

PLANNING BOARD  
REGULAR MEETING  
July 26, 2022

MR. O'CONNOR: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township Website and by advertising this Regular Meeting in the Burlington County Times on January 16, 2022 and in the Courier Post on January 25, 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, Mr. Shallow and Mr. O'Connor.

Also Present: Mrs. Rucci, Board Secretary, Chuck Petrone, Board Attorney and Joseph Barbadoro, Board Engineer.

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 #2208 – The Riverton Country Club – Preliminary and Final Major Site Plan – 1416 Highland Avenue, Block 1201, Lot 2.

MR. BARBADORO: He referred to the review letter dated July 19, 2022 and marked up letter dated July 26, 2022, as per our conversation we had with the Applicant's Engineer. The Applicant is requesting two waivers. He deemed this application complete.

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

MR. FLOYD: Attorney for the Applicant. They have three witnesses this evening. Tom Kearns, President of the Riverton Country Club, Robert Benedetto, Applicant's Engineer and Joe Horan, Applicant's Architect.

MR. PETRONE: He swears in Tom Kearns, Robert Benedetto and Joe Horan.

MR. FLOYD: We have six Exhibits.

Exhibit A-1 - Aerial Photograph

Exhibit A-2 - Site Plans

Exhibit A-3 - Architectural Floor Plans and Elevations for the proposed Pool Complex.

Exhibit A-4 - Architectural Floor Plans and Elevations for the proposed Golf Center.

Exhibit A-5 - Renderings of the Pool Complex

Exhibit A-6 - Renderings of the Golf Center

MR. FLOYD: We are requesting Preliminary and Final Site Plan approval and Bulk Variance approval for renovations to the Riverton County Club, replacing the existing Pool Complex including the Locker Room, Snack Shack, etc. Also, complete renovation of the existing Golf Facility on the property. We agree to comply with the comments. The pool will essentially be in the same location. It will be reconfigured in terms of the way the lanes are configured. There will be a relocation of the locker room area, shower area a new restaurant/café. We are in receipt of the review letter from Remington and Vernick. Our project team did submit a marked up response. In that response, we are agreeing to comply with all the comments in the review letter. In our testimony this evening, we hope to address all the comments in the review letter that requested testimony.

MR. KERNS: President of the Riverton Country Club. He described the Club's features. He described the facilities Master Plan. They have seen tremendous membership growth. The changes are needed. The Pool Complex is in need of replacement. We have an increased need for dining outside. They will be adding a second floor to provide additional space to view the golf course, just some additional outdoor seating.

MR. KERNS: We feel we have adequate parking for our members.

The Applicant and the Board discussed the parking.

MR. O'CONNOR: He asked the Applicant if they would consider 9' x 18' parking spaces.

MR. BENEDETTO: We would be willing to work with your Board Engineer regarding the parking spaces.

MR. KEARNS: He thanked the Board for their consideration of their Application.

MR. SNYDER: He asked how many existing parking spaces the Applicant currently has.

MR. KEARNS: They currently have 243 parking spaces.

MR. BENEDETTO: Project Engineer. He referred Exhibit A-1 - Aerial Photograph of the Property. He described the Riverton Country Club and the surrounding Roads. The proposed project includes upgrades to the pool area, new locker room and café structure. The pool is going to be reconfigured and it will be a little bigger. The facility itself will be located in almost the exact same location on site. He described Phase I and Phase II. There is minimal change to the footprint. It is a de minimis change into the setback for an overhang, but other than that, the footprint is going to be in the same location. We are proposing to add a second story to the building. It is going to include a Pro-Shop, bag storage area, bar with outdoor deck. The existing porches will be removed and a new covered wrapping around two sides of the building.

MR. FLOYD: We are seeking Preliminary and Final Site Plan approval for both Phases.

MR. BEDEDETTO: They are not adding any new amenities. Upgraded pool and locker room. We don't feel that will increase the parking demand. Pedestrian circulation will be maintained. Nothing will really change from a vehicular circulation standpoint. We will coordinate with the Fire Marshal to

satisfy any comments he may have from a circulation standpoint. They will work with the Board Engineer on any additional landscaping as a buffer between Highland Avenue and the (inaudible). He described the locker room building. They are adding a second story. We don't feel there is any negative impacts to the (inaudible) building.

MR. O'CONNOR: He asked about the parking.

MR. FLOYD: The required number of parking spaces based on the improvements is 297 parking spaces are required. Currently the Club has 243 parking spaces. We are proposing 221 parking spaces. We are requesting that variance relief. As discussed earlier, we agree as a condition of approval to restripe the proposed 10' x 20' parking spaces to 9' x 18'. The proposed parking lot area along Highland Avenue we will have those parking spaces to be redesigned to 9' x 18' instead of 10' x 20'. If there are any other 10' x 20' parking spaces elsewhere on the property, they will be restriped to (inaudible). Subject to review by the Planning Board Engineer.

MR. HORAN: Applicant's Architect. He described the Architectural Plans and the proposed improvements.

MR. MINTON: What is the height?

MR. HORAN: The Golf Center, Second Floor – approximately 33 feet.

MR. O'CONNOR: He referred to the outside agency approvals. He wants to add that the Applicant needs to work with the Board of Health.

MR. FLOYD: Certainly. He spoke about the outside Agencies that they will work with during Phase I and Phase II.

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

MR. KEVIN RICHARDSON: He wanted to know what the Highland side of the Country Club would look like.

MR. O'CONNOR: There will be landscaping along Highland Avenue.

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

MR. MINTON: There were comments on Affordable Housing.

MR. FLOYD: They will comply with Affordable Housing.

MR. O'CONNOR: He asked about the timing for the project.

MR. FLOYD: The goal is to commence construction as quickly as possible.

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

A MOTION IS MADE BY MR. MCGILL seconded by Mr. Minton to grant Preliminary and Final Site Plan approval with variances. 66.3 foot Front yard Setback for the new Locker Room Building, 125.74 foot front yard setback for the Golf Center Building, 221 parking spaces at a minimum where 297 is required. The Applicant will do everything they can to restripe to eliminate the need for that variance. Variance for waiver of the size of parking spaces 9'x18' where 10' x 20' is required. All parking spaces along Highland Avenue will be converted from 10' x 20' to 9' x 18'. Any non 9' x18' parking spaces in the rest of the complex will be converted to 9' x 18'. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington and Chairman O'Connor, no opposed, motion passes.

MR. O'CONNOR: Ordinance Discussion – Ordinance 2022-4 Amended – An Ordinance of the Township of Cinnaminson Amending, Revising and Supplementing Chapter 525 of the General Code of the Township of Cinnaminson entitled “Zoning”.

The Planning Board Members determined that Ordinance 2022-4 Amended is not inconsistent with the Master Plan for the Township of Cinnaminson.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Woodington to approve Resolution of the Planning Board of the Township of Cinnaminson Memorializing Master Plan Consistency Review Determination on Township Ordinance 2022-4 Amended. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington and Chairman O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Snyder to approve the Resolution for Case #2202 - Resolution of the Planning Board of the Township of Cinnaminson granting Minor Subdivision with Bulk Variances to John R. Parry, Jr. and Valerie L. Parry – 45 Buttonwood Lane, Block 1101, Lot 6. ROLL CALL VOTE: AYE, Ms. Lamon Mr. Maradonna, Mr. Minton, Mr. Snyder, Mr. Shallow and Mr. O'Connor, Abstain, Mr. Jones, Ms. Kenny, Mr. McGill and Ms. Woodington, no opposed, motion passes.

MR. O'CONNOR: He asked the new Planning Board if they had any questions. No one had any questions.

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

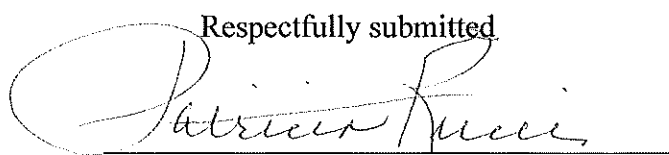
MR. O'CONNOR: He closed the public portion of the meeting.

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

December 13, 2022

Respectfully submitted

  
Patricia Rucci