a 250 square foot addition to the principal dwelling, and any and all variances and waivers deemed necessary by the Board.

Mr. Robert A. Gleaner, Esquire was present to represent Mr. Keith Williams, the Applicant. Mr. Chuck Petrone, Esquire swore in the Applicant, who accepted the Oath. Brian Atkins of SR3 Engineers in Bellmawr, New Jersey, was also present to explain the application and answer questions from the Board. Mr. Atkins provided an overview of his qualifications that included over 20 years of civil engineering experience within the State of New Jersey; Mr. Petrone confirmed that Mr. Atkins may represent the Applicant as an expert.

Mr. Gleaner submitted the report from SR3 Engineers dated July 7, 2022 as Exhibit A1, and the site plan dated July 7, 2022 as Exhibit A2.

Mr. Atkins explained that the site is in the R4 Zone, which has a 40% allowable lot coverage. The existing lot coverage is 46.3% and the proposed addition to the existing structure will result in the removal of an existing patio and shed, reducing the impervious coverage of the lot to 45.7%. A dry well is proposed on the existing rear lawn area to account for the remaining 5.7% of impervious coverage. The dry well does not connect to the driveway.

Exhibit A1 page 3 indicates that the proposed changes to the site reduce the total water run-off volume in all storm events, therefore SR3 Engineers does not foresee any adverse impact related to storm water run-off resulting from the proposed construction.

Mr. Clifford asked Mr. Atkins to repeat what will be received in the dry well, to which Mr. Atkins responded that the dry well is for a portion of the roof that goes toward the back left downspout on the house. Mr. Hanson confirmed that Exhibit A2 states 230 square feet, which is the difference between the proposed 45.7% of coverage and the 40% of coverage required by Borough Code Chapter § 128-20(G).

Mr. Clifford asked how the dry well will receive water. Mr. Atkins responded that the downspout will be directed underground and connected to the dry well via a pipe, with an overflow downspout in case of clogging.

Mr. Threston inquired about Mr. Samuel Renauro III, PE, whose signature appears on Exhibit A1, and asked Mr. Atkins if he himself assisted with preparing the report and is familiar with its contents. Mr. Atkins explained that Mr. Renauro reviewed and signed the report and confirmed that he himself assisted in its preparation and is familiar with its content.

Councilman Wilburn asked if the dry well has maintenance requirements. Mr. Petrone adds that he had the same question. Mr. Atkins stated that keeping the gutters clean will reduce the amount of debris entering the dry well, and that there is a general cleanout installed near the dry well to confirm it is draining properly.

Mr. Clifford asked what size pipe will be used to connect the downspout to the dry well. Mr. Atkins responded that a 4-inch pipe will be used.

Mr. Hanson commended the Applicant and his professionals on a very well-presented application with thorough information that made it easy for himself and the Board to review. Mr. Hanson added that the Applicant and his professionals went above and beyond at alleviating the storm water run-off. When asked by Mr. Hanson if the property possesses any drainage characteristics that may be affected by the proposed addition and ultimately affect the surrounding properties, Mr. Atkins explained that the site is relatively flat and that there are no changes to the drainage directed toward Penn Street and that drainage directed toward the rear yard is not expected to have adverse effects on the neighboring properties. Mr. Hanson stated that he expects the proposed addition and dry well to improve the current drainage capabilities of the site.

Mr. Clifford also commended the applicant and his professionals on the quality of the submitted application. He then asked Mr. Atkins about the life span of the dry well, to which Mr. Atkins replies the dry well has a minimum life span of 10-15 years, however it will likely last much longer due to the residential location.

Mr. Clifford inquired if a 6-inch pipe would prove more advantageous than the proposed 4-inch pipe, to which Mr. Hanson replied that he believes the 4-inch pipe will be sufficient for 230 square feet of run-off. Mr. Clifford informed the Applicant of a typo on Exhibit A2. Councilman Wilburn noted that Exhibit A2 lists the property address as 206 Penn Street instead of 200 Penn Street. Mr. Gleaner responded that the Applicant would explain the address during his testimony.

Mr. Hanson recommended to Mr. Gleaner that the applicant reaffirm three variances: minimum side yard set-back, aggregate side yard set-back, and impervious coverage due to the proposed changes to the property's characteristics.

Mr. Gleaner submitted plans dated June 27, 2022, by Mr. Mel Sarkor-Clinton, R.A., of Gesture Ink Architecture as Exhibit A3 and Mr. Sarkor-Clinton's letter in response to Mr. Hanson, dated August 16, 2022, as Exhibit A4.

To begin his testimony, the Applicant informed the Board that the property at 200 Penn Street has been in his family for 91 years, and that he looks forward to renovating it for the next generation. He also thanked the Board for hearing his application.

The Applicant affirmed that he is in agreement to move an existing fence that extends outside of the property either onto or inside of his property line.

The Applicant described the proposed construction as a partial demolition to the rear of the property and a complete demolition of an existing mud room. The proposed addition will extend the main and second floors with the intentions of creating more recreational space and an additional bedroom.

The Applicant stressed his intention to preserve the house's integrity. The house's exterior appearance will be a modern farm style with white vinyl, a dark roof, and contrasting windows. The Applicant is not opposed to appearing before the Historical Society of Riverton for cosmetic requirements. Mr. Gleaner noted that the proposed addition will only extend deeper into the lot with low street visibility.

In regard to the street address, Mr. Gleaner revealed that it was discovered the United States Postal Service lists the property as 200 Penn Street and the Borough of Riverton lists the property as 206 Penn Street. The Applicant prefers the address as 200 Penn Street, because that was the address used by his family throughout their ownership of the property. Mr. Gleaner stated their intent to file a corrective deed to the tax assessor. Mr. Clifford recommended the Applicant confirm the property's address with emergency services.

Mr. Threston motioned to open to the public and Mr. Della Penna seconded the motion. All approved in the affirmative.

Ms. Loretta Zorn of 309 Second Street, whose property neighbors that of the Applicant's, welcomed the Applicant and his family to neighborhood and expressed her excitement that the property will remain within the Applicant's family. She also noted that it was a pleasure working with the Applicant's professionals. Ms. Zorn owns lots 7 and 8.

Mr. Brandt inquired if any other members of the public would like to comment, to which there was no response. Mr. Threston motioned to close to the public and Mr. Martin seconded the motion. All approved in the affirmative.

Mr. Threston motioned to approve the variance relief requested in the application and Mayor Cairns Wells seconded the motion. A roll call vote confirmed all approved in the affirmative 9 yes, 0 nay, and 0 abstain.

Mr. Petrone states that variance approval does not guarantee the issuance of any construction permits, zoning permits, and/or certificates of occupancy. The Applicant is advised that there are other codes they are subject to in order to receive such permits and/or certificates of occupancy. Subject to the Applicant's escrow being current which may impact the issuance of construction permits. The Applicant assumes the risk if they elect to proceed prior to the expiration of the appeals period. Mr. Gleaner will need to publish.

OLD BUSINESS:

- A. March 22, 2022 minutes were submitted for approval. Board members noted receiving incomplete copies of the minutes due to missing pages. Mr. Petrone advised that the Board table the March 22, 2022 minutes for approval at the September Hearing.
- B. May 24, 2022 minutes were submitted for approval. Mr. Threston stated that when preparing the minutes, he omitted a resolution number. Mr. Petrone advised that the omitted resolution number could be handwritten into the minutes. Mr. Clifford

motioned to approve the minutes pending the addition of the omitted resolution number and Mr. Della Penna seconded the motion. All approved in the affirmative.

COMMITTEE REPORTS:

Council Matters of Importance to the Board — At its recent meetings, Borough Council discussed the Park Improvement Project, September Food Truck Night, and the signing of a tree trimming contract. It also discussed the hiring of one new employee in Public Works and the memorialization of a solid waste recycling agreement. The Borough also extended the grace period for third quarter taxes, received a grant for alcohol awareness, secured an emergency services contract, and completed the tanks on the sewer plant. Joe Flanagan received the 8th Grade Council Civic Award.

Environmental Commission — A clean-up of the rain garden by Riverton School is scheduled for the beginning of the new academic year. Obtaining signage for the rain garden is underway. Riverton's Green Team is encouraging shopping local — more information is available on the Borough's website.

Minor Site Plan — Nothing to report.

PUBLIC COMMENT: Mr. Martin motioned to open the Floor for Public Comment and Mayor Cairns Wells seconded the motion. All approved in the affirmative. No public comments were made. Mr. Threston motioned to close Public Comment and Mr. Martin seconded the motion. All approved in the affirmative.

CLOSED SESSION: Mr. Brandt announced that the Board will enter Closed Session to discuss pending litigation and no further action will be taken at the Hearing.

ADJOURNMENT: Motion to adjourn by Mayor Cairns Wells was seconded by Mr. Threston. All approved in the affirmative.

Respectfully Submitted:

Vanessa Livingstone, Secretary
RIVERTON PLANNING BOARD
Adopted on: