

May 13, 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 (7:30), Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Kenney and Chairman Kane. Mrs. Hatcher was excused.

APPROVAL OF MINUTES:

Motion made by Mr. Kenney and Mr. Hart that the minutes of the April 8, 2013 Regular Meeting be approved.

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

Nays – None.

Abstentions – Ms. Carruthers.

Motion Carried.

NEW BUSINESS:

The Polino technical review for the installation of a second accessory structure was discussed.

Motion made by Mr. Kenney and Mr. Epperly that the Polino technical review be approved.

Ayes – Mrs. Jack, Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, 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 indicated that he left a message with Mr. Cappelli, who did not have an opportunity to get back to him. The email concerned tattoo parlors and adult uses. Mr. Fox indicated that he did not believe tattoo parlors violate freedom of speech and that adult uses can be allowed provided that they are done so in accordance with NJ State Statute, which means they would not be able to be located anywhere within town.

Mr. Fox moved to discuss the following elements of the plan:

1) Executive Summary and Goals:

Mr. Fox discussed the items contained within the summary and goals. A short conversation ensued on the delineation of the zoning areas throughout town.

2) Redevelopment and Rehabilitation:

Mr. Fox indicated that this section 1) Swampoodle – Rehabilitation; 2) Seagull Lighting – Redevelopment; 3) Diocese (idol Churches) – Redevelopment/Rehabilitation. Mr. Fox cautioned that this document will not discuss what should be done with the property, but rather the needs of the area. Mr. Fox indicated that he would also discuss the existing plans and the status. Mrs. Jack discussed the status of the three development projects.

3) Home Occupations:

Ask three (3) questions:

- a) Which uses are compatible;
- b) Where are they compatible;
- c) How to ensure that they are compatible;

Mr. Fox indicated occupations that are generally approved as home occupations. For example, administrative services, construction services, culture related services, household care services, information services, personal care services, professional services. Mr. Fox provided a table in which uses that are recommended to be deleted are struck through with a line, while those that are recommended as an addition are underlined. Mr. Fox proceeded to discuss the items that are recommended for continued inclusion in the Code as well as those that should be removed or altered. It was recommended that only one home occupation be permitted per dwelling and that only one vehicle be permitted per home. Mr. Fox also indicated that the MLUL does not allow zoning by ownership. It was also noted that a recommendation on driveways was requested. Mr. Fox discussed the hours of operation that are to be considered, and it was noted that it should be compatible with the Noise Ordinance. Deliveries were discussed, and it was noted that one delivery per day should be allowed. Mr. Fox also recommended that there be no wholesale or retail trades allowed, meaning that other people's goods cannot be sold. Mr. Fox proceeded to a discussion of parking requirements. Mr. Fox indicated that he would recommend an application form to be used to determine whether or not a home occupation is permitted in a particular zone.

Chairman Kane clarified that existing businesses are grandfathered in, to which Mr. Fox indicated that they would be.

4) Conditional Uses:

Mr. Fox proceeded with a discussion on the following:

- 1) The need for a width for Townhomes.
- 2) The section regarding the setbacks for Townhomes requiring them to be set further back than homes should be removed.
- 3) The section regarding parking for Townhomes.
- 4) The section on apartments over first floor commercial prohibits market rate apartments, which was removed under round three of COAH.
- 5) Recommended to allow bed and breakfast lodgings in certain zones.
- 6) Recommends changes for schools and institutions.
- 7) Recommended to leave microwave and cellular towers as is, as well as auto requirements.

Mr. Kenney provided comments indicating that the Township has its own public library and that the majority of the fields listed for the Board of Education are actually owned by the Township.

Mr. Fox indicated that he will highlight changes and provide that document to Mrs. Jack. Mr. Fox also provided his email for use in the event that there are additional questions and/or comments.

Chairman Kane thanked Mr. Fox for his work on these documents.

ACTION:

Motion made by Mr. Epperly and Mr. Kenney to approve a Stream Encroachment Permit extension request for 55 & 57 Polk Street through June 30, 2015 in accordance with the Permit Extension Act and as approved by DEP.

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

Nays – None.

Abstentions – None.

Motion Carried.

CORRESPONDENCE:

The correspondence from Clear Wireless was discussed. Mrs. Jack indicated that the letter had been reviewed by both the Solicitor and Engineer and it appeared that there was sufficient cause and evidence to approve the request to install a slightly large antenna than current housed on the roof of 1 N. Pavilion Avenue.

PUBLIC PORTION:

No public comment.

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

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

Nays – None.

Abstentions – None.

Motion Carried.

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

Meghan Jack, Secretary