

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

**MAY 14, 2020**

A Virtual Zoom Meeting of the Bordentown Township Planning Board meeting was called to order at approximately 7:01 PM.

**PRESENT:** Stephen Benowitz, Mayor, Class I  
Bill Grayson, Class II  
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:** 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 Planning Board Secretary Theokas.

**MINUTES:**

The Minutes from the April 23, 2020 Zoom Meeting were presented. Mayor Benowitz made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

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

**RESOLUTION(S):**

**Resolution No. P-2020-09 – RESOLUTION 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.**

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

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

**Resolution No. P-2020-10 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING A CONTINUATION OF PROFESSIONAL SERVICES FOR PLANNING BOARD PLANNER.**

Planning Board Secretary Theokas explained that this is just a change of firm for Planner Jack Carman.

Mayor Benowitz made a motion to approve Resolution P-2020-10; Vice-Chairman Hirschfeld seconded the motion.

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

**NEW BUSINESS:**

<b><i>HEARING OF APPLICATION</i></b>		
<b>PB-2020-02</b>	<b><u>PETER J. SUKOLA</u></b>	<b>ESCROW #990200</b>
Received: 2/26/20	Applicant is seeking to widen and expand current driveway to allow access to newly constructed kitchen and rear yard.	Block 114, Lots 10
Escrow fees: PAID	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>	6 Bonnie Lane
Taxes: PAID	Fred Turek, Engineer: 5/7/20	Zoned: R-10

Attorney Carlin stated this application was originally noticed for March 3, 2020. The applicant said he hand-delivered the new notice (continuation) to the May 14, 2020 Zoom meeting to all the residents listed on the 200’ list. Attorney Carlin confirmed the noticing was sufficient.

Mayor Benowitz made a motion to declare the application complete; seconded by Vice-Chairman Hirschfeld.

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

Attorney Carlin gave an overview of the application of Peter J. Sukola requesting a bulk variance.

Present representing applicant were:  
 Peter J. Sukola, Applicant  
 Minelli (Lily) Sukola, Applicant’s Wife  
 Attorney Carlin swore-in the applicants.

The hearing commenced. The site plan and the Planning Board Engineer report was reviewed. Google Earth was also used as an exhibit.

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

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Bowyer, Holliday, Benowitz, Hirschfeld, Chidley  
NAY: None  
ABSENT: 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 Mr. Fairlie.

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

Mr. Fairlie made a motion to approve the application with the conditions and pre-existing conditions as cited by Attorney Carlin; seconded by Mayor Benowitz.

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

Planning Board Secretary Theokas explained to Mr. Sukola that the memorializing resolution will be presented at the May 28, 2020 meeting for approval.

**OLD BUSINESS:** None

**ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:**

- 1) Planning Board Secretary Theokas announced that he received a letter dated May 13, 2020 from Thomas M. Letizia of Pepper Hamilton, LLP representing Evoqua Water Technologies. They are withdrawing their application due to the economy and Co-vid. This application was previously deemed complete on January 9, 2020.
- 2) Planning Board Secretary Theokas explained that Township Committee Resolution #2020-102 entitled Pledge Supporting New Jersey Wildlife Action Plan and Township Committee Resolution #2020-104 entitled Resolution Endorsing the Adoption of Green Building Practices for Civic, Commercial and Residential Buildings were recently passed by the Township Committee. These resolutions have to be renewed each year as a requirement of Sustainable Jersey. (No action is needed by the Planning Board.)

**PUBLIC COMMENT:**

Mayor Benowitz opened the meeting for public comment; seconded by Mr. Fairlie.

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

Seeing no comment from the public per Zoom Host Theokas, Mayor Benowitz made a motion to close the meeting to the public; seconded by Mr. Fairlie.

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

**ADJOURNMENT:**

Mayor Benowitz made a motion to adjourn the meeting at approximately 7:59 pm; seconded by Vice-Chairman Hirschfeld.

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