

**MINUTES FOR BOROUGH OF RIVERTON PLANNING BOARD  
FEBRUARY 25, 2025**

Chairman Threston called the meeting to order at 7:00 PM and led the salute to the flag. Chairman Threston also read the Open Public Meetings Act Statement – Public Notice of this meeting has been given in the following manner:

- a. Posting written notice on the official bulletin board and the door of the Borough Hall on January 30, 2025
- b. Having written notice published in the Burlington County Times on February 2, 2025.
- c. Forwarding written notice for informational purposes only to the Courier Post on January 30, 2025

Roll call

Chairman Threston	Present
Vice Chair Brandt	Present
Mayor Quinn	Present
Mr. Ruggiano	Present
Mr. Wilburn	Present
Ms. Reis	Absent
Mr. Paszkiewicz	Present
Mr. Martin	Present
Mr. Della Penna	Present
Mr. Aird	Present
Mr. Levins	Present

**2. Approval of Minutes**

- a. January 28, 2025 Reorganization Meeting
- b. January 28, 2025 Regular Meeting

**Motion to approve the minutes: Mr. Second: Mr.**

Chairman Threston	Yes
Vice Chair Brant	Yes
Mayor Quinn	Yes
Mr. Ruggiano	Yes

Mr. Wilburn	Yes
Ms. Reis	Absent
Mr. Paszkiewicz	Yes
Mr. Martin	Yes
Mr. Della Penna	Yes
Mr. Aird	Yes
Mr. Levins	Yes

### 3. Old Business

- a. Resolution -Spot on Homes LLC, 713 Main St., Block 1401, Lot 7, Minor Subdivision

There was discussion that the applicant demolished a garage without HPC approval and also without the proper building permits. It was noted that the applicant agreed to go to the HPC and get a Certificate of Appropriateness *ex post facto* which was included in the resolution as a condition of approval. The Board also asked that it be a condition of approval that the applicant also get the appropriate building permits for the demolition.

**Motion to approve the resolution as amended: Mr. Ruggiano Second: Mr.**

Chairman Threston	Yes
Vice Chair Brant	Abstained
Mayor Quinn	Yes
Mr. Ruggiano	Yes
Mr. Wilburn	Yes
Ms. Reis	Absent
Mr. Paszkiewicz	Yes
Mr. Martin	Yes
Mr. Della Penna	Yes
Mr. Aird	Yes
Mr. Levins	Yes

### 4. Reports

- a. Council liaison – There was discussion of the budget meeting being March 6, 2025.
- b. Environmental Commission - Mr. Wilburn reported that the seawall was discussed, and the river clean up would be held March 22, 2025. It was also discussed that beginning in March the meetings would be held the second Monday of the month going forward.
- c. HPC – Mr. Aird reported on the applicants that attended the last meeting. One being for a garage demolition and they decided to not proceed with demolition but rather renovate it. He pointed out they had another application for a chicken coup and he did not feel residents need HPC for chicken coups or sheds. Lastly, he reported that 713 Main St. came as discussed earlier.
- d. Minor Site Plans – Mr. Ruggiano stated that he sent the resident to the HPC for the chicken coup because it fell in the HPC zone. He also added that the resident was given approval by him to place the coup in their backyard as there are no current Ordinances regulating chicken coups.

Mr. Ruggiano reported that Mr. Fort was issuing 713 Main St. fines for work without permits and Mr. Ruggiano will also issue a violation.

Mr. Ruggiano stated that Martha's Lane should be coming in March and that he, along with the Board Engineer, did a site visit with the applicant.

## 5. Correspondence

Mr. Koutsouris stated that relative to 302 Bank Ave. there was some back and forth as to who was responsible for noticing the decision of the Board and it was discussed the Board would take on the responsibility for publication. Mr. Burns, however, did provide a publication so that requirement has been satisfied. He added that in Ordinance discussions it should be provided for in the fee section that the applicant pays for the cost of publication.

- 6. Public Comment – Mr. Martin made a motion seconded by Mr. Ruggiano to open the public comment portion of the meeting. All were in favor. Motion carried and public comment was opened.

Mr. Kearney ,313 Bank asked about the issued discussed earlier regarding the garage. Chairman Threston responded that the applicant was supposed to go to HPC prior to demolishing the garage and is now doing that after the fact to be in compliance.

Mr. Augustyn welcomed the new secretary that is coming aboard.

Mr. Augustyn wanted to comment on Martha's Lane and Chairman Threston reminded him not to give testimony. Mr. Augustine commented that he is glad to hear they are coming back.

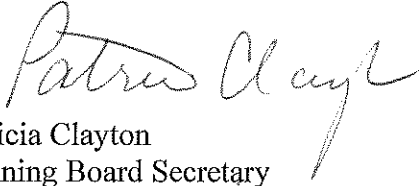
Mr. Augustyn asked if the Baptist Home Site will be coming back to the Board after their application was dismissed and Chairman Threston responded that there has been nothing new submitted and as far as he knows they are still in arrears with their escrow.

Mr. Augustyn stated that he had appeared before the Council to discuss enforcement against 401 Martha's Lane but now that they are coming to the Board he does not see that is necessary.

Motion made by Mr. Della Penna and seconded by Mr. Ruggiano to close public comment. All were in favor. Motion carried and the public comment portion of the meeting was closed.

7. Adjourn – Mr. Ruggiano made a motion seconded by Mr. Quinn to adjourn. All were in favor. Motion carried and meeting adjourned at 7:35 PM.

Respectfully submitted,



Patricia Clayton  
Planning Board Secretary

Approved: 4/22/2025