

February 13, 2012  
**Regular 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 January 15, 2012.
2. Written notice was delivered to the Burlington County Times and mailed to the Courier Post on January 15, 2012.
3. Filed written notice with the Clerk of the Township of Riverside on January 15, 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, Ms. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, Mr. Daley, Mr. Stottlemire and Mr. Kane. Ms. Carruthers arrived late.

**APPROVAL OF MINUTES:**

**Motion made by Mr. Hart and Mr. Epperly that the minutes of the January 9, 2012 Reorganization Meeting be approved as written.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**Motion made by Mr. Cicali and Mr. Daley that the minutes of the January 9, 2012 Regular Meeting be approved as written.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

## **RESOLUTIONS:**

**Motion made by Mr. Cicali and Mr. Stottlemire to adopt Resolution 2012-6 concerning the application of Potters House Ministry for Use Variance.**

**Ayes – Mrs. Jack, Mr. Cicali, Mrs. Hatcher, Mr. Epperly, Mr. Hart, Chairman Kane.**

**Nays – None.**

**Abstentions – Ms. Avery, Ms. Carruthers, Mr. Daley and Mr. Kenney.**

**Motion Carried.**

## **NEW BUSINESS:**

- 1) Carlos De La Roca  
415 Kossuth Street  
Block 3104, Lot 13  
Bulk Variance-Addition

Mr. Carlos De La Roca, Mrs. Laura De La Roca and Mr. Keith Wenner came forward as the applicants and all individuals were sworn in by Solicitor Edward Brennan. Mrs. De La Roca indicated that Mr. Wenner would serve as their translator if necessary.

Mrs. De La Roca explained that their application is for permission to construct a second story addition on their home since additional space is required for the family. Mrs. De La Roca indicated that there was already a second floor to the house, and Mr. Wenner clarified that the second floor does not extend over the existing kitchen, which is where the proposed addition is to be placed.

Mr. Stottlemire asked if the kitchen was part of the existing foot print of the house. Mrs. De La Roca indicated that it was, which Mr. Wenner confirmed. Chairman Kane asked if the existing roof is flat. Mrs. De La Roca indicated that it was, which Mr. Wenner confirmed.

Engineer Anthony LaRossa reviewed the Engineering Report, which indicated that the structure and lot were both legal non-conforming and, as such, a variance is required for the side yard setback in order to construct the addition.

Chairman Kane opened the application to the public.

No public comment.

**Motion made by Mr. Epperly and Mr. Cicali to close public portion.**

**Ayes – Mr. Cicali, Ms. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Stottlemire, Mr. Daley and Chairman Kane.**

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

Solicitor Brennan gave a summation of the items upon which the Board must vote.

Chairman Kane asked for a motion on the application.

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

**Ayes – Mr. Cicali, Ms. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley and Chairman Kane.**

**Nays – None.**

**Abstentions – Ms. Carruthers.**

**Motion Carried.**

- 2) Kevin & Jessica Silva  
505 Rancocas Avenue  
Block 1603, Lot 13  
Bulk Variance-New Home

Mr. Jeffrey Snow made his appearance as the attorney representing Mr. Kevin & Mrs. Jessica Silva. Solicitor Edward Brennan swore-in Mr. & Mrs. Silva as witnesses.

Mr. Snow explained that Mr. & Mrs. Silva are the contract purchasers of the lot and the current owner has signed consent for the application. The property is located in the R-1, single-family residential district and is a legal non-conforming lot. The lot is 80 feet and does not meet the zone requirement of 90 feet. However, the property meets the lot area requirement. The proposed structure will be a conforming structure. Thus, the only required variance that is for lot width.

Mr. Snow pointed out that a number of other lots on the block also do not meet certain area and bulk requirements. He further noted that the zone district does allow for the construction of single-family residences. Mr. Snow indicated that the requested variance is a minimal ten (10) feet variance from the Code. Therefore, there is no detrimental impact to the public good or upon the zone plan. Mr. Snow further suggested that the improvements, in fact, will enhance the property values of the other homes in the area.

Mr. Snow responded to the questions posed in the Engineer's Report. He indicated that the applicant was not requesting any other variances, that construction plans will be filed with the Construction Office and that the plans submitted are a representation of what the applicant intends to build.

Chairman Kane asked about the proposed height of the structure and whether or not the foot print proposed will remain the same. Mr. LaRossa testified that the proposed height will be 23.6 feet and that the home will probably have a smaller footprint, leaving a setback of fifteen (15) feet on each side.

Chairman Kane opened the meeting to the public.

No public comment.

**Motion made by Mr. Epperly and Ms. Cicali to close public portion.**

**Ayes – Mrs. Jack, Mr. Cicali, Ms. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Stottlemire, Mr. Daley, Chairman Kane.**

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

Chairman Kane asked Mr. LaRosa to comment on his report. Mr. LaRosa reviewed his comment letter with the Board. Among other things, he commented on the grading of the property, and indicated that the Applicants may be required to receive approval from the County Soil Conservation District. Mr. Snow indicated that the applicant will comply with all required outside agency approvals. Mr. Hart asked if the Applicants would be installing sidewalk. Mr. Snow indicated that there were no objections.

Solicitor Brennan provided a synopsis to the Board on the Land Use Law elements that pertain to the application at hand.

**Motion made by Ms. Carruthers and Mr. Cicali to approve the bulk variance.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**ACTION:**

No Action Items to address.

**CORRESPONDENCE:**

No Correspondence.

**OLD BUSINESS:**

Mrs. Jack reminded the Board of the Special Meeting on February 27, 2012 at 7:00 p.m.

**PUBLIC PORTION:**

Mrs. Leann Howell of 526 Filmore Street came forward and requested an update on the Hospital Site. Mrs. Jack provided an update.

**Motion made by Ms. Carruthers and Mr. Epperly to close public portion.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

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

---

Meghan Jack  
Secretary