

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

August 29, 2019

The Bordentown Township Planning Board meeting was called to order at approximately 7:03 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Stephen Benowitz, Mayor, Class I
 Bill Grayson, Class II
 Kevin Hirschfeld, Vice-Chairman, 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.
 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
 George Chidley, Chairman, Class IV
 Danielle Esser, Class IV
 MaryAnn Holston, Class IV

The meeting was opened by Vice-Chairman Hirschfeld. 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 Vice-Chairman Hirschfeld.

MINUTES: None

RESOLUTIONS: None

NEW BUSINESS:

<p>PB-2019-06</p> <p>Received: 6-19-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>COMPLETENESS AND HEARING OF APPLICATION:</i></p> <p><u>DCT MIDLINE, LLC -- SIGN VARIANCE</u></p> <p>Applicant is seeking bulk variance for 3 façade signs where 1 is permitted.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Fred Turek, Engineer: N/A Jack Carman, Planner/Landscape Architect: July 2, 2019</p>	<p>ESCROW #989000</p> <p>Block 137.02, Lot 5.01</p> <p>425 Rising Sun Rd.</p> <p>Zoned: REO</p>
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Vice-Chairman Hirschfeld announced that a letter dated August 29, 2019 was received from Cameron W. MacLeod of Gibbons, PC, counsel to DCT Midline, LLC requesting the application be carried to the September 12, 2019 Planning Board Meeting. Planning Board Secretary Theokas added that if they are unable to submit the revised application by this Friday, August 30, 2019, they will be on the November 14, 2019 agenda, because we already have an application scheduled for the October meeting.

OLD BUSINESS:

<p>PB-2019-05</p> <p>Received: 6-19-19</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>LBA REIT, LLC</u></p> <p>Applicant is seeking to build a 170,007 sq. ft. warehouse with associated improvements.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: August 21, 2019 Jack Carman, Planner/Landscape Architect: August 21, 2019 Jim Kochenour, Traffic Engineer: August 20, 2019 Steve Scholey, Fire Marshall: July 17, 2019</p>	<p>ESCROW #986600</p> <p>Block 137.02, Lot 6</p> <p>Advantage Ct. (334 Rising Sun Rd) Zoned: REO</p>
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Present giving testimony representing the applicant were:

- Glenn Pantel, Attorney, Drinker, Biddle & Reath
- John Goldsmith, Project Manager for LBA Reit, LLC
- Rick Pratt, Architect, Pratt Design Studio, LLC
- Kevin Webb, Engineer, Langan Engineering & Environmental Services
- Sean Moronski, Planner, Langan Engineering & Environmental Services
- Karl Pehnke, Traffic Engineer, Langan Engineering & Environmental Services

Mr. Pantel and Mr. Goldsmith gave a brief description of the application.

Attorney Garty stated that the application was deemed complete on July 11, 2019, and she had the opportunity to review the notices provided and they are adequate.

The representatives were sworn-in and the hearing commenced. The Planning Board Professionals reviewed their reports.

Mayor Benowitz made a motion to open to the public; seconded by Mr. D’Angelo.

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

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

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

Mayor Benowitz made a motion to approve the application subject to all the conditions, as cited by Planning Board Attorney Lou Garty; seconded by Mr. D’Angelo.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Planning Board Secretary Theokas reiterated that DCT Midline, LLC has asked for an adjournment to the September 12, 2019 Planning Board meeting, and if they are unable to submit the revised application by this Friday, August 30, 2019, they will be on the November 14, 2019 agenda. The original September meeting was for the CVS/Pomona project, which has already been deemed complete; however, they are also asking for an extension of time to be heard at the October 10, 2019 meeting.

PUBLIC COMMENT:

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

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

KEITH McWHIRK, 2 Arlington Road: Mr. McWhirk commented that the Middle School is located around the corner from the truck stop and the kids like to walk to and eat at the Arby’s and Iron Skillet. The cross-country team also runs that way. He said his concern is the truck traffic.

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 9:00 pm; seconded by Mr. D’Angelo.

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