

March 11, 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, Mrs. Hatcher, Mr. Epperly, Mr. Hart, Ms. Avery, Ms. Carruthers, Mr. Daley, and Chairman Kane. Mr. Stottlemire and Mr. Kenney were excused.

APPROVAL OF MINUTES:

Motion made by Mrs. Hatcher and Mr. Daley that the minutes of the February 11, 2013 Regular Meeting be approved as amended.

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

Nays – None.

Abstentions – None.

Motion Carried.

RESOLUTIONS:

Motion made by Ms. Carruthers and Mr. Cicali that Resolution 2013-#5 be approved as amended.

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

Nays – None.

Abstentions – None.

Motion Carried.

NEW BUSINESS:

- 1) Riverside Board of Education
Construction of Temporary Classroom Units

Scott Schumway, Elementary School Principal, and Scott McLaughlin, Project Manager from Garrison Architects, came forward on behalf of the Riverside Board of Education and were sworn in by Solicitor Cappelli.

Mr. Schumway explained that the Board of Education plans to construct temporary classroom units using a total of eight trailers to create four classrooms for the early childhood program. The units would be constructed on the existing parking lot at the corner of Grant and Paine Streets and would include an adjacent play area. Additionally, the existing tennis courts would be converted into a parking lot.

Members of the Board expressed concern over the location of the units and the impact they would have on traffic during drop-off and pick-up and parking, particularly for the residents on Paine Street. Mr. Schumway indicated that pick-up and drop-off would take place on Paine Street and currently coincides with the start and end times of the K-12 programs. When asked, Mr. Schumway indicated they could look at staggering the start times for the program, but would have to be mindful of the contract with the teachers, as well as the fact that a later start time may inconvenience parents.

Mr. McLaughlin discussed the possibility of moving the units to another location, explaining that the physical constraints of the school grounds make it impossible to construct the units elsewhere. Chairman Kane indicated that he is familiar with neither the geography of the school site, nor the programs, and asked Mr. Schumway to comment on both. Mr. Schumway indicated that the current Early Childhood (EC) Program is located within the existing elementary school buildings, which has resulted in overcrowding. The BOE has received funding specifically allocated for the EC Program and the construction of these units off-site would virtually eliminate the overcrowding. This is not an expansion, but is rather a relocation, of the existing EC Program.

Mr. McLaughlin further explained that the four classrooms would be constructed of eight prefabricated trailers that would be assembled on-site and contain all the amenities of a typical Pre-K classroom. These classrooms must meet the Uniform Construction Code standards for all trades and, as such, would require a foundation to which the trailers would be tied, preventing wind damage, as well as a fully-monitored fire system.

Members of the Board reiterated their concern about parking, indicating that the location of the trailers will create a problem for residents who live on Paine Street due to the fact that staff parking will utilize the limited on-street parking on Paine Street. In addition, members of the Board expressed their belief that it is highly unlikely that staff nor students will utilize the new

parking lot that will be created on the tennis courts due to its remote location. Mr. Schumway indicated that he has spoken with the SRO who will be reviewing the traffic and parking for the project and that he will advise the Board and Superintendent of the concerns. Chairman Kane also suggested that the Board might want to consider conducting a traffic study of the area. Mrs. Jack indicated that there may be one on file from a prior grant application.

Mrs. Jack asked the Engineer and Attorney to comment on the fact that the proposed ramp from the units encroaches on the adjacent property. Both Mr. Cappelli and Mr. Darji indicated that there are no concerns at this time due to the fact that the BOE owns the adjacent property.

Mr. Schumay concluded his testimony by indicating that: 1) the play area would not be fenced in, but it can be considered; 2) the lighting of the site would be such that it would not cause a nuisance to the neighboring property; 3) there would be no nurse on site, as parents of sick children would be contacted to come retrieve them due to the fact that the program is non-compulsory; and 4) that the security of the units would be set the same as within the other school buildings.

Chairman Kane opened the meeting to the public.

Richard Horton of 412 Heulings Avenue came forward as a representative of the Fire Department and as a Grandparent. As a representative of the Fire Department, he indicated there are no concerns since the units must adhere to the regulations of the Fire Code. As a Grandparent, however, Mr. Horton indicated that he believes the location of the units should be moved to the football practice field so that traffic and parking would not be adversely impacted. Mr. McLaughlin indicated that it would be cost prohibitive to use that location due to the drainage issues of the field.

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

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

Nays – None.

Abstentions – None.

Motion Carried.

Mr. Schumway and Mr. McLaughlin thanked the Board for its time and comment.

CORRESPONDENCE:

No correspondence.

PUBLIC PORTION:

No public comment.

Motion made by Mr.Cicali and Mr. Epperly to close public portion.

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

Nays – None.

Abstentions – None.

Motion Carried.

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

Meghan Jack, Secretary