

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD – ZOOM MEETING**

APRIL 23, 2020

A Virtual Zoom Meeting of the Bordentown Township Planning Board meeting was called to order at approximately 7:00 PM.

PRESENT: Stephen Benowitz, Mayor, Class I
Eric Holliday, Deputy Mayor, Class III
George Chidley, Chairman, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Erica Bowyer, Class IV
Danielle Esser, Class IV
Timothy Fairlie, Class IV
MaryAnn Holston, Class IV
Brian Carlin, 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: Bill Grayson, Class II
Vacant, Alt. #1
Nicholas D'Angelo, Alt. #2
James L. Kochenour, PE, Traffic Engineer

The meeting was opened by Chairman Chidley. Roll call was taken by Alt. Board Secretary Dziura. The open public meetings announcement was read by Chairman Chidley.

REORGANIZATION OF THE BOARD:

Mayor Benowitz appointed Erica Bowyer to Class IV Member – Completion of Term Expiring 12/31/20 (vacated by Bill Popko). Attorney Carlin administered the Oath of Office.

MINUTES:

The minutes from the February 13, 2020 Reorganization Meeting and the Closed Session meeting of February 13, 2020 were presented. Mayor Benowitz made a motion to approve the minutes; Deputy Mayor Holliday seconded the motion.

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

RESOLUTION(S):

Resolution No. P-2020-05 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A SOLICITOR.

Resolution No. P-2020-06 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL ENGINEER.

Resolution No. P-2020-07 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL PLANNER.

Resolution No. P-2020-08 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL TRAFFIC ENGINEER.

Mayor Benowitz made a motion to approve Resolutions P-2020-05 through P-2020-08; Vice-Chairman Hirschfeld seconded the motion.

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

Resolution No. P-2020-09 – MEMORIALIZING APPROVAL OF THE APPLICATION BY POMONA DEVELOPMENT GROUP, LLC FOR PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL & MAJOR SUBDIVISION APPROVAL, WITH BULK VARIANCE RELIEF AT THE PROPERTY IDENTIFIED AS BLOCK 128.01, LOTS 1, 2, 3, 37 & 38.

Planning Board Secretary Theokas recommended amending the agenda to remove the resolution and table it for the next meeting. We did not receive adequate information from the applicant in their response to the resolution. Attorney Carlin said he was not aware of any time clock issue.

Mayor Benowitz made a motion table Resolution P-2020-09; Vice-Chairman Hirschfeld seconded the motion.

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

NEW BUSINESS:

<i>FOR COMPLETENESS ONLY</i>		
<p>PB-2020-02 Received: 2/20/20 Escrow fees: PAID Taxes: PAID</p>	<p><u>CURALEAF NJ, LLC</u> Applicant is requesting preliminary and final major site plan with variances and waivers to modify existing building for purposes of operating a Curaleaf retail medical marijuana facility. <u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: 3/22/2020 Jack Carman, Planner/Landscape Architect: 3/21/2020 Jim Kochenour, Traffic Engineer: None Steve Scholey, Fire Marshall: 3/4/2020</p>	<p>ESCROW #986700 Block 63, Lots 3 & 4.01 191 Route 130 Zoned: HC (Highway Commercial)</p>

Present representing applicant were:

- Jonas Singer, Attorney, Wells & Singer representing the applicant
- Terry Combs, Licensed Planner and Landscape Architect, Pettit Group, LLC
- Chris Melillo
- Mike Sullivan, Head Construction

Luke Flood
Brian Kiniry

Brian Carlin confirmed proper noticing was given. Mr. Combs was sworn in and the hearing commenced. The Planning Board Engineer and Planner reports were reviewed. Security and the need for a CIS was also discussed.

Mayor Benowitz made a motion to open to the public; seconded by Vice-Chairman Hirschfeld.

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

Planning Board Secretary Theokas confirmed he received no public comment on the Zoom host screen.

Mayor Benowitz made a motion to close to the public; seconded by Vice-Chairman Hirschfeld.

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

Mr. Fairlie made a motion to deem the application complete conditioned upon receipt of a CIS at time of final site plan submission and EIS Phase 1 satisfactory to the Board Professionals,; seconded by Ms. Esser.

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

OLD BUSINESS: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

- 1) Board Member Training by Attorney Carlin required by the Municipal Joint Insurance Fund (JIF).

Attorney Carlin reviewed with members of the Planning Board the Land Use Liability Training Booklet provided by the JIF. Planning Board members will sign the affidavit stating they received the training.

- 2) Discussion Item: Stormwater Management Training Video.

Planning Board Secretary Theokas stated that he will send a link to the video to the Board members.

- 3) Planning Board Secretary Theokas asked that the members complete and submit the Financial Disclosure Statement that was sent to them by Municipal Clerk Carrington.

PUBLIC COMMENT:

Mayor Benowitz opened the meeting for public comment; seconded by Ms. Esser.

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

Seeing no comment from the public, Committeeman Holliday closed the meeting to the public; seconded by Ms. Esser.

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

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 8:15 pm; seconded by Ms. Esser.

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