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July 25, 2023  
**Regular Meeting**  
7:00p.m.

**STATEMENT:**

**PUBLIC NOTICE** of this meeting pursuant to the Open Public Meetings Act has been given by the Riverton Borough Planning Board in the following manner:

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

- 1) Posting written notice on the official bulletin board and the door of the Borough Hall on January 30, 2023.
- 2) Having written notice published in the Burlington County Times on February 2, 2023.
- 3) Forwarding written notice for informational purposes only to the Courier Post on January 30, 2023.

This Regular Meeting of the Riverton Borough Planning Board was held on the above date at 505A Howard Street.

**Roll Call:** Mr. Aird, Mr. Flaide, Mr. Della Penna, Ms. Reis, Mr. Martin (Arrived 7:20), Mr. Paszkiewicz, Councilman Wilburn, Mayor Cairns Wells, Vice Chairman Brandt, Chairman Threston. Solicitor Koutsouris was in attendance.

**MINUTES:**

**Motion made by Mayor Cairns Wells and seconded by Mr. Della Penna to approve the meeting minutes of the June 27, 2023 Regular Meeting.**

**Ayes – All members present.**

**Nays - None.**

**Abstentions – None.**

**NEW BUSINESS:**

Meghan Jack was sworn in as Planning Board Secretary.

**COMMITTEE REPORTS:**

Historic Preservation Update – Mayor Cairns Wells provided an update to the members of the Board regarding the status of the Council's consideration of a Historic Preservation Commission (HPC), which has largely emanated from the demolition Ordinance that was found to be

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unenforceable. The establishment of an HPC with demolition protections is the priority at this time. While demolition cannot be eliminated in its entirety, protections can be put in place. Vice Chairman Brandt advised that he was aware that Borough Solicitor Coleman was working on the Ordinance, but that had drafted such an Ordinance as well to share with the Mayor and Council. Mr. Brandt advised that he would circulate to the Board members as well via email. Solicitor Koutsouris reminded the Board members not to engage in an email discussion when the Ordinance was circulated.

Mr. Brandt then provided an overview of the draft Ordinance. Mayor Cairns Wells stated that the draft encompassed more than the Council was currently discussing, but noted that they would move from the current Architectural Review Committee (ARC) to an HPC as indicated/suggested.

Council Liaison Report – Mayor Cairns Wells advised that the grants have been applied for to resume roadway projects, that the tax rate is again delayed from the County, but there would still be twenty-five (25) days from the date of the mailing to remit payment before interested would accrue from August 1<sup>st</sup>, and that 9/20 is the fire truck event in the downtown.

Environmental Commission Report – Councilman Wilburn advised that Historic Preservation was the main topic of discussion at present. There were several questions regarding the district delineation and how it would impact properties. Mr. Brandt advised that reviewing properties for the HPC also lends itself to a review of the zoning district and whether or not changes to the individual zones are warranted at this time. Mayor Cairns Wells advised that it would be a large undertaking, but agreed with Mr. Brandt that it is worth the discussion. Attorney Koutsouris advised that the last Master Plan update was in 2018, so now is a good time to review the zoning districts.

Minor Site Plans Report – No report was given.

**PUBLIC PORTION:**

**Motion made by Mr. Della Penna and seconded by Mr. Flaide to open the meeting the public comment.**

**Ayes – All members present.**

**Nays - None.**

**Abstentions – None.**

Mr. Feinstein came forward and thanked the Board members for their work, as he is encouraged by these conversations, specifically for greater protections for properties.

Mr. John Havicon came forward and questioned as to how historic homes would be designated and what the process for designation would be. It was advised that it would be spelled out in the forthcoming Ordinance. Mr. Havicon also advised that the siding had been removed from the

home next to his and asked if there was a timeframe in which it had to be replaced, as he was concerned about the condition. Mayor Cairns Wells advised that the matter is the jurisdiction of the Construction Code Official, as that is regulated by the State.

Mr. Martin asked the Vice Chairman to clarify his comments on the need for changes to the Ordinance. Mr. Brandt advised that Riverton is such a wonderful town in a great location and that, while we want to encourage further progress, we also want to make sure that progress is managed properly to protect the Borough, and its residents and properties.

Mrs. Renee Havicon came forward and advised that she was concerned about 402 Midway and wants to ensure that the town and properties like that are protected. Mrs. Havicon stated that she feels almost like it is stepping into the past when you walk around Riverton, so she appreciates the work of the Board to protect that as much as possible.

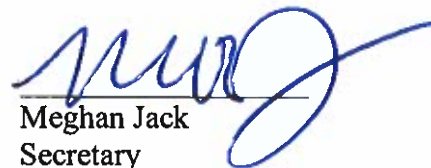
**Motion made by Mayor Cairns wells and seconded by Mr. Flaide to close the public portion.**

**Ayes – All members present.**

**Nays - None.**

**Abstentions – None.**

**There being no further business to attend to, motion made by Mr. Aird and Mayor Cairns Wells that the meeting be adjourned, and so declared by Chairman Threston.**

  
Meghan Jack  
Secretary