

TOWNSHIP OF BORDENTOWN PLANNING BOARD AGENDA

November 8, 2018 -- 7:30 p.m.

ATTENDANCE

PRESENT	ABSENT	
_____	_____	Stephen Benowitz, Mayor, Class I
_____	_____	Eric Holliday, Committeeman, Class III
_____	_____	Bill Grayson, Class II
_____	_____	George Chidley, Class IV, Chairman
_____	_____	Kevin Hirschfeld, Class IV, Vice-Chairman
_____	_____	Danielle Esser, Class IV
_____	_____	Tim Fairlie, Class IV
_____	_____	Eugene Grybowski, Class IV
_____	_____	William Popko, Class IV
_____	_____	Joseph Nyzio, Alt. #1
_____	_____	Nick D'Angelo, Alt. #2
_____	_____	Brian Johnson, Secretary, Community Development Director
_____	_____	Cindy Dziura, Alt. Bd. Secretary/Recording Secretary
_____	_____	Michael Theokas, Interim Comm. Dev. Dir. /Alt. Bd. Secretary
_____	_____	
_____	_____	Lou Garty – Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, CPWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Arch.
_____	_____	James L. Kochenour, PE – Traffic Engineer

1. SALUTE TO FLAG

2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 31, 2018 advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was faxed to THE BURLINGTON COUNTY TIMES and THE TIMES OF TRENTON; was filed with the Clerk of Bordentown Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Planning Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Planning Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

The proceedings of this meeting are being electronically recorded and the recording will be on file in the Office of Community Development. Pursuant to Resolution Number P-2010-17, the electronic recordings of the meetings act as the minutes of the meeting in conjunction with the abbreviated form of the minutes.

Those testifying before the Board on any application are required to be sworn. The Board's Engineer, Planning Consultant, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

3. **ROLL CALL:**

4. **MINUTES:** October 11, 2018

5. **NEW BUSINESS:**

<p>PB-2018-04 Received 9/21/2018 Escrow #986800 Escrow fees: PAID</p>	<p><u>LARKEN ASSOCIATES, LLC – Completeness Only</u> Applicant (Nissim) is seeking to construct 272 apartments, including 40 affordable housing units. <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 10/30/18 Fred Turek, Engineer: 11/1/18</p>	<p>Block 1.01, Lot 3 596 Route 206 Zone: CC N.W./Nissim Redevelopment Area</p>
--	--	--

<p>PB-2018-06 Received 10/11/2018 Escrow # 9860500 Escrow fees: PAID</p>	<p><u>237 ROUTE 130 CONVENIENCE, LLC</u> Applicant is seeking variances for signs at the Wawa location. <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: Fred Turek, Engineer: *Reports to be provided week of November 5, 2018.</p>	<p>Block 121, Lot 5 237 Route 130 Zone: GWC-S Southern Gateway Redevelopment Area</p>
---	---	---

6. **OLD BUSINESS:** None

7. **RESOLUTIONS:**

- **Resolution No. P-2018-17** – RESOLUTION GRANTING THE APPLICATION OF SINGH TILE AND STONE, LLC, FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH PHASING OF IMPROVEMENTS WITH RESPECT TO BLOCK 120, LOT 4, MORE COMMONLY KNOWN AS 250 RT. 130 SOUTH.
- **Resolution No. P-2018-18** – ON THE APPLICATION OF CCBP II, LLC FOR AN EXTENSION OF AMENDED MINOR SUBDIVISION APPROVALS WITH RESPECT TO BLOCK 138.12, LOT 5.03, MORE COMMONLY KNOWN AS 300 BORDENTOWN-HEDDING ROAD.

8. DISCUSSION:

- a. Township Committee Ordinance #2018-28 entitled **AN ORDINANCE TO AMEND CHAPTER 25, LAND DEVELOPMENT ORDINANCE, OF THE BORDENTOWN TOWNSHIP CODE, TO ESTABLISH A NEW ZONING DISTRICT, ENTITLED “AR-AH AGE-RESTRICTED AFFORDABLE HOUSING.”**

Continuation of discussion from the October 11, 2018 Planning Board meeting. Comments to be reported back to the Township Committee (Resolution P-2018-19).

- b. Township Committee Ordinance #2018-26 entitled **ORDINANCE AMENDING CHAPTER 25 “LAND DEVELOPMENT ORDINANCE”, SECTION 25:519 “LARGE-SCALE REMOVAL OF TOP SOIL”.**

Planning Board comments to be reported back to the Township Committee (Resolution P-2018-21).

- c. Township Committee Ordinance #2018-31 entitled **AN ORDINANCE AMENDING CHAPTER 25, SECTION 900 OF THE TOWNSHIP CODE REGARDING PERFORMANCE, MAINTENANCE AND RELATED GUARANTEES.**

Planning Board comments to be reported back to the Township Committee (Resolution P-2018-20).

9. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

10. PUBLIC COMMENT

11. MOTION TO ADJOURN