

April 8, 2013
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 23, 2013.
2. Written notice was delivered to the Burlington County Times and mailed to the Courier Post on January 23, 2013.
3. Filed written notice with the Clerk of the Township of Riverside on January 23, 2013.

The Regular Meeting of the Riverside Township Planning Board was held on the above date at the Riverside Municipal Building and called to order by Chairman Kane.

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

APPROVAL OF MINUTES:

Motion made by Mr. Hart and Mr. Stottlemire that the minutes of the March 11, 2013 Regular Meeting be approved as amended.

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

Nays – None.

Abstentions – None.

Motion Carried.

OLD BUSINESS:

Chairman Kane welcomed Ed Fox from Burlington County to discuss the Land Use Code. Chairman Kane thanked him for all of the work that he has done on the Ordinance.

Mr. Fox distributed a Riverside Township Land Use Plant Element and a Riverside Township Draft Land Use Plan Proposed Zoning to the members of the Board. These documents have been attached to the minutes for reference.

Mr. Fox began with the Plan Element and explained that there goals and objectives and recommended changes to the zoning districts, including future zoning recommendations. Mr.

Fox further explained the difference between area in need of rehabilitation and redevelopment, specifically that eminent domain is permitted in a redevelopment area only, but that both are important tools in the overall revitalization process. Uses of current zoning districts were discussed, particularly where twins and apartments are located, as well as the recommendation for the addition of an R-4 zoning district.

Mr. Fox then discussed the Proposed Zoning. Mr. Fox discussed his recommended changes for each of the zones and how those changes correlate to conformity. At present, there are a large number of lots that do not conform to the area regulations due to lot width. If the width requirements were lessened, the number of properties in compliance increases exponentially. Mr. Fox illustrated this on various mappings.

Mr. Fox moved back to a discussion on allowable uses in the zoning districts, which are broken down into lodging uses, civic uses, commercial uses, offices uses, industrial uses and conditional uses. Mr. Fox proceeded through the uses to highlight his recommendations for permitting various uses that are not currently permitted, as well as a discussion on the continuation of certain allowable uses. Various uses were discussed through the use of tables that serve to illustrate where uses should be continued, discontinued or added.

Upon conclusion of these discussions, Mr. Fox indicated that he would make changes to the draft documents based upon these conversations and be prepared for attendance next month.

CORRESPONDENCE:

No correspondence.

PUBLIC PORTION:

No public comment.

Motion made by Mr. Kenney and Mr. Ciciali to close public portion.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Hart, Ms. Avery, Mr. Stottlemire, 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