

May 9, 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, Mr. Graf, Mr. Kenney and Chairman Kane. Mr. Stottlemire and Ms. Carruthers were excused.

**APPROVAL OF MINUTES:**

**Motion made by Mr. Cicali and Ms. Hatcher that the minutes of the April 11, 2011 Regular Meeting be approved as written.**

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

**Nays – None.**

**Abstentions – Mr. Kenney.**

**Motion Carried.**

**RESOLUTIONS:**

**None**

**OLD BUSINESS:**

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

Mr. Giglio came forward and was sworn in by Solicitor Cappelli. Mr. Giglio stated that he would like to erect a second garage on his property. He distributed pictures to the Board

members that detailed the type and location of structure that he would like to erect, which were marked as exhibits by the Solicitor,. Mr. Giglio indicated that the structure would be the same color and would have the same roof as the principal structure.

Mr. Kane asked Mr. Giglio to confirm that his property presently hosts a garage attached to the principal structure and a shed. Mr. Giglio confirmed. Mr. Kane asked Mr. Giglio to explain why there is a need for the second garage. Mr. Giglio indicated that he would like to eventually convert the attached garage into living space, but for the time being he has an antique car and trailer that he needs to store in the new garage, as the attached garage contains the two primary cars of the family.

Mr. LaRossa asked Mr. Giglio if there is already a curb cut. Mr. Giglio indicated that there was. Mr. Kane asked of what material the driveway would be constructed. Mr. Giglio indicated that he intends to use stone.

Mr. Kenney stated that he has viewed the lot and believes that it is large enough to encompass a second structure and that the location would be inconspicuous enough. Mr. Kenney, however, questioned whether Mr. Giglio would need any County approvals for the driveway since it fronts on Chester Avenue. Mrs. Jack indicated that he would not since the curb cut is pre-existing.

Mr. Hart stated that he too has viewed the property and that it is well maintained and that the structure would fit in with both the current structures on the property and the neighborhood. In addition, it would take cars off of the street.

Chairman Kane asked Mr. Cappelli to comment on whether or not there currently exists one or two accessory structures on the lot. Mr. Cappelli indicated that there is one, the shed, as the existing garage is part of the principal structure.

In closing, Mr. Giglio indicated that he had spoken to the owner of the neighboring lot, Mr. D'Agostino, who had no issue with the garage.

Chairman Kane opened the application to the public. There were no comments.

**Motion made by Mr. Graf and Mr. Epperly to close public portion.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**Motion made by Mr. Epperly and Mr. Graf to approve the technical review.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**NEW BUSINESS:**

- 1) Karen Lightfoot  
Scott Street  
Block 905, Lot 12  
Conditional Use Approval

Mr. Cicali recused himself from the application due to a tax appeal.

Karen Sue Lightfoot and Kenneth Eugene Lightfoot of 80 Ember Lane Willingboro, NJ were sworn in by Solicitor Cappelli.

Chairman Kane asked if the application was complete. Mr. LaRossa indicated that he received additional information and that other items would require testimony by the applicants.

Chairman Kane asked if the required notices were made. Mrs. Jack and Mr. Cappelli both indicated the yes.

Mrs. Lightfoot came forward and indicated that as a school teacher in the public school system she has a vision to get children into a community setting that would focus on health, fitness and strengthening families. This project would entail the establishment of a coffee house, arts studio, fitness studio, cinema, religious services and food and clothing pantry. Mr. Lightfoot indicated that they have established relationships and would like to work with other Churches and Pastors in the area.

Chairman Kane opened the application to questions.

Mr. Cappelli asked if they were affiliated with a Church. Mrs. Lightfoot indicated that they are licensed Ministers affiliated with the United Christian Church & Ministerial Association.

Chairman Kane asked if they had any other established centers. Mrs. Lightfoot indicated that they did not.

Mr. Lightfoot indicated that they were also certified Health Ministers. Mr. Cappelli asked what that meant. Mrs. Lightfoot indicated that she and her husband had formal education on natural ways of eating that promoted health and wellness.

Mrs. Hatcher asked Mrs. Lightfoot what and where she taught. Mrs. Lightfoot indicated that she is a Physical Education teacher at BCIT.

Mr. Epperly asked if there were plans for 46 Scott Street. Mrs. Jack indicated that the Lightfoots had submitted two use applications, one of which was for a fitness studio, which is an approved use. The other application was denied, as it contained uses that required conditional use approval.

A discussion ensued among the professionals and the Board, which ultimately led to the conclusion that the hearing on the application could not continue. The following is a summation of the reasons:

- 1) All of the uses applied for are primary uses. As such, the applicant has not indicated the reason(s) they are before the Board.
- 2) The for-profit versus non-profit status of the Applicant is not clear.
- 3) Proper notice was not served to 23 Scott Street.
- 4) Applicant must be represented by an attorney, as the application may require variance in addition to conditional use approval.

The hearing was continued.

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

Mr. Kane asked if there was anyone present regarding the application. There was not.

Mr. Kenney explained that the applicant has erected two storage pods on the property for their business. Mr. Kenney stated that this application was a no brainer and that he was embarrassed to have bothered the owner, as the property is well maintained and the pods are located in a proper area and have a purpose to the business.

Mrs. Jack explained that the code does not permit more than one accessory structure per lot in a residential business, in which the property is located, and that, as such, a technical review is required.

Mr. Kane indicated that they spoke with two women on-site who indicated that the pods were needed for the storage of additional equipment.

Mrs. Hatcher added that the issue of the pods was actually brought to the attention of the Township by residents in the area.

Mr. Kenney again reiterated that he was embarrassed that the matter was before the Board and urged that the application be approved.

Chairman Kane opened the application to the public. There were no comments.

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

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

**Motion made by Mr. Kenney and Mr. Epperly to approve the technical review.**

**Ayes – Mrs. Jack, Mr. Cicali, Ms. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, 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 Mr. Cicali and Mrs. Hatcher to close public portion.**

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

**Nays – None.**

**Abstentions – None.**

**Motion Carried.**

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

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Meghan Jack  
Secretary