

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING MINUTES**

September 12, 2019

The Bordentown Township Planning Board meeting was called to order at approximately 7:30 PM in the main meeting room of the Municipal Building on Municipal Drive.

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

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:

Vice-Chairman Hirschfeld stated that page 6 of the August 8, 2019 meeting minutes had a typographical error. Mayor Benowitz made a motion to approve the minutes as amended; Committeeman Holliday seconded the motion.

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

Mayor Benowitz made a motion to approve the August 29, 2019 Special Meeting minutes; Committeeman Holliday seconded the motion.

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

ANNOUNCEMENT:

Chairman Chidley made the following announcement: The application for Pomona Development Group, LLC / CVS is being adjourned to the October 10, 2019 Planning Board Meeting. (Letter of request was received on September 12, 2019.)

RESOLUTIONS:

Resolution No. P-2019-21 -- RESOLUTION MEMORIALIZING A FINDING OF COMPLETENESS AS TO THE APPLICATION OF CVS/POMONA DEVELOPMENT GROUP, LLC FOR PRELIMINARY & FINAL MAJOR SUBDIVISION/SITE PLAN APPROVAL.

Mayor Benowitz made a motion to adopt Resolution P-2019-21; Committeeman Holliday seconded the motion.

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

Resolution No. P-2019-22 -- RESOLUTION GRANTING THE APPLICATION OF TEAM CAMPUS PHASE II (THE POINT) FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH RESPECT TO BLOCK 58, LOT 37, MORE COMMONLY KNOWN AS ROUTE 130 NORTH AT CRESCENT DRIVE.

Mayor Benowitz made a motion to adopt Resolution P-2019-22; Committeeman Holliday seconded the motion.

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

NEW BUSINESS:

<i>COMPLETENESS AND HEARING OF APPLICATION:</i>		
<p>PB-2019-06</p> <p>Received: 6-19-19 Rev. appl. recd 8-30-19 Escrow fees: PAID</p> <p>Taxes: PAID</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> Fred Turek, Engineer: N/A Jack Carman, Planner/Landscape Architect: 7/2/19; Rev. 9/5/19</p>	<p>ESCROW #989000</p> <p>Block 137.02, Lot 5.01</p> <p>425 Rising Sun Rd.</p> <p>Zoned: REO</p>

Present giving testimony representing applicant were:

Cameron McLeod, Attorney, representing ProLogis owner of the building
Korinne Dishara, Property Manager, ProLogis
Rich Rutzler, Future Signs

Mr. McLeod stated they are seeking relief to erect larger, additional façade signs where 1 is permitted for ProLogis and the 2 tenants.

Attorney Garty said notices were sufficient. Planning Board Engineer Turek stated that there are still outstanding punch list items for the release of their bond. Attorney Garty responded that all conditions of the prior approval of the site plan remain in place and must be satisfied. Mr. McLeod explained that ProLogis is the current property owner. Planning Board Engineer Turek and Planning Board Planner Carman recommended the application be deemed complete.

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

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

The representatives were sworn in and the hearing commenced.

Mr. McLeod stated that given the benefit of the Planning Board's insight, he requested that the application be carried until the applicant can provide the appropriate information as the Planning Board requested, as well as additional witnesses. Planning Board Carman suggested bringing photos/plans/rendering of what the monument sign would look like and Attorney Garty said if there is a plan for way-finding signs, they should also be presented.

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

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

Seeing no comments, Mayor Benowitz made a motion to close to the public; seconded by Committeeman Holliday.

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

Attorney Garty stated that the application is being adjourned to the October 10, 2019 meeting at 7:30 pm. No further notice or publication will be provided.

OLD BUSINESS: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Administrator Theokas stated that Pomona/CVS submitted a request for adjournment to the October 10, 2019 meeting; however, there is a chance that they may not be ready by then and will need a further adjournment.

In regard to the Bordentown Waterfront Community project, Administrator Theokas explained that in conjunction with the Redevelopment Agreement, every time a transfer of ownership occurs, it has to be approved by the Township Committee. This occurred at the last Township Committee meeting. Jeffrey Albert is in the process of selling his rights to the property to Fernmoor Homes who is proposing to purchase all remaining phases of the project; they are proposing to build the project as it was approved. They are asking for consideration of administrative changes to one portion of the Plan: They are proposing to eliminate the pool area and clubhouse in the townhome section and replace it with other recreation space. (The pool and clubhouse will remain for the apartment complex.) A full site plan will be provided.

Planning Board Engineer Turek will send a memo notifying Bordentown Waterfront Community of the approval.

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 9:00 pm; seconded by Committeeman Holliday.

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