

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD REORGANIZATION MEETING**

JANUARY 9, 2020

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, Deputy Mayor, Class III
George Chidley, Chairman, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Danielle Esser, Class IV
Timothy Fairlie, Class IV
Bill Grayson, Class II
MaryAnn Holston, Class IV
Erica Bowyer, Alt. #1
Nicholas D'Angelo, Alt. #2
Lou Garty, Attorney, Garty Law Firm
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: William Popko, Class IV
James L. Kochenour, PE, Traffic Engineer

The meeting was opened by Mr. Theokas. The Board participated in the salute to the flag. The open public meetings announcement was read by Mr. Theokas.

REORGANIZATION:

Appointments were made by Mayor Benowitz at the Township's Re-organization Meeting held on January 4, 2020.

Administration of Oath of Office by Attorney Garty:

- Stephen Benowitz, Mayor, Class I – CY 2020
- Eric Holliday, Deputy Mayor, Class III – CY 2020
- Kevin Hirschfeld, Class IV -- Term: 1/1/20 – 12/31/23
- Nicholas D'Angelo, Alt. #2 -- Term: 1/1/20 – 12/31/21

Mayor Benowitz, Deputy Mayor Holliday, Mr. Hirschfeld, and Mr. D'Angelo were simultaneously sworn-in by Planning Board Attorney, Lou Garty.

Roll Call was taken by Ms. Dziura.

Nominations for Chairperson, Vice Chairperson, Secretary, and Alt. Board Secretary were entertained by the Board.

Mayor Benowitz nominated George Chidley for Chairperson; Mr. Fairlie seconded the nomination. There were no other nominations.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Bowyer, D'Angelo, Holliday, Benowitz, Hirschfeld, Chidley

NAY: None
ABSENT: Popko
ABSTAIN: None
NOT VOTING: None

Mayor Benowitz nominated Kevin Hirschfeld for Vice-Chairperson; Mr. Fairlie seconded the motion. There were no other nominations.

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

Mayor Benowitz nominated Mr. Theokas for Board Secretary; Ms. Esser seconded the motion. There were no other nominations.

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

Ms. Esser nominated Ms. Dziura for Alt. Board Secretary; Mr. Fairlie seconded the motion. There were no other nominations.

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

MINUTES:

The minutes from the December 12, 2019 Meeting were presented. Mayor Benowitz made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

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

RESOLUTION(S):

Resolution No. P-2020-01 -- ESTABLISHING THE MEETING DATES AND TIMES FOR FEBRUARY 2020 THROUGH JANUARY 2021, DESIGNATION OF OFFICIAL NEWSPAPERS, AND MEETING NOTICING.

Planning Board Secretary Theokas stated that changing the start time from 7:30 pm to 7:00 pm may help to finish applications a little earlier. In regard to the meeting dates, based on the pending

combination of the Planning and Zoning Boards, additional meetings have been added throughout the year. There are two meetings scheduled from February through October on the 2nd and 4th Thursday of the month. The additional meetings can potentially be cancelled, as opposed to adding Special meetings.

As announced at the last meeting, Mayor Benowitz asked that if any Planning Board member has any difficulty with this new schedule, to let the Township know.

Mayor Benowitz made a motion to approve Resolution P-2020-01; Deputy Mayor Holliday seconded the motion.

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

ANNOUNCEMENTS:

1) Chairman Chidley announced that a letter dated January 8, 2020 requesting adjournment to the February 13, 2020 Planning Board Meeting was received from James W. Burns of Dembo, Brown & Burns, LLP on behalf of **CVS/Pomona Development Group, LLC**.

Deputy Mayor Holliday made a motion to extend the application; Mayor Benowitz seconded the motion.

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

Attorney Garty stated that the application will be adjourned to the February 13, 2020 meeting at 7:00 pm, and no further publication or notice will be given.

2) Chairman Chidley also announced that a letter dated January 8, 2020 requesting adjournment to the February 13, 2020 Planning Board Meeting was received from the Law Office of Robert L. Sexton, Esq. on behalf of **191 Bordentown, LLC (former Sportman's Center)** regarding 69 Route 130. (for completeness only)

Attorney Garty stated that the application has not yet been deemed complete and Mr. Sexton said they agree to total time for the Planning Board to act. No motion is needed at this time. Attorney Garty will advise Mr. Sexton that their request for escrow relief was denied. The application will be carried to the February 13, 2020 meeting at 7:00 pm.

RESOLUTIONS (cont.):

Resolution No. P-2020-02 -- RESOLUTION MEMORIALIZING APPROVAL OF THE APPLICATION BY JIMMY'S FIRESTONE AMERICAN GRILL FOR PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL.

Mayor Benowitz made a motion to approve Resolution P-2020-02; Deputy Mayor Holliday seconded the motion.

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

NEW BUSINESS:

<i>(COMPLETENESS ONLY)</i>		
<p>PB-2019-11 Received: 12/17/19 Escrow fees: PAID Taxes: PAID</p>	<p><u>PROACT / EVOQUA</u> Applicant proposes expansion to the existing shop to accommodate the equipment and materials of personnel being relocated to the Bordentown facility. Two pre-fab metal storage structures will make up additions. <u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: 1/2/2020 Jack Carman, Planner/Landscape Architect: 1/2/2020 Jim Kochenour, Traffic Engineer: N/A Steve Scholey, Fire Marshall: N/A</p>	<p>ESCROW #989900 Block 137.01, Lot 4.04 207 Hedding Rd. Zoned: REO (Research Engineering & Office District)</p>

Present representing the applicant for completeness review were:

Thomas M. Letizia, Esq., Pepper Hamilton LLP
 D. Geoffrey Brown, PE, Engineer, Princeton Junction Engineering, PC

Attorney Garty stated that notices are not required at this time. Mr. Letizia cited waivers that are being requested. Planning Board Engineer and Planner stated there was a red-lined site plan that was never submitted with the previous approval. An updated site-plan will have to be provided as part of the applicant's submission. Landscaping and buffering will also need to be completed.

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

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

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

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

Mayor Benowitz made a motion to deem the application complete; seconded by Ms. Esser.

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

The preliminary and final site plan hearing will be February 13, 2020.

OLD BUSINESS: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: None

ADJOURNMENT:

At this time, Mayor Benowitz made a motion to adjourn the meeting at approximately 8:30 pm; seconded by Mr. D'Angelo.

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