

TOWNSHIP OF BORDENTOWN PLANNING BOARD AGENDA

August 8, 2019 -- 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
_____	_____	Kevin Hirschfeld, Class IV
_____	_____	Danielle Esser, Class IV
_____	_____	Tim Fairlie, Class IV
_____	_____	Mary Ann Holston, Class IV
_____	_____	William Popko, Class IV
_____	_____	Erica Bowyer, Alt. #1
_____	_____	Nick D'Angelo, Alt. #2
_____	_____	Michael Theokas, Interim C.D. Director/Board Secretary
_____	_____	Cindy Dziura, Deputy Township Clerk/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 22, 2019 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 emailed 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. ANNOUNCEMENT: The applications for DCT Midline Sign Variance and LBA Reit, LLC for a new warehouse on Rising Sun Rd. will be heard at a Special Planning Board Meeting scheduled for August 29, 2019.

5. MINUTES: July 11, 2019 Meeting

5. RESOLUTIONS:

- **Resolution No. P-2019-15** -- RESOLUTION MEMORIALIZING A FINDING OF COMPLETENESS WITH CONDITIONS WITH RESPECT TO THE APPLICATION FILED BY LBA RVI – COMPANY XXXI, LLC, FOR APPROVAL OF A PRELIMINARY AND FINAL MAJOR SITE PLAN AS TO BLOCK 137.02, LOT 6, MORE COMMONLY KNOWN AS 334 RISING SUN ROAD.

- **Resolution No. P-2019-16** -- RESOLUTION MEMORIALIZING A FINDING OF COMPLETENESS WITH CONDITIONS WITH RESPECT TO THE APPLICATION FILED BY TEAM CAMPUS PHASE II, LLC, FOR APPROVAL OF A PRELIMINARY AND FINAL MAJOR SITE PLAN AS TO BLOCK 58, LOT 37, MORE COMMONLY KNOWN AS LAND BETWEEN CRESCENT DRIVE AND OLD HIGHBRIDGE ROAD ON U.S. ROUTE 130.

- **Resolution No. P-2019-17** – ON THE APPLICATION OF BORDENTOWN WATERFRONT COMMUNITY, LLC. FOR APPROVAL OF A THREE-YEAR EXTENSION OF THE AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 140, LOTS 5-8, 10-16, 18 AND BLOCK 141, LOT 4, MORE COMMONLY KNOWN AS THE BORDENTOWN WATERFRONT COMMUNITY (PHASE II).

6. PUBLIC HEARING: Housing Element Fair Share Plan and Master Plan Consistency – Presentation by Heyer-Gruel.

A. Review and discussion of Township Committee Ordinance #2019-14 introduced on July 29, 2019. Report findings back to the Township Committee.

- **Resolution No. P-2019-18** – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD REPORTING ITS FINDINGS AND RECOMMENDATIONS TO THE TOWNSHIP COMMITTEE ON THE PROPOSED ORDINANCE # 2019-14 RELATING TO AMENDMENTS TO CHAPTER 25 OF THE TOWNSHIP’S CODE, SECTION 905, RELATING TO DEVELOPMENT FEES.

B. Review and discussion of Township Committee Ordinance #2019-15 introduced on July 29, 2019. Report findings back to the Township Committee.

- **Resolution No. P-2019-19** – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD REPORTING ITS FINDINGS AND RECOMMENDATIONS TO THE TOWNSHIP COMMITTEE ON THE PROPOSED ORDINANCE # 2019-15 RELATING TO AMENDMENTS TO THE TOWNSHIP’S CODE SECTION 1100, CHAPTER 25 ON AFFORDABLE HOUSING.

- **Resolution No. P-2019-20** – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD APPROVING THE HOUSING ELEMENT AND FAIR SHARE PLAN (HEFSP).

7. NEW BUSINESS:

<p>PB-2019-07</p> <p>Received: 7-25-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>COMPLETENESS ONLY:</i></p> <p><u>CVS/POMONA</u></p> <p>Applicant is seeking to build a CVS and make site improvements at the existing McDonald's.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: July 31, 2019 Jack Carman, Planner/Landscape Architect: July 30, 2019</p>	<p>ESCROW #984500</p> <p>Block 128.01, Lots 1-3, 37-38</p> <p>Rt. 130 & Farnsworth Ave.</p> <p>Zoned: GWC-S (Gateway Commercial-South)</p>
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8. OLD BUSINESS:

<p>PB-2019-02</p> <p>Received: 3-15-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>HEARING OF APPLICATION</i> <i>(Deemed Complete on July 11, 2019)</i></p> <p><u>TEAM CAMPUS PHASE II, LLC SR. HOUSING -- THE POINT</u></p> <p>Applicant is seeking to build 84 two bedroom units in 2 buildings and will include 19 Sr. Affordable.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: July 30, 2019 Jack Carman, Planner/Landscape Architect: July 30 2019 Jim Kochenour, Traffic Engineer: July 31, 2019</p>	<p>ESCROW #988100</p> <p>Block 58, Lot 37</p> <p>Route 130 between Crescent & Highbridge Rd.</p> <p>Zoned: AR-AH (Age Restricted Affordable Hsg.)</p>
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9. PUBLIC COMMENT

10. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

11. MOTION TO ADJOURN