

MINUTES FOR BOROUGH OF RIVERTON PLANNING BOARD
JUNE 24, 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

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

Approval of Minutes – April 22, 2025

Motion to approve Minutes April 22, 2025: Mr. Ruggiano Second: Mr. Della Penna

All were in favor. Motion carried and minutes were approved as submitted.

Presentation and Public Hearing

Mr. Rainer, 1011 Beechwood Lane, asked what is involved in getting an apartment approved for affordable housing and what kind of rent can be expected for affordable housing apartments. Mr. Davis stated that if the apartments already exist this could be done through a market to affordable program. He explained that rents are limited but there is nothing to say if the rent is paid by the tenant or another agency such as section 8 and a deed restriction would be required for 30 years. He also added that the State is looking to make the deed restriction 40 years. Mr. Della Penna stated that this was looked at for the Baptist House, but the deed restriction was an issue for them to move forward. Mr. Koutsouris added that having a section 8 unit does not automatically qualify it as an affordable unit.

Mr. Ruggiano made a motion seconded by Mr. Della Penna to close the public hearing. All were in favor. Motion carried and the public hearing was closed.

New Business

- Resolution 2025-02MP Approving Housing Element and Fair Share Plan

Mr. Edgar asked if this would require an amendment to the Master Plan and Mr. Threston responded that this is pretty consistent with current master plan.

Mr. Threston stated that 30 prospective units would need to be provided for 4th round. Mr. Threston commented that this is only something required in NJ and as he doesn't think it does anything to actually provide affordability in the housing market. He added that price of purchasing and renting homes in NJ keep going up and this is doing nothing but giving money to servicers. He further added that NJ needs to come up with a better way to address this and have better regulations as to how towns are expected to do this.

Motion to approve Resolution 2025-02MP: Mr. Ruggiano

Second: Mr. Della Penna

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

Old Business – Mr. Koutsouris Stated the Law requires every 10 years for the Master Plan to be updated and there are two required elements which are the Land Use Element and Fair Share Housing Element that must be included in the Plan. He added that the Borough could add other elements such as Historic Preservation which has been discussed previously and this would be done by the Planning Board sending a recommendation to the Borough Council to by Ordinance

- Master Plan Fourth Round – Housing Element and Fair Share Plan

Mr. Davis, Senior Planner with Heyer, Gruel & Associates, hired by the Borough to address the Affordable Housing requirements for the Fourth Round. He stated that recent Legislation has revamped Affordable Housing Regulations. He stated by the end of this month the Borough must adopt a 4th Round Fair Share Housing Plan to address affordable housing from 2025 to 2035. Mr. Davis explained this plan is very similar to previous plans since there is not much vacant land to develop into a multi-unit development. He went on to state that they did vacant land assessment and determined which vacant properties are undevelopable due to wetlands, environmental issues, etc. so those properties can be weeded out and after that there is very little vacant land so any development would need to come from redevelopment. Mr. Davis added that it is hard to determine where and when redevelopment opportunities will come about so the realistic development is 0 and the obligation becomes 30 for this round. Mr. Davis did point out a typo on page 5 which will be revised, and added the correction is not substantive. Mr. Davis advised the Board that the overall plan meets the needs of the regulations and addresses the Borough's obligations over the next 10 years. Mr. Davis explained there is a June 30th deadline, and everything must be filed 48 hours after adoption. Mayor Quinn added that Council has a special meeting scheduled for Friday to endorse the plan. Mr. Davis explained that this is not the normal process for a Master Plan and he added the Fair Share Housing Element is the only part of the Master Plan that requires the Governing Body to endorse the plan because often times there are a lot of Zoning Ordinances that would be required and the Borough Council would be the one to adopt those Ordinances. Mr. Threston asked if there were any removals or changes of any of the areas from the prior plan and Mr. Davis responded they remain the same. Mr. Davis added that because the Borough has no vacant land the obligation keeps growing and this is an issue a lot of municipalities are dealing with. Mr. Threston confirmed that there are not many changes from the prior plan. Mr. Davis stated that they would not normally propose lands with environmental issues for development due to the cost of cleanup, which would normally be too expensive for the purpose of creating affordable housing. Mr. Davis stated that there were some changes to bonus credits this round and he added that this Legislation essentially put into regulation what the courts have been doing over past ten years.

Mr. Wilburn asked about the Multi-Generational Family Housing Continuity Commission referenced on page 34 and Mr. Davis responded this was added to the legislation, but no guidance was offered so this is template language which is required. Mr. Wilburn asked if this has to do with in-law suits and Mr. Davis responded that they are currently knocking around legislation that would add this type of housing as obligation. He added that a lot of towns are having issues with providing affordable housing obligations because developers aren't knocking on their door.

Mr. Ruggiano made a motion seconded by Mr. Della Penna to open the public hearing. All were in favor. Motion carried and the public hearing was opened.

Mr. Feinstein, 211 Linden Ave, asked if this will cost the Borough money. Mr. Threston responded that the Borough spends money on professionals or to address litigation and he added this is required by State Legislation.

adopt the recommendation of the Planning Board to update the Master Plan to include this Element and he added again that the Borough Council has the final authority. Mr. Threston suggested that Mr. Koutsouris and Mr. Coleman get together to determine the process and get it started. Mr. Koutsouris thought a Resolution of some sort would prompt Mr. Coleman to move forward but he will reach out to Mr. Coleman.

Reports Pertaining to Planning Board Matters

- d. Chairman – Mr. Threston stated that he will be meeting with members of the Ordinance committee to go over some prospective Ordinances. He added that the committee is going to meet in July and come back to the next meeting with some recommendations.
- e. Council liaison- Mr. Wilburn asked if there is any guidance on Ordinances regulating what can or cannot be planted in the municipal right of way between the sidewalk and curb and Mr. Koutsouris responded that he can look at what the Borough currently has and report back.
- f. HPC – Mr. Wilburn stated the Historic Preservation continues to review and look at additions to their scope for part two of the Ordinance.
- g. Minor Site Plans- Mr. Ruggiano stated he has a couple of residents talking about possible additions and/or changes to their homes which will require variances if they proceed.

Mr. Ruggiano reported that Independent Logistics located at 401 Marthas Lane will be reaching out for an informal hearing with the Planning Board since they have changed attorneys. He added that he advised them to request an informal with the Board to see what the Board might consider allowing at that site. Mr. Ruggiano reported that they have a lot of cleanup to do at the site, which is about a million-dollar job at this point, and they are currently in a legal battle with National Casing over those issues. Mr. Koutsouris stated that the applicant would need to have escrow posted and Mr. Ruggiano responded that he has reminded them they would need to bring escrow current. Mr. Koutsouris added this application was never deemed administratively complete before withdrawing the application. Mr. Koutsouris stated that the cleanup will be a great benefit to community and DEP will not let them off the hook. Mayor Quinn stated that there is also a code enforcement situation at this location, and he asked if code enforcement is being put on hold until the Applicant comes to the Planning Board and Mr. Ruggiano stated that the two issues are running concurrently.

Correspondence - None

Public Comment

Motion made by Mr. Ruggiano and seconded by Mr. Della Penna to open public comment. All were in favor. Motion carried and public comment was open to the public.

Mr. Rainer, 1011 Beechwood Rd. stated that his property is at triangle and when bought the property most of businesses in that location operated during daytime hours so when residents came home they could find parking but now there are restaurants that are open later and you

can't find parking in the evening. Mr. Rainer indicated that in the past there was a parking committee, and the County has approached and they looked at the issue and said that additional parking is not needed but he did the math and he believes there is a shortage of 134 spaces. He went on to state that he doesn't feel that many spaces are needed but there is a need for additional spaces, and the Borough will have a tough time keeping commercial businesses with lack of parking. He added there are places in the Master Plan that are identified as businesses and there will never be businesses there because of lack of parking. He wants to take some of these smaller businesses and convert them back into apartments instead of commercial in that area because there would be a lower impact on parking. He would like to see this addressed in the next Master Plan review and he added some of the tenants have had to come to the Board for parking variances. Mr. Threston stated that Council is looking at is this and asked if this is something the Council could refer to the Planning Board to look at in terms of the Master Plan. The Mayor stated that he enjoys Mr. Rainer knowledge on the subject and he wished things were moving faster then they are but his hope is to wrap the knowledgeable individuals to get together to come up with a plan to address these types of issues. He added that some residents have requested to be part of the process. The Mayor was pleased the County did the research they did and provided the study that Mr. Rainer does not agree with. Mr. Koutsouris stated that there could be a committee, but he added there are standards and an engineer would be the expert to do any studies. Mr. Koutsouris added that the standards are adopted by the Council and the Planning Board on an application-by-application bases enforces these standards with the expertise of an engineer's recommendation. He added the Mayor could make a recommendation to have the Chair form a committee to look at these issues since they are the Board that would enforce these standards. Mr. Koutsouris stated that when the Board does another Master Plan Reexamination this issue should be look very closely. Mr. Koutsouris added that there is no room for affordable housing or parking unfortunately in the Borough. Mr. Threston asked if the Borough could look into properties that have environmental issues to turn them into parking. Mr. Koutsouris stated that we are getting out of the scope of the Planning Board's jurisdiction but if the Council would like to recommend the Board look at the issue to make recommendations that could be done by Council.

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

Mr. Ruggiano made a motion seconded by Mr. Della Penna to adjourn the meeting. All were in favor. Motion carried and the meeting was adjourned at 8:24 P.M.

Respectfully Submitted,

Patricia Clayton
Planning Board Secretary