

**MINUTES FOR BOROUGH OF RIVERTON PLANNING BOARD
APRIL 22, 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

Mayor Quinn administered the Oath of Office to Walt Byers and Joe Ehrenreich.

Roll call

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

Also present: Mr. Koutsouris, Board Solicitor

2. Approval of Minutes

- February 25, 2025
- March 25, 2025

Motion to approve Minutes February 25, 2025: Mr. Ruggiano Second: Mayor Quinn

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

Motion to approve Minutes March 25, 2025: Mr. Martin Second: Mr. Ruggiano

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

3. New Business

- a. Technical review Committee – Chairman Threston reported that this discussion would be held until a future meeting.
- b. Ordinance review - Chairman Threston reported that this discussion would be held until a future meeting.

4. Old Business - None

5. Reports

- a. Chairman- Chaiman Threston reported that there are currently two pending applications, 200 Main St. and Martha's Lane. Councilman Wilburn asked at what point the Township could shut Martha's Lane down if they don't come before the Board soon.
- b. Council liaison – Councilman Wilburn reported that the budget passed.

Chairman Threston asked about the affordable housing deadlines coming up and Mayor Quinn responded that there have been two meetings with the Affordable Housing Attorney and Planner, and they should have something this week for Council to take action then to the Board. Chairman Threston mentioned that he believes the deadline is June 1st.

Councilman Wilburn asked about the Historic Element that the Board passed last month, and Mr. Koutsouris responded he will check to see if the Board needs to take any further action and if so, he will have it ready for next meeting.

Mayor Quinn reported that the Borough had completed the State Plan exercise by the deadline and in doing so the Borough will be eligible for available grants and funds.

Councilman Wilburn reported that the County has sent a Starlink Map that individuals can click on and put unsafe situations on the map, and it will feed into the DOT for possible grants such as Safe Streets. Councilman Wilburn indicated that he wants to make sure if residents have questions that are contacting the County and not the Township.

- c. Environmental Commission - Councilman Wilburn stated that 1001 pounds of plastics have been collected to be eligible for a bench and the Borough can do this again. Mayor Quinn added the community engaged in this effort very enthusiastically.
- d. HPC – Mr. Aird reported they had no new applications. Mr. Aird also reported that they will be doing a downtown walking assessment next month. He added they are still looking for a secretary. Chairman Threston tasked if the HPC is looking to redefine the district and Mr. Aird responded they are.
- e. Minor Site Plans – Regarding Martha's lane, Mr. Koutsouris recommended not discussing this application in too much detail. Mr. Ruggiano stated that there are no new applications. Mr. Ruggiano stated that for 401 Martha's Lane apparently the Attorney for the applicant was not prepared so they did not get their submissions in. Councilman Wilburn asked again at what point do we stop them from doing what they are doing and Mr. Ruggiano responded we need to wait and see what timeline they provide and then see what the options are. Mr. Ruggiano reported that the Board Secretary is working with 200 Main on the additional submissions they still need as well. Mayor Quinn asked if a business in town is noncompliant can they be made to bring the site into compliance while they are proceeding with procedures to get approvals.

- 6. Correspondence – Ms. Clayton reported that the only correspondence was the request from the Attorney for 401 Martha's Lane for an extension of time.


7. Public Comment

Motion made by Mr. Ruggiano and seconded by Mr. Martin to open public comment. All were in favor and the meeting was opened to public comment.

Hearing no one for public comment, a motion was made by Mr. Ruggiano and seconded by Mr. Aird to close public comment. All were in favor. Motion carried and the public comment portion of the meeting was closed.

Motion made by Mr. Ruggiano and seconded by Mr. Martin to adjourn. All were in favor. Motion carried and meeting adjourned at 7:40 PM.

Respectfully submitted,


Patricia Clayton, Board Secretary