

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING MINUTES**

June 13, 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
Danielle Esser, Class IV
MaryAnn Holston, Class IV
William Popko, Class IV
Erica Bowyer, Alt. #1
Nicholas D'Angelo, Alt. #2
Rich Wells, 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: Timothy Fairlie, Class IV
Lou Garty, Attorney, Garty Law Firm

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 May 9, 2019 meeting were presented. Mayor Benowitz made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

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

The minutes from the May 30, 2019 meeting were presented. Mr. Popko asked the minutes be amended and that at the bottom of page 2, the words "slow down" be changed to "improve". Mayor Benowitz made a motion to approve the amended minutes; Vice-Chairman Hirschfeld seconded the motion.

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

RESOLUTIONS:

Resolution No. P-2019-09 -- RESOLUTION GRANTING THE APPLICATION OF TEAM CAMPUS PHASE II, LLC, FOR MINOR SUBDIVISION APPROVAL WITH VARIANCE RELIEF WITH RESPECT TO BLOCK 58, LOT 36, MORE COMMONLY KNOWN AS 115 US ROUTE 130.

Chairman Chidley stated that a copy of Resolution P-2019-09 was received and provided to the Planning Board members tonight with a number of changes. He said he was not sure why the changes were made, and made a number of comments. He suggested that the resolution be tabled until clarification could be made.

Mr. Grayson made a motion to table Resolution P-2019-09; Ms. Esser seconded the motion.

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

The applicant's attorney, David Silber, stepped up and asked to be heard on the matter. Chairman Chidley said he was not opening this matter to the public. Mr. Silber made objection stating that Planning Board Attorney Garty accepted the changes. Chairman Chidley said he would open to the public at the end of the meeting.

Resolution No. P-2019-10 -- RESOLUTION MEMORIALIZING A FINDING OF COMPLETENESS WITH CONDITIONS WITH RESPECT TO THE APPLICATION FILED BY GRAYWACKE, LLC (HILL ENVIRONMENTAL), AS TO BLOCK 120, LOT 12, MORE COMMONLY KNOWN AS 230 ROUTE 130 SOUTH.

Mayor Benowitz made a motion to adopt Resolution P-2019-10; Committeeman Holliday seconded the motion.

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

Resolution No. P-2019-11 -- RESOLUTION MEMORIALIZING A FINDING OF COMPLETENESS WITH CONDITIONS WITH RESPECT TO THE APPLICATION FILED BY HSC BORDENTOWN, LLC, FOR APPROVAL OF A PRELIMINARY AND FINAL MINOR SUBDIVISION WITH SITE IMPROVEMENTS AS TO BLOCK 138.01, LOT 43, MORE COMMONLY KNOWN AS ROUTE 130 AND RISING SUN ROAD.

Mayor Benowitz made a motion to adopt Resolution P-2019-11; Committeeman Holliday seconded the motion.

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

OLD BUSINESS:

<p>PB-2019-01</p> <p>Received: 1-31-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>APPLICATION DEEMED COMPLETE ON MAY 9, 2019</i></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
 Corey Chase, Traffic Engineer, Dynamic Engineering Consultants, PC

The representatives were sworn-in. The hearing commenced.

The meeting was opened to the public. There was no public comment. The meeting was closed to the public.

Ms. Esser made a motion to approve the application for preliminary and final site plan approval and minor sub-division, with bulk variance relief to construct a Tractor Supply store on currently vacant in the AH-1 zone with conditions as cited by Attorney Wells; seconded by Mayor Benowitz.

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

OLD BUSINESS:

<p>PB-2019-04</p> <p>Received: 4-22-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>APPLICATION DEEMED COMPLETE ON MAY 9, 2019</i></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; Rev. 6/6/19 Fred Turek, Engineer: 5/1/19; Rev. 6/6/19 James Kochenour, PE: none Steve Scholey, Fire Marshall: none</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, Attorney
Louis Zuegner, Engineer, Mid-Atlantic Engineering Partners
Jodi Hill, Property Owner

The representatives were sworn-in. The hearing commenced.

The meeting was opened to the public. There was no public comment. The meeting was closed to the public.

Mayor Benowitz made a motion to approve the application for preliminary and final site plan approval base upon conversion of an existing structure into an office and storage facility for the applicant within the Gateway Commercial South Zone with conditions as cited by Attorney Wells; seconded by Ms. Esser.

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

NEW BUSINESS: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Administrator Theokas stated that the next meeting is scheduled for July 11, 2019. There have been a few inquiries and pre-application meetings, but as of today, there are no formal applications.

Administrator Theokas said the Township has undergone a review of the Master Plan this year and, in addition, authorized the review of two specific portions of the Master Plan: The Land Use Element and the Circulation Element. Administrator Theokas has received draft copies from Heyer-Gruel, the Township's Special Planner. He recommended to the Planning Board that a small sub-committee be formed, including the Board's professionals, to review the Elements and summarize recommendations to bring to the Planning Board at a later time.

Chairman Chidley, Ms. Esser, and Mr. Grayson volunteered to sit on the Committee who will be meeting after work hours. Mr. Hirschfeld volunteered to act as an alternate. Administrator Theokas will circulate some emails with the draft copy of the Elements to them.

ADJOURNMENT: The meeting was adjourned at approximately 10:18 pm.