

**RIVERTON BOROUGH PLANNING BOARD  
MINUTES  
SEPTEMBER 25, 2018 at 7 o'clock p.m.**

The September 25, 2018 meeting of the Riverton Planning Board was called to order at 7:00 PM by Chairman, Mr. Kerry Brandt. The Planning Board conducted the Flag Salute and the Secretary stated that 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 DellaPenna, present
Craig Greenwood, present	Robert Kennedy, absent	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, present

Board Professionals present include Solicitor Chuck Petrone, Secretary Michelle Hack, Board Engineer Jeff Hanson and Board Planner Tamara Lee

**MINUTES:** Minutes from August 28, 2018 were approved by Mr. Threston and seconded by Mr. Martin. All unanimously approved in the affirmative.

**CORRESPONDENCE/ANNOUNCEMENTS** NONE

**NEW BUSINESS:**

- A. **Name:** Adam and Katrina Flade  
**Owners:** Same  
**Property:** 202 Midway      **Block:** 1200      **Lot:** 6  
**Action** Seeking variance relief from §Chapter 128-20 consisting of front yard setback, side-yard setback, lot coverage relief, and any and all variance necessary to construct a 790 sq ft first floor bedroom suite to a single family in an R8 zone.  
**Desired:**

Mr. and Mrs. Flade were sworn in to provide testimony for their, along with their architect, Mr. Hank Croft. Ms. Hack confirmed that all jurisdictional requirements have been met. Mr. Flade stated the first floor addition is needed for Ms. Flade's parents to move into the home. The expansion requires him to seek variance relief for the side yard setback of 17 feet and a front yard setback of 15 feet. The area will serve as living space to consist of a master bedroom, a bathroom with laundry space, and living space with a wet bar and mini-fridge. The original plans showed a handicapped ramp for entry into the home, and therefore

exceeded impervious coverage, however this has since been removed and replaced with a chairlift, as testified by Mr. Croft and Mr. Flade. Mr. Flade further testified that no kitchen shall be installed or is intended to be used as kitchen space. Ms. Lee and Mr. Hanson agreed the layout of the proposed area does not lend itself for future apartment space. Mr. Flade stated for the record that this addition is a long term plan for when he ages and cannot use the steps. Mr. Croft testified that the appearance of the addition is designed to blend with the current appearance of the home. All the doorway and extra ways are ADA complaint for wheelchair use. Mr. Hanson stated that all testimony given by the applicant fulfilled his any concerns noted in his review letter, including drainage will not change and will not impact the neighbors, driveway construction details are needed for the plan, the need for a road opening permit from the Borough and ARC review. The Chairman opened the floor for public comment. Mr. Richard Crane of Thomas Avenue stated that he looks forward to seeing the final product of the addition and no doubt it will add value to the neighborhood. With no one else coming forth, the Chairman closed the floor for public comment. With a motion from Mr. Threston made a motion to approve the application as submitted with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Mr. DellaPenna seconded his motion. Roll call confirmed all approved in the affirmative. 9 aye, 0 nay, 0 abstain.

**B. Name:** Dwight & Jacqueline Gibson  
**Owners:** Jean Pattine  
**Property:** 611 Main Street **Block:** 906 **Lot:** 3  
**Action** Seeking a use variance from §Chapter 129-31-33 to allow of an existing  
**Desired:** nonconforming use, specifically the expansion of the living space on the first floor

Councilman Mills recused himself from this portion of the meeting. Mr. Dwight Gibson, applicant and Ms. Jean Pattine, property owner was sworn in to provide testimony for his application, as was his Planner, Ms. Leah Furey Bruder, PP, AICP, who was also recognized as an expert witness, and Mr. Rich Roy, Esquire, attorney for the applicant. Ms. Hack confirmed that all jurisdictional requirements have been met. Mr. Gibson talked about the type of business he runs and explains why the business he and Ms. Gibson own and operate will be a good fit for them to live and work simultaneously at 611 Main. He wishes to reverse the current floor plan and host the business upstairs along with visiting family or clients and the main living area downstairs. Testimony was given to state that the basement still houses the vault that was built for the bank and along with the attic will be used for storage. His planner explained this is an ideal concept for this property as its been on the real estate market for some time and selling as a commercial use would cause changes to the exterior to accommodate for ADA compliance and possibly losing the character and charm of the 1906 building and the size of the lot and parking (consists of 4 spaces). Both of those problematic scenarios are go away with the work-live space proposed. The second floor is actually a mezzanine area and is not designed to be used as a private apartment nor does it afford a private entryway. Ms. Furey Bruder provided Exhibits A1-A2 which demonstrate floor plans call for a renovation of the first floor Master Bath and open floor plan which are modern and functional for living space and compatible with the Master Plan and home occupancy use. Providing the use variance meets the goals and objectives if the small business neighborhood

as described in the Borough Code and Master Plan. The Gibson's will live and work at the property which assures property maintenance and neighborhood beautification which is all positive criteria. Mr. Gibson testified that he has minimal clients visit the current office in Paoli, PA and does not expect that to change in the future. However, when they do come to Mr. Gibson's office they travel long distances and 611 Main is ideal in that they can sleep at the property before returning home. Typically, his business results in him traveling to see clients. Negative criteria presented was the chance that the upstairs be sublet as a standalone apparent met and the removal of commercial use. Both of these items were resolved by testimony and a deed restriction agreeable by the applicant. Ms. Pattine testified that she uses the property in a very similar manner and does not see on site clients, just as Mr. Gibson proposed. Mr. Hanson and Ms. Lee agreed there is not detriment to the neighborhood or the zoning code except for the Neighborhood Business not allowing for a Home Occupancy. Mr. Gibson testified that he doesn't intend to rent out the upstairs and its for his sole use as a property and business owner, nor does he intend to re-zone the property. The Chairman opened the floor for public comment. No one came forth, therefore the Chairman closed the floor for public comment. With a motion from Mr. Threston made a motion to approve the application as submitted with all waivers, approvals and conditions deemed necessary and the understanding that the approval of this application does not guarantee constructions permits. Mr. Martin seconded his motion. Roll call confirmed all approved in the affirmative. 8 aye, 0 nay, 0 abstain.

#### **OLD BUSINESS:**

- A. Approval to Memorialize Resolution PB-2018-12 to Interpretation Hearing and Consideration of Section 128-12 Accessory Structure by Mr. Threston and seconded by Mr. Greenwood. Approved 8 ayes, 0 nay 0 abstain.

#### **COMMITTEE REPORTS**

- **Council Matters/Affordable Housing Update** – Mr. Mills reported the following:
  - County Clerk Tim Tyler was present at the September 18 Council meeting and gifted the Borough with the State of New Jersey newly official “Killed in Action” flag that will be flown at the War Memorial as of Veteran’s Day.
  - Affordable Housing: there has been positive movement and working toward end of year resolution.
  - Road Project: Bid opening for road project for Beechwood and Homewood Drives held Sept 13 resulted in a single bid and it was rejected. Will go back out to bid in time for spring.
  - Dog Park: Council representatives will meet with Dog Park group this week. Council will make a final recommendation to pursue with Master Plan review in October.
  - Memorial Park: Butch Bianchini continues to purchase playground equipment to make park improvements.
  - Police: two new officers to the Borough, Patrolman Michael Carr to start on or about October 9 and Patrolman Andrew Beuschel returned to the Borough September 20.
- **Environmental Commission** - Mr. Threston complimented Councilman Quinn in being helpful on working with the Green Team.
- **Minor Site Plan** – None.
- **Master Plan** – Mr. Gerkins was present to inform the Board of the process to accept the Master Plan Reexamination Report. Mr. Threston made a motion for the Master Plan

Reexamination Report Public Hearing to be heard at the October 23, 2018 Planning Board meeting. Mr. Martin seconded the motion. All approved in the affirmative.

**PUBLIC COMMENT** The Chairman opened the floor for Public Comments. No one came forth to speak therefore closing the public portion.

**ADJOURNMENT:** Motion to adjourn by Mr. Greenwood and seconded by Mr. Martin.

Respectfully submitted:



Michelle Hack Secretary  
RIVERTON PLANNING BOARD

Adopted on: October 23, 2018