

PLANNING BOARD
SPECIAL MEETING
November 7, 2022

MR. O'CONNOR: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this Special Meeting was posted on the Township Website and by advertising this Special Meeting in the Burlington County Times on October 26, 2022 and in the Courier Post on November 1, 2022. In addition, notice was filed with the Municipal Clerk.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

Members Present: Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington and Mr. O'Connor.

Also Present: Mr. Heinold, Board Attorney, Mr. Barbadoro, Board Engineer and Mrs. Rucci, Board Secretary.

MR. O'CONNOR: It is the policy of the Board that no application will be opened after 10:00 p.m. It is the policy of the Board that no new testimony will be taken after 10:30 p.m.

MR. O'CONNOR: Case #2208A – The Riverton Country Club – Amended Site Plan Approval and Bulk Variance Approval – 1416 Highland Avenue, Block 1201, Lot 2.

MR. O'BRIEN: Attorney for the Applicant. The Applicant received approval from the Board for Renovations for new Club House, new golf facility back in July. The flood areas were delineated on site. There were certain revisions that needed to be made to the approved facilities in order to not encroach in those flood plain areas. The Riverton Country Club received approval back in July.

MR. HEINOLD: He swears in Tom Kearns, President of the Riverton Country Club, Robert Benedetto, Applicant's Engineer and Matt McQuaide, Architect.

MR. KERNS: Due to changes in the lines, we are going to make slight adjustments to the site plan to adjust some of the components.

MR. BENEDETTO: He identified the building and pool area. The intent is still the same. Upgrade to the Pool, Bath House and Café Building. There are no changes to the Golf Center. The pool will be behind the building. We have 243 parking spaces on the site. There is no change to the parking. No change to the pedestrian and vehicular circulation. They are removing the trees near the new parking and installing screening. The new plan stays out of the flood plain.

A MOTION IS MADE BY MR. MINTON seconded by Mr. McGill to deem this application complete. CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington, and Mr. O'Connor, no opposed motion passes.

MR. MCQUAIDE: Currently there is 73' 6" of building frontage along Highland Avenue. In the newly proposed version, it will be 107' 6" of frontage.

MR. O'BRIEN: He asked Mr. Benedetto to describe the remaining variances.

MR. BENEDETTO: We are adding a length longer building to Highland Avenue. It is a more attractive aesthetic building. There is no negative impacts for the proposed building.

MR. MINTON: He asked Mr. Benedetto describe the landscaping between the parking space and Highland Avenue.

MR. BENEDETTO: He referred to the Landscaping and Lighting Plan – Drawing #8. It is mix of shade trees a few shrubs.

MR. MINTON: Is it your testimony that you are providing screening from Highland Avenue to the parking spaces and ultimately the building?

MR. BENEDETTO: Yes.

MR. O'CONNOR: He opened the public portion of the meeting.

MR. KEARNEY: He wanted to make certain it wasn't used for a venue for amplified music or Rock Concert.

MR. O'CONNOR: That is not your intention here.

MR. O'BRIEN: No. We will continue to use it much like what it is used for today.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to grant Amended Preliminary and Final Site Plan approval for Case #2208A – The Riverton Country Club, 1416 Highland Avenue, Block 1201, Lot 2. Continuing the waiver that was previously granted and providing a new waiver for setback from Highland Avenue to the new location/new pool building. Pursuant to Remington and Vernick's review letter for November 1, 2022 as amended, pursuant to the testimony provided this evening. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington, and Mr. O'Connor, no opposed motion passes.

The Planning Board took a recess to review the Resolution for the Riverton Country Club.

The Planning Board resumed the meeting.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve the Resolution for Case #2208A – Resolution of the Planning Board of the Township of Cinnaminson granting Amended Preliminary and Final Site Plan Approval with Bulk Variance Approval to The Riverton Country Club – 1416 Highland Avenue, Block 1201, Lot 2. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington, and Mr. O'Connor, no opposed motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Amended Preliminary and Final Site Plan Approval with Variances for Case #2004A – Bajwa Enterprises, LLC – 2601 US Route 130, Block 702, Lots 23 and 24. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Ms. Woodington, and Mr. O’Connor, Abstain, Mr. McGill, no opposed motion passes.

A MOTION IS MADE BY MR. JONES seconded by Ms. Woodington to approve the Regular Meeting Minutes for June 14, 2022. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Mr. Maradonna, Mr. McGill, Mr. Minton, Ms. Woodington, and Mr. O’Connor, Abstain, Ms. Lamon and Mr. Snyder, no opposed motion passes.

MR. O’CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O’CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. LAMON, seconded by Ms. Woodington to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

December 13, 2022

Patricia Rucci
Patricia Rucci