

RIVERTON BOROUGH PLANNING BOARD
January 2025 Regular Meeting Minutes
January 28,2025 at 7:20 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 bulletin board and the door of the Borough Hall on January 30, 2024.
- 2) Having sent written notice to the Burlington County Times on January 30, 2024.
- 3) Forwarding written notice for informational purposes only to the Courier Post on January 30, 2024.

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

ROLL CALL:

- Mayor Quinn, Present
- Councilman Wilburn, Present
- Mr. Ruggiano, Present
- Mr. Della Penna, Present
- Mr. Martin, Present
- Mr. Levins, Present
- Ms. Reis, Present
- Mr. Paszkiewicz, Present
- Mr. Brandt, Present
- Mr. Threston, Present
- Mr. Flade (1st Alt), Not present
- Mr. Aird (2nd Alt), Present

- Solicitor Koutsouris, Present
- Engineer Hanson, Present
- Planner Taylor, not Present

MINUTES: Due to the resignation of the Planning Board Secretary, minutes for the December 2024 meeting will be distributed prior to the next regular meeting.

CORRESPONDENCE/ANNOUNCEMENTS: No correspondence to report.

OLD BUSINESS: None

NEW BUSINESS:

Application for a Minor Subdivision of 713 Main Street:

Ben Ojserkis, of Cooper Levinson Attorneys introduced himself and stated his qualifications. He represents the applicant, Spot on Homes.

Kerry Brandt recused himself as the subject property is within 200' of his home.

Mr. Ojserkis stated the current lot is 18,750 square feet and contains a single-family home. The applicant is seeking to subdivide the current lot into 2 lots, with the new lot intended for a new home, and that no bulk or use variances are required. Proposed lot 7.01 fronts on Main St. and contains the existing home. Proposed lot 7.02 fronts on Cinnaminson St. and is intended to contain a new single-family home.

The property is in Zone R-4.

Mr. Ojserkis noted that there is a typographical error on the drawing for the impervious coverage of proposed lot 7.01. The 19.4% impervious coverage value is actually 40%.

Chairman Threston requested asked Engineer Hansen to review his 1/16/25 review letter with the applicant.

Jeff Hansen was sworn in to the office of Planning Board Engineer.

Tom Tolbert of Design Land Survey, who is also testifying for the applicant, was sworn in. He stated his qualifications of 32 years as a Professional Surveyor and has testified before many Boards. Mr. Aird moved to accept him as a qualified expert, Joe DellaPenna seconded the motion, and all eligible members voted to approve the motion.

Engineer Hanson reviewed the application, including items such as sidewalks, and the garage to be removed, and noted the property is in Riverton's Historic District, and the new frontage along Cinnaminson St.

Engineer Hanson stated he had no objection to deeming the application complete
He stated he would like storm waste management depicted on final plans

Tom Tolbert displayed the subdivision drawing, dated 7/9/25, latest Revision date 9/1/24, marked as exhibit A-1 and described the following:

- The current 75' x 250' through lot
- 2 proposed lots that will each meet or exceed R-4 Zone bulk requirements
- Proposed lot 7.01, which will contain the existing bldg. will be right at 40% coverage, including concrete to be removed and garage that is removed. Lot 7.02 will be a new lot fronting on Cinnaminson St., intending to contain a new home.

Affidavit of proof of notifications and taxes paid was marked as exhibit A-2

Engineer Hanson discussed his review letter of 1/16/25, noting that there will be no variances required and that the overall square footage was more than twice that required for 2 lots in the R-4 Zone.

Tom Tolbert stated that the grading of property is mostly flat, and there are no existing grading issues that he is aware of

Engineer Hanson stated a grading plan will be required to be submitted to Mr. Ruggiano and address all grading issues. All water will need to flow to the center of the property or toward the street.

Engineer Hanson asked if there were any deed restrictions; Tom Tolbert answered no. Tom Tolbert stated they will do monumentation, file by deed, and will verify with the tax assessor's office.

The applicant showed plans for homes in Barrington, and stated the new home would be substantially similar, but not exactly the same, and reminded all that they were presently in front of the Planning Board for subdivision approval only.

Richard Stockton, owner of Spot On Homes was sworn in.

Mr. Stockton stated he had appeared in front of Riverton's HPC regarding the existing home, and not the new home.

The applicant was advised the home will need to go before HPC before permits are issued.

Engineer Hanson discussed sidewalks, curbs, shade trees, and frontage of the new home lot.

Mr. Stockton stated the existing home was vacant when he purchased it and is now under construction/renovation. He stated the roof was leaking, some plaster needed repair, the structure was OK, they removed all knob and tube wiring, installed new HVAC, electric and plumbing.

Mr. Ruggiano asked about driveways for the new dwelling, if a driveway would require relocation of the existing curb cut and asked about setbacks.

Mr. Stockton said there is already a curb cut, not shown on plans, that may or may not be required to be relocated.

Tom Tolber stated that all driveways, etc. will be shown on the plans for the new home.

Mr. Ruggiano stated it would have been nice to see the driveway on the plan.

Mayor Quinn asked specifically what question is before board

Solicitor Koutsouris clarified that only a subdivision was before the board for consideration, that details related to the subdivision were important for consideration, and other information regarding new development was more informational

Mr. Hanson stated the applicant could subdivide the lot without disclosing future plans but are stating their intent.

Mr. Aird asked when the garage was removed.

Mr. Stockton stated it was removed in November.

Mr. Aird stated he didn't see anything before the HPC regarding demolition of garage, and that it was required to have come before the HPC.

Mr. Ruggiano stated he hadn't seen anything on the garage removal either.

Tom got back to

Chairman Threston stated that the issue of the garage removal without HPC review was separate, but should have happened.

Mr. Ojserkis clarified that the proposed square footage of the new home and its location is not depicted. The interior dotted line shows the required setbacks, not where building will be or how large it will be.

Mr. Aird reminded all that they need a certificate of appropriateness from the HPC to remove the garage.

Solicitor Koutsouris stated that if the garage was removed in violation of the HPC ordinance, the Planning Board can put as a condition of subdivision that the HPC issue a cert of appropriateness for removal of the garage.

Chairman Threston requested a motion to open to the public on this application only, Mr. Ruggiano made that motion, Mr. DellaPenna seconded the motion, and all voted in favor. The meeting was opened to public comment on the 713 Main application.

Kim Pietrowski of 718 Cinnaminson St. stated she lives adjacent to subdivision, is concerned about living in a construction zone, trucks, noise, parking, lighting (spotlights), and vegetation, particularly along property line. The 3 ft fence is hers, and all that separates them from the construction zone.

Mike Sencindiver of 717 and 715 Main St stated the existing home was vacant for 8 years, and that the current work crew is polite and doing things correctly. The garage was in such bad shape that it was effectively demolished prior to removal, and it's good that it's gone. The applicant is meeting zoning codes, and is working with neighbors. What they've done to the house is a remarkable transformation compared to what the previous owner allow it to become. The subdivision application appears to be "by-right".

Mr. Joe Augustyn of 634 Elm Terrace complimented the owner on rehabbing the home, spoke about HPC criteria, and that it applies to structures, not just homes, and should be evaluated prior to issuance of demo permits. He stated it probably would be approved in this case, but procedure is important. He is in favor of the rehab and the subdivision.

With no further members of the public wishing to speak, Mr. Ruggiano made a motion to close to the public, Mr. Martin seconded the motion, and all voted in favor.

Mr. Martin asked Solicitor Koutsouris to please word a motion to approve the subdivision with applicable conditions.

Solicitor Koutsouris suggested a motion to approve the subdivision with the conditions that it comply with Engineer Hanson's letter, the applicant will go to the HPC for a Certificate of Appropriateness for the garage removal, the deed will be reviewed by Solicitor Koutsouris, and the applicant will comply with sidewalk requirements, provide shade trees, etc. (some will be redundant because the applicant will come back for site plan approval).

Mr. Martin made the requested motion, Mr. Aird seconded the motion, and no further comments or questions were raised.

All eligible voters voted Aye.

Solicitor Koutsouris encouraged the owner to talk with the neighbors.

COMMITTEE REPORTS:

Ordinance Review Committee: Ordinance Review Committee Update – Mr. Brandt spoke about a Technical Review Committee, that there were 2 Committee meeting since the last regular Planning Board meeting, and talked about fees, and the need for clarification of fees. Chairman Threston asked Mayor Quinn and Councilman Wilburn about reports on escrows. Mayor Quinn discussed fees and possible improvements to keeping the Planning Board updated on fees and escrows.

Chairman Threston discussed preparation of the 2024 annual report.

Council Matters of Importance to the Board Councilman Wilburn reported Council hired a part time policeman and discussed some of the helpful information gained in the exit interview with the outgoing Planning Board Secretary.

Environmental Commission — Chairman Threston attended last meeting and reported that Katie Lucas is the new liaison with Council, there are \$100 grants for native plants, and they are planning cleanup events throughout year.

Riverton Historic Preservation Commission: Doug Aird reported that the reorganization meeting was held, Mr. Laverty is Chair, Mr. Aird is Vice Chair, and Hal Feinstein is a new member to replace Michelle Banik, who is now a Councilwoman

Mr. Aird discussed 407 Main Street, removal of a sleeping porch; they waived application and escrow fees

Mr. Aird mentioned they have no method of collecting fees. Solicitor Koutsouris stated all fees must be in fee ordinance and a fee schedule needs to be adopted for HPC.

Chairman Threston suggested we add HPC fees in when we address PB fees

Chairman Threston said we would draft ordinances to include HPC fees and collection process

Mr. Ruggiano said we do not have application form for the HPC, and need one. We need to document fees.

Minor Site Plans: Mr. Ruggiano reported a possible minor site plan at 14 Broad St regarding deconsolidation

Engineer Hanson mentioned the National Casein property, and that he would like to walk the site with Mr. Ruggiano. He is concerned the previous criteria is not being complied with.

PUBLIC COMMENT: Mr. Joe Augustyn of 634 Elm Terrace spoke regarding the National Casein site. He wants to have the environmental commission involved, has pictures of wetlands that have been infilled, is concerned we are losing tax value, and is very concerned the occupants are doing environmental damage and not complying with their conditions for approval. Chairman Threston asked Engineer Hanson about DEP approvals. Mr. Ruggiano stated he will contact DEP about the status of their application

ADJOURNMENT: Mr. Ruggiano motioned to adjourn the Meeting and Mr. Della Penna seconded the motion. All approved in the affirmative.

Respectfully Submitted:
Kerry Brandt, Acting Secretary
RIVERTON PLANNING BOARD
Adopted on: February 25, 2025