

March 14, 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. Stottlemire, Mr. Graf, Mr. Kenney and Chairman Kane.

APPROVAL OF MINUTES:

Motion made by Mr. Cicali and Ms. Carruthers that the minutes of the February 14, 2011 Regular Meeting be approved as written.

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

Nays – None.

Abstentions – Mr. Kenney.

Motion Carried.

RESOLUTIONS:

Motion made by Ms. Carruthers and Mr. Epperly to adopt Resolution 2011-6 concerning the application of Libby DeLuca for Subdivision, Waivers and Bulk Variances.

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

Nays – None.

Abstentions – Mr. Kenney.

Motion Carried.

NEW BUSINESS:

- 1) Christopher Marter
220 Hooker Street
Block 2506, Lot 17
Bulk Variance(s) – Pole Barn

Mr. James Atkinson of 609 Bridgeboro Street came forward and was sworn in by Solicitor Cappelli. Mr. Atkinson explained that he is here again to seek an amendment to the resolution previously approved by the Board for the erection of pole barn, as they now need a structure height of twenty-five (25) feet as opposed to seventeen (17) feet.

Solicitor Cappelli asked Mr. Atkinson to clarify why the additional height was needed. Mr. Atkinson stated that they need thirteen (13) feet doors in order to get the motor home in the building, which would necessitate seventeen (17) foot walls and an overall structure height of twenty-five feet for the proper roof pitch to handle loads and runoff.

Engineer LaRossa asked Mr. Atkinson if the structure is a prefabricated structure. Mr. Atkinson indicated that it is.

Mr. Stottlemire asked Mr. Atkinson how the additional eight (8) feet affects the surrounding views. Mr. Atkinson indicated that it would not affect the views, as it is behind the house. Mr. Atkinson did, however, offer that one resident was concerned about the loss of shade due to the necessary removal of the trees, but that he informed her that the construction of the garage would result in increased and/or additional shade.

Mr. Kane asked Mr. Atkinson to comment on the size of the property, stating his belief that it was a large property. Mr. Atkinson concurred, stating that there is plenty of room and that the garage will cost around \$90K, which is more than the house cost. Mr. Kane asked Mr. Atkinson if the garage would be built across the entire back of the property. Mr. Atkinson indicated that it would.

Richard Marter of 11 E. Washington Street was sworn in by Solicitor Cappelli. Mr. Marter indicated that they are spending a great deal on the property and that they intend to eventually put electric and plumbing in the structure. Mr. Marter reiterated that the additional height is required so that they can get the motor home into the garage, and that the neighbor most affected is the one that backs up to the property.

Mr. LaRossa asked Mr. Marter if there was any screening along the back of the property. Mr. Marter indicated that there was bamboo and the neighbor's fence, which is eight (8) feet high, but not continuous. Mr. LaRossa asked Mr. Marter if there was any screening on the sides of the property. Mr. Marter indicated that there was nothing to the left, but that there are two (2) trees to the right. Mr. LaRossa asked if those trees would be removed. Mr. Marter indicated that they would.

Mr. Marter asked if they would be required to remove the sheds immediately. Mrs. Jack indicated that the sheds could remain until such time that the construction was complete and the occupancy inspection scheduled.

Mr. LaRossa asked Mr. Marter if they still intended to install a driveway. Mr. Marter indicated that they would like to expand the driveway and questioned whether or not they needed permission. Mr. LaRossa responded no, but that they may need to come back to the Board for additional approvals, specifically percentage of coverage. Mrs. Jack clarified that they would need approval if they were disturbing the right-of-way for the driveway apron, but that they would not need to come back to the Board unless they were going to exceed 80% of impervious surface. The current application stands at 50%, so it is unlikely they will exceed the 80%.

Mr. Kane asked Mr. Marter and/or Mr. Atkinson to comment on how this project enhances the neighborhood. Mr. Marter indicated that the construction of the garage would allow for them to store all of the vehicles in the garage rather than on the property. Mr. Atkinson added that it would also remove vehicles from the street, which will allow for more parking for the neighbors.

Chairman Kane opened the application to the public.

No public comment.

Motion made by Mr. Kenney and Mrs. Hatcher to close public portion.

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

Nays – None.

Abstentions – None.

Motion Carried.

Before a motion was brought to the floor, Solicitor Cappelli reiterated that the Board would be voting on bulk variance requested, in which they seek a structure height of twenty-five (25) feet where fifteen (15) feet is permitted.

Motion made by Mr. Epperly and Mr. Stottlemire to approve the bulk variance.

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

Nays – None.

Abstentions – None.

Motion Carried

ACTION:

No Action Items to address.

CORRESPONDENCE:

No Correspondence.

PUBLIC PORTION:

No public comment.

Motion made by Ms. Carruthers and Ms. Hatcher to close public portion.

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

Nays – None.

Abstentions – None.

Motion Carried.

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

Meghan Jack
Secretary