

**RIVERTON BOROUGH PLANNING BOARD
MINUTES
JUNE 26, 2018 at 7 o'clock p.m.**

The June 26, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt lead the Flag Salute and announced Public Notice of this meeting pursuant to the Open Public Meetings Act has been given in the following manner:

1. Posting written notice on the official bulletin board in the Borough Hall on February 2, 2018.
2. Having written notice published in the Burlington County Times on February 6, 2018.
3. Forwarding written notice for informational purposes only to the Courier Post on February 2, 2018.

ROLL CALL:

Mayor Suzanne Cairns Wells, absent	Kerry Brandt, present	Joe Della Penna, present
Craig Greenwood, present	Robert Kennedy, present	Mary Lodato, present
Robert Martin, present	Councilman Ken Mills, present	Joseph Threston, present
Richard Gaughan Alt. 1, absent	Ray Paszkiewicz, Alt. 2, present	Rebecca Reis, Alt 3, absent

Also present was Solicitor Chuck Petrone.

MINUTES: Minutes from April 24, 2018 and May 22, 2018 were approved with typographical corrections by Mr. Threston and seconded by Mr. Brandt.

CORRESPONDENCE/ANNOUNCEMENTS NONE

OLD BUSINESS:

- A. Memorialize Resolution PB-2018-07 for 103-105 Midway Ken and Michelle Mills.

Councilman Mills recused himself from this portion of the agenda. Mr. Brandt made a motion to approve the resolution that represents the remand hearing ordered by Judge Bookbinder. Mr. Della Penna seconded his motion. Roll call vote confirmed all affirmative, 3 aye 0 nay 0 abstain. Ms. Hack requested clarification from Solicitor Petrone as to who is responsible for payment of the professional services related to the remand hearing; since the Borough bears responsibility of the legal bills resulting from the appeal. Mr. Petrone stated that precedent has proven the applicant responsible for these payments through the Borough's escrow account.

- B. Mr. Brandt shared a draft for Council to consider amending the Borough Code to clarify front yard setbacks.

NEW BUSINESS:

- A. Name: Heather and Brian Morse
Property: 601 Elm Terrace
Action Desired: Relief from Chapter 128-58D and 128-20B to erect a new fence in a side yard of a corner property beyond the side building line of the main structure

Mr. Brian Morse, owner of 601 Elm Terrace was sworn in to provide testimony for this application. Ms. Hack stated that all jurisdictional items were in order. Mr. Morse explained to the Board that this fence, if granted will replace an existing chain link fence which was destroyed by a falling tree although the replacement will be six-foot wooden stockade for purposes of security and privacy due to the rail traffic and his small children. He submitted photos of where the fence will go as Exhibit 1A, and that the new proposed fence is an extension of the neighbor's fence. The Board expressed concerns of safety and visibility related to driving down and backing onto Broad Street with a six-foot solid fence, although agreed that safety and privacy on a corner lot and by the rail are important factors. The Board noted to him that the neighboring property was not granted approval for that fence. Mr. Morse was agreeable to making changes to the fence plan, such as placing the fence further back than requested. At this time, Mr. Chairman opened the floor for public comment. Ms. Annette Broom of 603 Linden was sworn in; and testified that there was always a fence since her family owned the property since 1961. She has replaced it the fence with a more current style, but followed the existing fence line. She further stated that she supports Mr. Morse's need for privacy and protection and welcomes him to the neighborhood. With no further comments from the Mr. Chairman closed the floor. Motion by Mr. Threston to approve application with amending the fence plan so the fence is placed two feet off walkways and three feet off driveway at an angle to face the dwelling. Mr. Kennedy seconded his motion. Roll call vote confirmed all affirmative, 9 aye 0 nay 0 abstain.

PUBLIC COMMENT The floor was opened for public comment, however no one came forth therefore closing the public portion.

COMMITTEE REPORTS

Council Matters/Affordable Housing Update – Mr. Mills stated that Affordable Housing is still in negotiations involving Ms. Lee and Court Master.

Environmental Commission Mr. Threston informed the Board the EC met on Thursday June 20 and they discussed the Master Plan and the School's environmental Club will be working with the EC once school is back in session this fall.

Minor Site Plan – None.

Master Plan - Mr. Brandt discussed the draft prepared by the Burlington County Bridge Commission. Most of the draft was accepted as submitted, the Board reviewed for typographical and wording changes. There was discussion on whether or not include ARC review, senior recreation, dog park, and park inventory. Mr. Brandt will provide the Boards comments to the draft back to Mr. Gerkins.

ADJOURNMENT: Motion to adjourn by Mr. Mills and seconded by Mr. Kennedy.

Respectfully submitted:

Michelle Hack Secretary
RIVERTON PLANNING BOARD

Adopted on: June 26, 2018