

January 9, 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 13, 2011.
2. Written notice was delivered to the Burlington County Times and mailed to the Courier Post 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. Daley, Mr. Kenney and Mr. Kane. Mr. Stottlemire was absent.

**APPROVAL OF MINUTES:**

**Motion made by Mr. Epperly and Mr. Hart that the minutes of the December 12, 2011 Regular Meeting be approved as written.**

**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.**

**RESOLUTIONS:**

**Motion made by Mr. Cicali and Mr. Epperly to adopt Resolution 2012-5 concerning the application of Sebastian Yildiz for Bulk Variances.**

**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) Potters House Church and Ministry  
One Pavilion Avenue  
Block 602, Lot 2  
Use Variance

Mr. Jeffrey Snow came forward as the attorney representing the Potters House Church and Ministry and introduced Mr. Wellington DaSilva and his translator Ms. Cristinne Saltler. Solicitor Caitlin Fletcher swore Pastor DaSilva and Ms. Saltler in as witnesses.

Mr. Snow explained that the Potters House Church and Ministry was before the Board for a site plan waiver and use variance to operate the Church from the Watchcase Building located at 1 N. Pavilion Avenue. The Watchcase Building is located in the SD zoning district, which does not allow Churches as either a principal or a conditional use. The application provides details on the hours of operation and proposed uses during the hours specified. Parking is addressed in the application, as well as in the Engineering letter. There are 24 spaces on Pavilion Avenue, 15 spaces behind the Watchcase building and 37 spaces in the public lot across from the Watchcase Building. The proposed use is during non-peak hours on weekends and night, which will not interfere with parking for the businesses and the Watchcase employees.

Mr. Snow further explained that there is a need in the Township for a Church that serves the Brazilian Community. In accordance with the Municipal Land Use Law, a Church is an inherently beneficial use and the operation of a Church from the Watchcase Building would have no detrimental impact upon the Community or its zone plan.

Mr. Cicali asked if there is anticipated growth of the congregation and how that would impact the occupancy of the space. Mr. Snow asked Mr. DaSilva what would be the maximum number of members in the congregation. Mr. DaSilva indicated that they cannot have more than 86 members in the space. Chairman Kane asked Mr. LaRossa how many parking spaces would be required for 86 members. Mr. LaRossa indicated that 28-30 spaces would be required for 86 members. Mr. Snow indicated that there are currently 39 spaces available during the off-peak hours. Chairman Kane stated that the building is slated for redevelopment and, if his recollection of the plans is accurate, some of the spaces included in the count are part of the redevelopment project. Mr. Snow indicated that the spaces directly behind the building are for the Watchcase Building and are not included in the redevelopment parking counts.

Chairman Kane asked Mr. DaSilva if he is licensed by a denomination. Mr. DaSilva indicated that he was. Chairman Kane asked by what Authority. Mr. DaSilva indicated that it was by the Brazilian Convention of Churches. Chairman Kane asked if he had a card. Mr. DaSilva presented a card to Chairman Kane, which indicated that he is a part of the Assembly of God Churches.

Chairman Kane asked Mr. DaSilva if the intended to offer any language classes. Mr. DaSilva indicated that they likely would offer language classes during the Wednesday night bible study and possibly on Sundays after services, if there was a need. Mr. Snow also suggested that there

may be a need for reverse classes to teach Spanish to those who only speak English. Chairman Kane asked Mr. DaSilva if they would use the River Line to attract members and if he is aware of any other towns with the targeted population. Mr. DaSilva indicated that they would and that there is a presence in Delran, Edgewater Park and Burlington City. Chairman Kane cautioned that if the Church fulfills a growing need that they may experience significant growth. Mr. DaSilva indicated that they cannot go beyond 86 and still use the space, but that if the membership grew to upwards of 80 that they would split the services and may even look to hold the services elsewhere while keeping the bible study and any language classes in the Watchcase. Mr. Snow added that the current lease is for a period of one year, so they have the option of moving elsewhere if they outgrow the space quickly.

Mrs. Hatcher asked Mr. DaSilva if he had reached out to any of the local Churches, as some of them currently hold Spanish services, so there may not be such a need to fulfill since both the Portuguese and Brazilian communities currently have service options. Mr. DaSilva indicated that he is aware of these options, but one of the main reasons that he wants to open this branch of the Church is because many of the same people who currently attend these services have indicated that they do not truly identify with the established Churches in the Community. Mrs. Hatcher questioned as to whether or not a school had ever operated from the Watchcase. Mrs. Jack indicated that prior to her arrival, a school had operated from the space without approvals.

Chairman Kane indicated that there is a Tri-County group of ministers that meets regularly and asked Mr. DaSilva if he plans on contacting the group. Mr. DaSilva indicated that he would and that he would even like to do a convention with all of the Ministers and Churches in the area. Mr. Hart asked Mr. DaSilva if he was aware that his license expired in a week. Mr. DaSilva indicated that he was and that there is a Convention in January during which his license will be renewed.

Chairman Kane asked Mr. LaRossa to review his Engineer's Report. Mr. LaRossa indicated that the applicant is seeking a Site Plan Waiver. He further indicated that there is no need for a site plan inasmuch as the building is an existing site. Mr. LaRossa further indicated that the zoning for this area does not allow for the use of a Church as a Principal Use, or even a Conditional Use, which other areas allow. In addition, 40 parking spaces are required, which Mr. Snow has already addressed.

Chairman Kane opened the meeting to the public.

Richard Horton of the Riverside Fire Department came forward and suggested that information be provided on the hours of occupancy in the event of an emergency so that ingress and egress patterns were well established.

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

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

Mr. LaRossa also addressed the issue of a liquor license within 200 feet of the building. Mr. Snow indicated that there are currently no licenses operating within 200 feet and that the applicant would not object to the operation of an establishment with a license within 200 feet.

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

Mr. Snow concluded by stating that the operation of a Church is an inherently beneficial use that promotes the general welfare of the Community. In the case of Riverside Township, Churches are permissible as Conditional Uses in all other zone areas and the SD area should be no different. In addition, Mr. Snow indicated that if the congregation grew beyond 86 members, the Church would find an alternate location.

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

**Ayes – Mr. Cicali, Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, Mr. Kenney, Chairman Kane.**

**Nays – None.**

**Abstentions – Mrs. Jack, Mrs. Hatcher.**

**Motion Carried.**

**Motion made by Mr. Kenney and Mr. Epperly to approve the site plan waiver.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**ACTION:**

No Action Items to address.

**CORRESPONDENCE:**

No Correspondence.

**OLD BUSINESS:**

Mrs. Jack provided an update on the Master Plan Reexamination Report stating that Mr. Fox from the County would be in attendance at the February Board meeting to discuss the process and moving forward with the revision to the Land Use Ordinance. If, however, there were too many applications on the February agenda, we would look to schedule an alternate meeting.

Chairman Kane added that he distributed copies of the zoning map from the Planner and the alternative suggested by Mr. Cicali.

**PUBLIC PORTION:**

No public comment.

**Motion made by Mr. 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. Kenney, Chairman Kane.**

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

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

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Meghan Jack  
Secretary