

October 22, 2012
Special Meeting
7:00p.m.

STATEMENT:

PUBLIC NOTICE of this meeting pursuant to the Open Public Meetings Act has been given by the Riverside Township Planning Board in the following manner:

1. Posting written notice on the official bulletin board at the Township Municipal Building on October 19, 2012.
2. Written notice was delivered to the Burlington County Times and mailed to the Courier Post on October 19, 2012.
3. Filed written notice with the Clerk of the Township of Riverside on October 19, 2012.

The Regular Meeting of the Riverside Township Planning Board was held on the above date at the Riverside Municipal Building.

Roll Call: Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, Mr. Kenney and Chairman Kane. Mr. Epperly and Mr. Stottlemire were excused.

APPROVAL OF MINUTES:

Motion made by Mr. Hart and Mr. Kenney that the minutes of the August 13, 2012 Regular Meeting be approved as written.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – Ms. Carruthers.

Motion Carried.

RESOLUTIONS:

Motion made by Mr. Cicali and Mr. Daley that Resolution 2012-#10 be approved as amended.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – Ms. Carruthers.

Motion Carried.

Motion made by Mr. Cicali and Mr. Daley that Resolution 2012-#11 be approved as written.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – Ms. Carruthers.

Motion Carried.

NEW BUSINESS:

- 1) Elizabeth Tress Horton
Block 3205, Lot 9
Bulk Variance for Addition

Ms. Elizabeth Tress Horton, owner, came forward and was sworn in by Solicitor Brennan. Ms. Tress explained that she currently has an extremely small kitchen that she would like to bump out to meet the existing dining room.

Chairman Kane asked Mr. LaRossa to comment on the application. Mr. LaRossa indicated that the applicant seeks to expand her kitchen roughly two (2) feet by ten (10) feet. The property is located in the SD zoning district, which requires that a single-family structure meet the area and bulk requirements of the R-3 zoning district. As such, the residence is a permitted use, but several variances are required. The property does not meet the minimum lot size and lot width requirements, which are existing conditions, and the addition does not meet the minimum side yard setback requirement. Mr. LaRossa indicated that the structure is similar to others in the area, all of which are non-conforming. He also indicated that the proposed addition would simply meet with the side yard setback of the existing dining room.

Mr. Kenney asked why a variance was required since the area is full of houses that are small and situated on tight lots, and since it does not extend beyond the existing side yard setback. Mr. LaRossa indicated that the addition makes the structure more non-conforming and, as such, requires a variance.

Chairman Kane asked if there were any additional questions or comments from the Board. Hearing none, Chairman Kane opened the meeting to the public.

No Public Comment.

Motion made by Mr. Cicali and Mr. Hart to close public portion.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

Chairman Kane asked the Solicitor to review the application. Mr. Brennan indicated that the requested variances are “C” variances, and that the burden of proof is on the applicant to satisfy the positive and negative criteria and to show that the application can be approved without detriment to the community or zone plan.

Motion made by Mrs. Hatcher and Mr. Cicali to approve the variances.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

NEW BUSINESS:

The Board had a discussion on potential changes to the Land Use Ordinance, specifically Home Occupations.

ACTION:

None.

CORRESPONDENCE:

None.

PUBLIC PORTION:

No public comment.

Motion made by Mr. Daley and Mrs. Hatcher to close public portion.

Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

There being no further business, **motion made by Mr. Hart and Mr. Cicali that the meeting be adjourned, and so declared by Chairman Kane.**

Meghan Jack, Secretary