

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING MINUTES**

**July 11, 2019**

The Bordentown Township Planning Board meeting was called to order at approximately 7:32 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  
 Timothy Fairlie, Class IV  
 William Popko, Class IV  
 Erica Bowyer, Alt. #1  
 Nicholas D'Angelo, Alt. #2  
 Lou Garty, Attorney  
 Fred Turek, II PE, PP, CME, CPWM, Engineer  
 Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.  
 Mike Theokas, Interim Dir. of Comm. Dev./ Alt. Bd. Secretary  
 Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

**ABSENT:** MaryAnn Holston, Class IV  
 James L. Kochenour, PE, Traffic Engineer

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 June 13, 2019 meeting were presented. Mayor Benowitz made a motion to approve the minutes; Committeeman Holliday seconded the motion.

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

<p><b>PB-2019-06</b></p> <p>Received: 6-19-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><b><i>COMPLETENESS AND HEARING OF APPLICATION:</i></b></p> <p><b><u>DCT MIDLINE, LLC -- SIGN VARIANCE</u></b></p> <p>Applicant is seeking bulk variance for 3 façade signs where 1 is permitted.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b></p> <p>Fred Turek, Engineer: N/A                  Jack Carman, Planner/Landscape Architect: July 2, 2019</p>	<p><b>ESCROW #989000</b></p> <p>Block 137.02, Lot 5.01</p> <p>425 Rising Sun Rd.</p> <p>Zoned: REO</p>
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Chairman Chidley announced that a letter dated July 10, 2019 was received from Cameron W. MacLeod of Gibbons, PC, counsel to DCT Midline, LLC requesting the application be carried to the August 8, 2019 Planning Board Meeting.

Mayor Benowitz made a motion to carry the application of DCT Midline, LLC to the August 8, 2019 Planning Board Meeting; Committeeman Holliday seconded the motion.

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

Attorney Garty stated that publication has been received and no further notice is required.

**OLD BUSINESS:**

- BORDENTOWN WATERFRONT COMMUNITY – Request for 3 Year Extension

Jeffrey Albert submitted a letter dated June 5, 2019 requesting a 3 year extension of Planning Board approval for preliminary and final site plan and subdivision of Phase 2 for Bordentown Waterfront Community (Resolution P-2016-16). Also present representing BWC was attorney Paul Schneider of Giordano, Halleran & Ciesla.

Mr. Albert was sworn-in by Attorney Garty, and he proceeded with testimony on the status of the project.

Chairman Chidley opened the meeting for public comment. Seeing no comment from the public, Chairman Chidley closed the public session and the meeting resumed.

Mayor Benowitz made a motion to grant the 3 year extension; Committeeman Holliday seconded the motion.

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

**NEW BUSINESS:**

<p><b>PB-2019-02</b>                  Received: 3-15-19                  Escrow fees: PAID                  Taxes: PAID</p>	<p style="text-align: center;"><b>COMPLETENESS ONLY:</b></p> <p><b><u>TEAM CAMPUS PHASE II, LLC SR. HOUSING -- THE POINT</u></b></p> <p>Applicant is seeking to build 84 two bedroom units in 2 buildings and will include 19 Sr. Affordable.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Fred Turek, Engineer: July 5, 2019                  Jack Carman, Planner/Landscape Architect: July 2, 2019</p>	<p><b>ESCROW #988100</b></p> <p>Block 58, Lot 37</p> <p>Route 130 between Crescent &amp; Highbridge Rd.</p> <p>Zoned: AR-AH Age Restricted Affordable Hsg.</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

Mark Roselli stated that they are waiting for the certification of taxes paid from the Tax Collector, but he did provide a statement of account showing payment through the 2<sup>nd</sup> quarter. In regard to the 200’ list, he said they are awaiting updated lists and will re-notice to include the open space lot for Borden’s Crossing. They will also send an updated tree report plan.

Mayor Benowitz made a motion to declare the application complete; seconded by Committeeman Holliday.

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

The hearing for this application will be August 8, 2019.

<b><i>COMPLETENESS ONLY:</i></b>		
<b>PB-2019-05</b>	<b><u>LBA REIT, LLC</u></b>	<b>ESCROW #986600</b>
Received: 6-19-19	Applicant is seeking to build a 170,007 sq. ft. warehouse with associated improvements.	Block 137.02, Lot 6
Escrow fees: PAID		Advantage Ct.
Taxes: PAID	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Fred Turek, Engineer: July 5, 2019 Jack Carman, Planner/Landscape Architect: July 2, 2019	Zoned: REO

Present giving testimony representing the applicant were:

Glenn Pantel, Attorney, Drinker, Biddle & Reath  
 Edward Wilkes, Engineer, Langan Engineering

Mr. Wilkes gave a brief description of the application.

Mayor Benowitz made a motion to declare the application complete; seconded by Committeeman Holliday.

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

The hearing for this application will be August 8, 2019.

**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.**

Mayor Benowitz made a motion to adopt Resolution P-2019-09; Committeeman Holliday seconded the motion.

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

**Resolution No. P-2019-12 -- RESOLUTION GRANTING THE APPLICATION OF LARKEN ASSOCIATES, LLC, FOR PRELIMINARY AND FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION APPROVAL WITH RESPECT TO BLOCK 1.01, LOTS 3 & 6, MORE COMMONLY KNOWN AS 596 ROUTE 206 SOUTH.**

Mayor Benowitz made a motion to adopt Resolution P-2019-12; Vice-Chairman Hirschfeld seconded the motion.

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

**Resolution No. P-2019-13 -- RESOLUTION GRANTING THE APPLICATION OF HSC BORDENTOWN, LLC, FOR PRELIMINARY AND FINAL SITE PLAN & MINOR SUBDIVISION APPROVAL WITH RESPECT TO BLOCK 138.01, LOT 43, MORE COMMONLY KNOWN AS ROUTE 130 NORTH & RISING SUN ROAD.**

Mayor Benowitz made a motion to adopt Resolution P-2019-13; Vice-Chairman Hirschfeld seconded the motion.

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

**Resolution No. P-2019-14 -- RESOLUTION GRANTING THE APPLICATION OF GRAYWACKE, LLC, FOR PRELIMINARY AND FINAL MINOR SITE PLAN APPROVAL WITH RESPECT TO BLOCK 120, LOT 12, MORE COMMONLY KNOWN AS 230 ROUTE 130 SOUTH.**

Mayor Benowitz made a motion to adopt Resolution P-2019-14; Vice-Chairman Hirschfeld seconded the motion.

Roll call: AYE: Esser, Grayson, Popko, Bowyer, Holliday, Benowitz, Hirschfeld, Chidley

NAY: None  
ABSENT: Holston  
ABSTAIN: Fairlie  
NOT VOTING: D'Angelo

**PUBLIC COMMENT:**

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Committeeman Holliday.

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

TOM KANE, 14 Highbridge Road: Mr. Kane said he was a neighbor of Kevin Johnson's project. Chairman Chidley explained that the application was approved for completeness tonight to make sure all the component parts are there and available to the public so they have an opportunity to comment. The applicant will come in at the next meeting to present their application and their professionals will speak. It will be opened to the public for questions and comments when they have completed their testimony. The Planning Board will vote on the application once their testimony and presentation is complete.

Seeing no further comment, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Vice-Chairman Hirschfeld.

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

**ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:**

None

**ADJOURNMENT:**

Mayor Benowitz made a motion to adjourn the meeting at approximately 8:15 pm; seconded by Vice-Chairman Hirschfeld.

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