

BOROUGH OF RIVERTON
MARCH 18, 2026 6:30 PM
MINUTES

- I. MEETING CALLED TO ORDER**
- II. SALUTE TO THE FLAG**
- III. OPEN PUBLIC MEETINGS NOTICE ACT STATEMENT MAYOR JAMES QUINN**
- IV. ROLL CALL**

COUNCILWOMAN BELOLAN	PRESENT
COUNCILMAN CREIGHTON	PRESENT
COUNCILMAN HARRISON	PRESENT
COUNCILWOMAN LUCAS	PRESENT
COUNCILMAN REED	PRESENT
COUNCILMAN WILBURN	PRESENT
MAYOR QUINN	PRESENT

- V. CLERK'S REPORT**
 - a. Regular Meeting Minutes – February 18, 2026
 - b. Executive Session Minutes – February 18, 2026

Councilwoman Belolan asked for a correction to O-03-2026 Roll Call Vote, with correction made

MOTION TO ADOPT MINUTES

MOTION:	SECOND:	AYES:	NAYS:
Councilman Reed	Councilman Creighton	All	None

- VI. SOLICITORS' REPORT** Reserved his comments throughout the meeting.
- VII. MAYORAL PROCLAMATIONS**
CVS Employees and the RPD
- VIII. PUBLIC COMMENT**

<u>Joe Rainer</u>	After hearing some of the costs/revenue discussion at the March 1 budget meeting, he offered to pay for the holiday light display for the center of town,
<u>Bill Corbi</u>	Requested that the Tax Collection percentage be included in the Finance Reports.
<u>Mike Kearney</u>	Held comments for second reading of HPC; Discussed his thoughts on adding crosswalks at Penn and Bank.
<u>Chris Halt</u>	Commented on other Public Comments and the Zoom audio quality.

IX. ORDINANCES

O-07-2026 **ORDINANCE PARTIALLY REPEALING CHAPTER 2 ACCESS TO**
First Reading/ **BOROUGH BUILDINGS AND FACILITIES OF THE CODE OF THE**
Introduction **BOROUGH OF RIVERTON AND ADDING A NEW CHAPTER 3 ENTITLED**
 “SCHEDULE OF FEES”

Mayor Quinn updated Council to some of these fees that will be revised for the second reading.

MOTION TO INTRODUCE ORDINANCE #07-2026

MOTION:	SECOND:	AYES:	NAYS:
Councilwoman Lucas	Councilman Reed	All	None

O-02-2026 **AMENDING THE CODE OF THE BOROUGH OF RIVERTON TO AMEND**
Second Reading/ **AND REVISE CHAPTER 128 ZONING ARTICLE XI HISTORIC**
Public Hearing **PRESERVATION COMMISSION SECTIONS 128-42 THROUGH 128-50 AND**
 SECTION 128-75; AND AMENDING CHAPTER 109 SITE PLAN REVIEW
 SECTION 109-5 AND AMENDING CHAPTER 113 SUBDIVISION OF LAND
 SECTIONS 113-7 THROUGH 113-9

MOTION TO OPEN TO THE PUBLIC

MOTION:	SECOND:	AYES:	NAYS:
Councilman Reed	Councilwoman Lucas	All	None

Mike Kearney Does not believe notice was publicized well for the January 28 HPC meeting. Discussed how the ordinance does affect the whole town and believes that is unfair; suggested there is a way to only apply the ordinance to property flippers. Asked for stricter enforcement to prevent homes from falling into disrepair.

Kirk Fullerton Stated he initially had reservations concerning the ordinance, but after all of the changes and hard work the Committee has but in he believes the ordinance will be beneficial to maintain the character of Riverton.

Bill Corbi Asked if a revaluation will be done to include the older homes in Riverton that will expand the historic district.

Dave Polanazski Opposed to being mandated to be considered to be within the historic district and noted several members of the Governing Body who do not reside in the historic district, suggesting they should abstain from voting. Asked for clarification as to what modern upgrades will be permissible.

Phyllis Rodgers Shared her thought on supporting this ordinance noting she has rehabilitated 12 Victorian homes in Riverton.

Helen Hughes Backed up Ms. Rodgers sentiments noting she owns 4 historic properties she has rehabilitated.

Joe Rainer Commented that he has fixed up many historic properties in Riverton and believes the Borough should further implement architectural standards to maintain Riverton's charm.

Kerry Brandt

Stated his concerns that enforcement of this ordinance will scare young families away from moving to Riverton noting the financial impact this ordinance can have on residents. Does not appreciate this ordinance being mandates stating its stepping on people's freedom.

Hank Croft

Provided some back history on being involved with the Architectural Review Committee (ARC), which was nonbonding, being initially opposed to this ordinance but believes the Committee has done a wonderful job in making the ordinance attainable for residents and believes it will help save Riverton's character.

Penny Chumly

Commented on the new development on her street is a reminder as to why this ordinance is needed to retain the character of Riverton

Chris Halt

Stated he believes not having this ordinance will detract from the future of preserving Riverton and would like to see the historic district expanded. Also spoke on his time volunteering on the ARC.

Keith Fenton

Stated that he served on the original group that helped develop the historic district; believes this ordinance will protect Riverton for future generations,

Tyler Putman

wrote a letter in support of the Historic Preservation Ordinance.

MOTION TO CLOSE TO THE PUBLIC

MOTION:

Councilman Reed

SECOND:

Councilman Creighton

AYES:

All

NAYS:

None

MOTION TO ADOPT ORDINANCE #2-2026

MOTION:

Councilman Reed

SECOND:

Councilwoman Lucas

AYES:

All

NAYS:

None

O-03-2026

**Second Reading/
Public Hearing**

**AMENDING THE INTERNATIONAL PROPERTY MAINTANENCE
CODE 2024 EDITION CHAPTER THREE FOR THE BOROUGH OF
RIVERTON**

MOTION TO OPEN TO THE PUBLIC

MOTION:

Councilman Reed

SECOND:

Councilwoman Lucas

AYES:

All

NAYS:

None

Bill Corbi

Asked for clarification- 14 inches in the right-of-way and 6 inches for lawn.

Charles Williams

Asked for clarification as to what the right-of-way/easement is.

Mike Gawbil

Asked to be sure the second version has 14 inches in the ordinance and commended Council on adoption of this ordinance.

MOTION TO CLOSE TO THE PUBLIC

MOTION:

Councilwoman Harrison

SECOND:

Councilman Reed

AYES:

All

NAYS:

None

MOTION TO ADOPT ORDINANCE #3-2026

MOTION:	SECOND:	AYES:	ABSTAIN:	NAYS:
Councilwoman Lucas	Councilman Creighton	3	1 (Belolan)	1 (Reed)

O-04-2026**Second Reading/
Public Hearing****TO PROVIDE FOR AND DETERMINE RATES OF COMPENSATION OF
EACH OFFICER AND EMPLOYEE OF THE BOROUGH OF RIVERTON****MOTION TO OPEN TO THE PUBLIC**

MOTION:	SECOND:	AYES:	NAYS:
Councilman Creighton	Councilwoman Lucas	All	None

Bill Corbi Asked if this ordinance was published to which it was.

MOTION TO CLOSE TO THE PUBLIC

MOTION:	SECOND:	AYES:	NAYS:
Councilman Creighton	Councilman Reed	All	None

MOTION TO ADOPT ORDINANCE #4-2026

MOTION:	SECOND:	AYES:	NAYS:
Councilwoman Lucas	Councilman Reed	All	None

X. RESOLUTIONS – CONSENT AGENDA RESOLUTION # 106-2025 – #111-2025

NOTE: All Resolutions shall be ready by title only. Consent Agenda items are considered to be routine and will be enacted with a single motion

39-2026 AUTHORIZING THE TRANSFER OF A JUNK VEHICLES TO HELMRICH'S TOWING

40-2026 AUTHORIZING THE TRANSFER OF A JUNK VEHICLES TO TUMINO'S TOWING

41-2026 AUTHORIZING SIGNATORIES FOR THE BOROUGH OF RIVERTON'S BANK ACCOUNTS AT FIRST COLONIAL BANK

42-2026 ENTER INTO AN AGREEMENT WITH TURNKEY ENTERPRISES, LLC FOR THE PLACEMENT OF CLOTHING DONATION BINS

43-2026 TO AUTHORIZE THE DISPOSAL OF SURPLUS PROPERTY ON GOVDEALS.COM

44-2026 TO AWARD A CONTRACT FOR THE 2026 SHADE TREE BOARD PLANTING PROGRAM CONTRACT TO PARKYN LANDSCAPE AND HARDSCAPE

MOTION TO ADOPT RESOLUTIONS #39-2026 through 44-2026

MOTION:	SECOND:	AYES:	NAYS:
Councilman Reed	Councilwoman Lucas	All	None

XI. COUNCILMAN CREIGHTON

Discussed meeting with Borough Insurance Broker reviewing Borough's current policies and options available that will lower premiums.

XII. COUNCILWOMAN BELOLAN

Report – Environmental Commission/Green Team: 4/18 River Clean up and taking classes at Rutgers to become an Environmental Steward.

Report – Board of Health: Shared resources for deferred billing programs available to certain residents.

Report – Asked Council for bios and offered to help with anyone that needs a bio written, to be placed on Borough website.

XIII. COUNCILWOMAN LUCAS

Gave an update on the onboarding of the Borough's new Communications Coordinator.

Report – Police

Report – Court

Report – School Board: Provided upcoming dates for School Board meeting and Vision meeting.

XIV. COUNCILWOMAN HARRISON

Report – Economic Improvement Committee

Report – Shade Tree

XV. COUNCILMAN REED

Met with Engineer to discuss road and drainage improvements.

Report – Public Works, given by Keith Adams, CPWM

Report – Sewer given by Keith Adams, CPWM

XVI. COUNCILMAN WILBURN

Park bathrooms opening April 1, Park improvements (court and water fountains) starting soon.

Report – Treasurer Report

MOTION TO APPROVE ALL BILLS THAT ARE IN ORDER

MOTION:	SECOND:	AYES:	NAYS:
Councilman Wilburn	Councilman Reed	All	None

XVII. MAYOR QUINN

Read a letter in the mail commending our DPW employees, one in particular for a act of kindness. Commended OEM for their work on the storms.

XVIII. EXECUTIVE SESSION – Contract Negotiations/Personnel

MOTION TO ENTER EXECUTIVE SESSION

MOTION:	SECOND:	AYES:	NAYS:
Councilman Creighton	Councilman Reed	All	None

MOTION TO CLOSE EXECUTIVE SESSION

MOTION:	SECOND:	AYES:	NAYS:
Councilman Reed	Councilman Creighton	All	None

No formal action occurred as a result of this Executive Session.

XIX. PUBLIC SESSION

Mike Gawbil Reminded all April 18 river clean up and gave updates from the Environmental Committee/Green Team.

Bill Corbi Commented on Resolution #44 being newly hired; the Barbershop/Cabaret and suggested a sign board for the Borough.

Kerry Brandt Thanked the DPW for their hard work plowing snow this winter.

Joanne Costigan Noted that all Borough communications are through digital mediums.

John Lavery Commented that he appreciated the conversation with the public and their input and support in the HPC ordinance.

Roger Pritchard Spoke on the downfall of media on all levels.

XX. ADJOURNMENT

MOTION TO ADJOURN

MOTION:

Councilman Creighton

SECOND:

Councilman Reed

AYES:

All

NAYS:

None

RESPECTFULLY SUBMITTED:



**MICHELLE HACK, RMC
BOROUGH CLERK**