

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MINUTES – SPECIAL MEETING**

MAY 30, 2019

The Bordentown Township Planning Board meeting was called to order at approximately 7:33 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Stephen Benowitz, Mayor, Class I
 Bill Grayson, Class II
 Eric Holliday, Committeeman, Class III
 George Chidley, Chairman, Class IV
 Kevin Hirschfeld, Vice-Chairman, 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: Danielle Esser, Class IV

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: None

NEW BUSINESS:

<p>PB-2018-04 Received: 9-21-18 Escrow fees: PAID Taxes: PAID</p>	<p><u>LARKEN ASSOCIATES, LLC (NISSIM)</u> Applicant is seeking proposed development of 272 residential units, including 40 affordable housing units.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: May 22, 2019; Rev. May 28, 2019 Fred Turek, Engineer: May 23, 2019; Rev. May 24, 2019 Jim Kochenour, Traffic Engineer: May 22, 2019 Steven Scholey, Fire Marshall, Jan. 3, 2019</p>	<p>ESCROW #986800 Block 1.01, Lot 3 596 Rte. 206 Zoned: CC-Community Commercial (Nissim/NW R.A.)</p>
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This application was deemed complete at the November 8, 2018 Planning Board meeting.

Present giving testimony representing the applicant were:

Ron Shimanowitz, Esquire -- Attorney
 Mike Ford, Engineer -- Van Cleef Engineering Associates
 David Gardner – Principal and CEO, Larken Associates

Rob Larsen, Architect -- Chester, Ploussas, Lisowsky Partnership, LLC
Jay Troutman, Traffic Engineer -- McDonough & Rea Associates
Art Bernard, Planner – Art Bernard & Associates

The representatives were sworn in and the hearing commenced.

The Planning Board recessed their regular meeting at approximately 9:32 pm and reconvened at 9:39 pm.

Mayor Benowitz made a motion to open to the public; seconded by Vice-Chairman Hirschfeld.

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

ANGEL RAMOS, JR., 127 Carman Avenue: Mr. Ramos stated that for 272 new units, should there be an added lane in the jughandle at Route 206 and Carmen Avenue. Mr. Troutman responded said it is not a significant impact. Mr. Ramos feels that traffic would be heavy between 3:00-5:00pm.

Steven Robert Hodose, 5 Shady Lane: Mr. Hodose asked several questions about the timing of the traffic. Mr. Troutman responded to him.

Steven J. Hodose, 134 Carman Ave. Mr. Hodose asked where the excess water in the drainage basin would go. Mr. Ford explained the basin captures the water and releases it at a controlled rate. Mr. Hodose also suggested placing a life preserver in the retention basin. Planning Board Engineer Turek responded that Township ordinance does not require this.

Mayor Benowitz made a motion to close to the public; seconded by Committeeman Holliday.

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

Attorney Shimanowitz provided a summation. Planning Board Engineer cited variances.

Mayor Benowitz made a motion to grant preliminary and final site plan approvals with the indicated subdivisions with all the conditions as cited by Attorney Wells. Attorney Wells added that the applicant will supply updated ownership data for all members of the applicant's corporation that own 10% or more of the company, that the Township has vacated Nissim Avenue, and agreed upon landscape enhancements; seconded by Committeeman Holliday.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Chairman Chidley stated that to improve the application process in the future, completeness will be done at one meeting then the application will be heard at the next meeting. This is typically done in other municipalities. The Planning Board members were all in agreement.

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 10:54pm.