

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

MAY 9, 2019

The Bordentown Township Planning Board meeting was called to order at approximately 7:34 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Stephen Benowitz, Mayor, Class I
 Bill Grayson, Class II
 George Chidley, Chairman, Class IV
 Kevin Hirschfeld, Vice-Chairman, Class IV
 Danielle Esser, Class IV
 Timothy Fairlie, Class IV
 MaryAnn Holston, Class IV
 William Popko, Class IV
 Erica Bowyer, Alt. #1
 Nicholas D'Angelo, Alt. #2
 Lou Garty, Attorney, Garty Law Firm
 Fred Turek, II PE, PP, CME, CPWM, Engineer
 Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
 James L. Kochenour, PE, Traffic Engineer
 Mike Theokas, Interim Dir. of Comm. Dev./ Alt. Bd. Secretary
 Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

ABSENT: Eric Holliday, Committeeman, Class III

The meeting was opened by Chairman Chidley. The Board participated in the salute to the flag. Roll call was taken by Alt. Board Secretary Dziura. The open public meetings announcement was read by Chairman Chidley.

MINUTES:

The minutes from the February 14, 2019 meeting were presented. Mayor Benowitz made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, D'Angelo, Benowitz, Hirschfeld, Chidley
 NAY: None
 ABSENT: Holliday
 ABSTAIN: None
 NOT VOTING: None

NEW BUSINESS:

<p>PB-2019-03</p> <p>Received: 3-27-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>TEAM CAMPUS PHASE II, LLC</u></p> <p>Applicant is seeking minor sub-division to divide property into two separate lots.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: 4/30/19 Fred Turek, Engineer: 5/6/19</p>	<p>ESCROW #988400</p> <p>Block 58, Lot 36</p> <p>115 Rte. 130 N.</p> <p>Zoned: HC (Highway Commercial)</p>
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Present giving testimony representing the applicant were:

Mark Roselli, Esquire – Roselli, Griegel, Lozier, and Lazzaro, P.C.
Jason Burneyko, Engineer, D.W. Smith Engineering
David Silber, Esquire – Counsel for Team Campus

The representatives were sworn in and the hearing commenced. The Planning Board Engineer and Planning Board Planner reviewed their reports.

Ms. Esser made a motion to deem the application complete subject to the condition that the applicant provides the additional information (8 additional copies of the documents requested) and adjustment of the lot line, as cited by Attorney Garty; seconded by Mr. Fairlie.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holliday
ABSTAIN: None
NOT VOTING: D'Angelo

The Planning Board recessed their regular meeting at approximately 9:05 pm and reconvened the regular meeting at 9:13 pm.

Mayor Benowitz made a motion to open to the public; seconded by Mr. Fairlie.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holliday
ABSTAIN: None
NOT VOTING: D'Angelo

Seeing no comments, Mayor Benowitz made a motion to close to the public; seconded by Mr. Fairlie.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holliday
ABSTAIN: None
NOT VOTING: D'Angelo

Mr. Fairlie made a motion to approve the application and grant the waivers and variances requested according to all the conditions, as cited by Planning Board Attorney Lou Garty; seconded by Mayor Benowitz.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holliday
ABSTAIN: None
NOT VOTING: D'Angelo

<p>PB-2019-04</p> <p>Received: 4-22-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>GRAYWACKE, LLC (HILL ENVIRONMENTAL)</u></p> <p>Applicant is seeking preliminary and final approval of minor site plan.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 4/30/19 Fred Turek, Engineer: 5/1/19</p>	<p>ESCROW #987900</p> <p>Block 120, Lot 12</p> <p>230 Rte. 130 South</p> <p>Zoned: HC (GCS-S Zone)</p>
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Present giving testimony representing the applicant were:

Robert Ridolphi, Esquire
 Louis Zuegner, Engineer, Mid-Atlantic Engineering Partners
 Jodi Hill, Property Owner

Attorney Garty stated that adequate compliance service was made and the publication of the notice was consistent with the requirements of the MLUL and the Township Code. Engineer Turek also reviewed submission information/conditions.

The representatives were sworn-in.

Mr. Fairlie made a motion to deem the application complete; seconded by Mayor Benowitz.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
 NAY: None
 ABSENT: Holliday
 ABSTAIN: None
 NOT VOTING: D'Angelo

The additional information requested will be submitted to the Planning Board by May 22, 2019. The applicant will return to the June 13, 2019 Planning Board meeting. No further noticing is required.

<p>PB-2019-01</p> <p>Received: 1-31-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>HSC BORDENTOWN, LLC -- TRACTOR SUPPLY</u></p> <p>Applicant is seeking to subdivide a portion of the site, and construct a 19,097 sq. ft. Tractor Supply Store with site improvements.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 4/30/19 Fred Turek, Engineer: 5/3/19 James Kochenour, PE: 4/30/19 Steve Scholey, Fire Chief: 3/8/19</p>	<p>ESCROW #986900</p> <p>B. 138.01, L. 43</p> <p>Route 130 and Rising Sun Road</p> <p>Zoned: AH-1 (Affordable Housing Overlay Zone)</p>
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Present giving testimony representing the applicant were:

Michael Baker, Esquire – Hoagland, Longo, Moran, Dunst & Doukas, LLP
Joshua M. Seawald, Engineer, Dynamic Engineering Consultants, PC
Howard Hix, Owner, Hix Snedeker Companies (HSC) – Developer for Tractor Supply

Attorney Garty stated that she received the notice and it complies with the requirements that they provide to all the property owners, and it effectively described the relief sought and was submitted in a timely fashion. Planner Carman and Engineer Turek also reviewed issues that are outstanding related to completeness.

The representatives were sworn-in.

Mr. Hirschfeld made a motion to deem the application complete; seconded by Mayor Benowitz.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Popko, Bowyer, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holliday
ABSTAIN: None
NOT VOTING: D'Angelo

Mr. Hix, the developer/landlord for Traffic Supply Company, proceeded with testimony. He provided information on the Tractor Supply Company.

The application is being continued to the June 13, 2019 meeting with no further noticing required.

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Administrator Theokas announced that the Larken application (Nissim property project) will be heard at the Special meeting scheduled for Thursday, May 30, 2019. Revised plans will be delivered to the Planning Board before the meeting. Review letters from our professionals will also be forthcoming.

Applications for Hill Environmental and Tractor Supply will be continued to June 13, 2019.

In regard to the sub-division application for Team Campus, Mr. Popko asked Interim C.D. Director Theokas some questions regarding the 2018 agreement on the berm tree plantings. He responded that the engineer's cost estimate wasn't part of the resolution of approval. The applicant will contribute to the Township's tree fund in lieu of planting those trees on site; they will be planted on other locations throughout the Township. Discussion continued about location of the reforestation.

Mr. Popko also asked about ABRA Auto Body on Route 130. The applicant came before the Zoning Board and received approval to revise their site plan to change what was previously approved as office use.

RESOLUTIONS: None

PUBLIC COMMENT: Mr. Fairlie made a motion to open and close the meeting for public comment.

ADJOURNMENT: The meeting was adjourned at approximately 11:00 pm.