

July 8, 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 (7:20), Mr. Daley, Mr. Kenney and Chairman Kane. Ms. Carruthers and Mr. Stottlemire were absent.

APPROVAL OF MINUTES:

Motion made by Mr. Epperly and Mr. Kenney that the minutes of the May 13, 2013 Regular Meeting be approved as amended.

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

Nays – None.

Abstentions – Mrs. Hatcher and Mr. Daley.

Motion Carried.

OLD BUSINESS:

Chairman Kane stated that the professionals were asked to be in attendance at the meeting in order to provide review and comment on the final draft of the 2025 Land Use Plan Element.

Mr. Fox indicated that he would like to go page by page through the document, so as to allow for a thorough review. Chairman Kane agreed, but asked for clarification on process going forward. Mr. Fox explained that the Master Plan Reexamination Report adopted last year indicated the Land Use Plan Element needed to be brought up-to-date, which is the exercise in which the Board is currently engaged. Following this final review, the Board will be prepared to hold a public hearing on the proposed plan. Mr. Fox concurred with Chairman Kane that the plan will then be used as the foundation for making changes to the Land Use Code.

The members then conducted a page-by-page review of the proposed 2025 Land Use Plan Element document, and the following comments were offered:

Page 2 - Franklin Street changed to Zurbrugg Way.

Page 3 – Vogelsburg changed to Fogelsburg; Franklin Street changed to Zurbrugg Way; Franklin Street changed to Lafayette Street; Riverdale changed to Greenwood Section.

Page 6 – A discussion ensued on whether or not to prohibit any additional drive-through banks. It was the consensus of the Board to remove the language prohibiting any additional drive-through banks. It was determined, however, to prohibit drive-through eating establishments.

Page 12 – Chairman Kane asked about the amendment of the redevelopment needs study and plan by the governing body. Mr. Fox clarified that this was essentially the function that was being performed with the review of the proposed plan.

Page 13 – Mr. Fox explained that the R-4 neighborhood zone district was created in the lower avenues and some changes were made to Swampoodle zoning district.

Page 14 – Chairman Kane again asked about the willingness of the governing body to investigate a few other areas for redevelopment or rehabilitation; Mr. Fox indicated that it was the 3 specific areas including Swampoodle (rehabilitation), Seagull Lighting (redevelopment) and the Diocese vacant church properties (rehabilitation/redevelopment). Committeewoman Hatcher indicated that she foresees no objection from the Township Committee.

Page 17 – Mr. Fox pointed out that the map on this page counted twins, townhomes, multi-family and mapped them.

Page 19 – Bridgeboro Road changed to Bridgeboro Street

Page 20 - Discussion ensued on whether or not there should be an allowance for a second driveway on corner properties. Mr. Fox indicated that the number of driveways can be regulated by Code, as the Land Use Plan Element comments were merely suggesting that standards for driveways be established.

Page 21 – Mr. Fox indicated that the added sections further explained why specific changes were recommended.

Page 22 – Vogelsburg changed to Fogelsburg. Grammatical changes were noted .

Page 23 – Grammatical changes were noted.

Page 24 – Ms. Jack will provide unit counts on the various redevelopment projects. Mr. Fox noted that the front yard setbacks will have a minimum and maximum in order to prevent parking within the front yard setbacks.

Page 26 – Chairman Kane questioned the ability to have a home occupation in an apartment in the C-1, but not the C-2 zone districts. Mr. Fox recommended that the regulations be uniform in the Commercial Districts.

Page 28 – Mr. Fox noted that catering is now permitted.

Page 29 – Grammatical changes were noted.

Page 30 – The Zoning Board of Adjustment designation should be changed to the Joint Land Use Board in order to avoid confusion and conform to the MLUL.

Page 32 – A discussion ensued on the number of non-passenger vehicles permitted. It was decided to change the language to state that there should be one vehicle per employee and to remove the remainder of the language.

Page 33 – Chairman Kane questioned the number of vehicles for clients or customers and how that would be regulated or enforced. Solicitor Cappelli indicated that it would likely arise from a neighbor complaint and would be a simple investigation with results.

Page 35 – Chairman Kane questioned the ability under the MLUL for seniors to rent rooms and whether or not we want to publicize. Mrs. Hatcher indicated that we do not have to advertise, but that it is a benefit to some of the seniors who cannot afford their homes.

Page 36 – Grammatical changes were noted. A discussion also ensued on the athletic fields, in which it was determined that Mr. Kenney would speak directly with Mr. Fox following the meeting regarding the composition of the ownership and usage of the fields.

Page 37 - Mr. Kenney pointed out that the Riverside Library is a public library owned by a private corporation and is not part of the County Library system, but works with the system. A discussion ensued on adding public & quasi-public uses to be permitted in all districts, but to limit the location of Libraries.

Page 38 – It was clarified that St. Peter’s Cemetery is expanding, but that the expansion is solely in Delran.

Page 40 – Mr. Fox indicated that it is recommended that schools be permitted in all zones. Solicitor Cappelli asked to discuss location of Churches and the placement of limitations on the locations in which they are permitted. The Board agreed by consensus that Churches will only be permitted as conditional uses in Residential zones.

Mr. Epperly questioned what would happen to the School Board properties if in 10 years regionalization occurs and there is a regional or district high school outside Riverside. Mr. Fox indicated that since the schools are located in a residential zone, the uses would be limited to those residential in nature.

Page 46 – Mr. Fox asked Solicitor Cappelli whether or not tattoo parlors and adult entertainment establishment violate first amendment rights if prohibited. Mr. Cappelli indicated that he would research the question and advise accordingly.

Page 55 – It is recommended to remove light industrial uses from the SD-1 zone district.

Page 60 – Clarification was given on allowance for market-rate apartments above first-floor establishments. Mr. Fox explained that the current Code only permits affordable units and this plan recommends the allowance of market rate units.

Appendix Maps – These are representative of the zoning maps and illustrate why the changes are being made in each of the zones.

Chairman Kane indicated his thought that the document is fairly complete with the exception of the minor changes, so that the next step would be a hearing at the August meeting. Mr. Cappelli will review the document, as well the Board Engineer, and provide any additional changes.

ACTION:

None.

The property located at 320 Heulings Avenue was discussed. An approval for the construction of a single family home, with a condition that the garage on the property be demolished, was

approved some time ago by the Board. In the interim, and largely due to the economic downturn, the Board approved two extensions of the approval. Ms. Jack indicated that the last extension of time granted by the Board has now lapsed. As a result, a letter has been drafted directing the property owner to demolish the garage on the property no later than July 31, 2013. Demolition of the garage if permits were not secured within one-year was a condition of the resolution memorializing approval. The permits obtained for the project are now void.

CORRESPONDENCE:

None.

PUBLIC PORTION:

No public comment.

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

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

Nays – None.

Abstentions – None.

Motion Carried.

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

Meghan Jack, Secretary