

April 11, 2011
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 13, 2011.
2. Written notice was delivered to the Burlington County Times on January 13, 2011.
3. Filed written notice with the Clerk of the Township of Riverside on January 13, 2011.

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, Ms. Carruthers, Mr. Graf and Chairman Kane. Mr. Stottlemire and Mr. Kenney were excused.

APPROVAL OF MINUTES:

Motion made by Mr. Hart and Mr. Epperly that the minutes of the March 14, 2011 Regular Meeting be approved as written.

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

Nays – None.

Abstentions – None.

Motion Carried.

RESOLUTIONS:

Motion made by Mr. Epperly and Ms. Hatcher to adopt Resolution 2011-7 concerning the application of Christopher Marter for a Bulk Variance.

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

Nays – None.

Abstentions – None.

Motion Carried.

NEW BUSINESS:

- 1) Vincent and Kimberly Giglio
801 S. Chester Avenue
Block 2506, Lot 19
Technical Review-Garage

Ms. Jack stated that she failed to place a request for a technical review on the agenda and asked if the Board would approve the request pending review and approval by the members of the technical review committee. The applicant seeks to construct a two-car garage, but already has a shed on the property.

Motion made by Ms. Carruthers and Mr. Hart to approve the technical review pending the review and approval of the members of the technical review committee.

Before a vote was cast, concerns were raised regarding the fact that it is believed that there is an attached garage on the property. With such a question, Chairman Kane cautioned that the matter should be reviewed by the TRC and brought to the Board at the meeting in May.

Ms. Carruthers and Mr. Hart withdrew their motion.

ACTION:

No Action Items to address.

CORRESPONDENCE:

No Correspondence.

PUBLIC PORTION:

Judy Kirchner of 123 Kossuth Street came forward to speak regarding the Teicher Redevelopment Project. Ms. Kirchner asked for a status on the project.

Mrs. Jack explained that they have approvals from the Board for Phase I construction of 24 two-family units, for which permits have not been issued, and a demolition permit for the Hospital site.

Ms. Kirchner expressed her opinion and cautioned that she does not believe that Mr. Teicher is a good partner in redevelopment.

Chairman Kane responded with a couple of comments:

- 1) The Board has limited involvement with redevelopment projects after approval;
- 2) He learned of the problems at the Hospital Site last week and is just as concerned;

- 3) The Developer may be limited to a time period of two years in which he must act upon any Board approval(s), which the Solicitor can review;
- 4) If and when Mr. Teicher comes before the Board again to continue the project, he would not be able to continue or move forward without compliance;
- 5) Once hazardous materials are found, everything ceases so that the State can assure that there are no additional hazards.

Mrs. Hatcher also commented that the Township Committee never expected this, a statement with which Ms. Kirchner concurred. Mrs. Hatcher further explained that the Committee knew of the concerns from Ms. Kirchner and a few other property owners regarding potential structural damage and dust, but that the Committee did not know and never foresaw the events that have transpired.

Ms. Jack also added that the Township has been given limited information on both the investigation itself and any findings, but that as soon as information is available it will be disseminated to the public, particularly the homeowners adjacent to the Hospital Site, either via letter or public meeting.

Ms. Kirchner asked that it be disseminated both ways.

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

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

Nays – None.

Abstentions – None.

Motion Carried.

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

Meghan Jack
Secretary

