

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING MINUTES**

October 10, 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
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
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: None

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.

ANNOUNCEMENT:

Chairman Chidley made the following announcement: A letter dated October 1, 2019 requesting adjournment to the November 14, 2019 Planning Board Meeting was received from CVS/Pomona Development Group. Attorney Garty confirmed that no further publication or notice will be given.

MINUTES:

Mayor Benowitz made a motion to approve the September 12, 2019 meeting minutes; Committeeman Holliday seconded the motion.

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

RESOLUTIONS:

Resolution No. P-2019-23 -- RESOLUTION MEMORIALIZING THE APPROVAL OF THE APPLICATION FOR PRELIMINARY AND FINAL MAJOR SITE PLAN WITH RESPECT TO THE

APPLICATION FILED BY LBA RVI – COMPANY XXXI, LLC, FOR BLOCK 137.02, LOT 6, MORE COMMONLY KNOWN AS 334 RISING SUN ROAD.

Mayor Benowitz made a motion to adopt Resolution P-2019-23; Committeeman Holliday seconded the motion.

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

DISCUSSION:

Presentation by Susan Gruel of Heyer-Gruel, Township Planner for Special Projects, regarding Land Use and Circulation Elements of the Township Master Plan.

Administrator Theokas announced that the Township conducted a Re-examination of the Master Plan this year. Three of the elements are being reviewed, one being the Fair Share Housing Element which is being handled separately. The Planning Board formed a sub-committee to review the draft documents as presented by Heyer-Gruel.

Susan Gruel and Elena Gable of Heyer-Gruel discussed the process and gave an overview of what the circulation and land use elements have, and the direction the Township is headed. They distributed and reviewed a summary sheet highlighting the recommendations in the land use element and answered questions from the Board members.

OLD BUSINESS:

<p>PB-2019-06</p> <p>Received: 6-19-19; Rev. appl. recd 8-30-19</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><i>CONTINUATION OF HEARING OF APPLICATION: (Deemed Complete on September 12, 2019)</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> 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>
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Present giving testimony representing applicant were:

Cameron McLeod, Attorney, representing ProLogis owner of the building
 Raymond C. Liotta, Planner, Maser Consulting
 Korinne Dishara, Property Manager, ProLogis

The representatives were sworn in and the hearing commenced.

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

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

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. Fairlie.

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

NEW BUSINESS:

None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

None

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 9:05 pm; seconded by Mr. Fairlie.

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