

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

MAY 28, 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
Linda Schiano, Alt. #1
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: 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 Board Secretary Theokas.

REORGANIZATION OF THE BOARD:

Mayor Benowitz appointed Linda Schiano to Alt. #1 Member – Completion of Term Expiring 12/31/20. Attorney Carlin administered the Oath of Office.

MINUTES:

The minutes from the May 14, 2020 Reorganization Meeting were presented. Mayor Benowitz made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

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

RESOLUTION(S):

- **Resolution No. P-2020-11** – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF CURALEAF NJ, INC. FOR A PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR BLOCIK 63, LOTS 3 & 4.10.

Mayor Benowitz made a motion to approve Resolution P-2020-11; 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: Schiano

- **Resolution No. P-2020-12** – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN MEMORIALIZING THE GRANTING OF THE BULK VARIANCE APPLICATION FOR THE PROPERTY DESIGNATED AS BLOCK 114, LOT 10, MORE COMMONLY KNOWN AS 6 BONNIE LANE.

Mayor Benowitz made a motion to approve Resolution P-2020-12; 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: Schiano

NEW BUSINESS:

	COMPLETION AND HEARING OF APPLICATION	
PB-2019-08	<u>Capital Health</u>	ESCROW #989300
Received: 5/7/2020	Applicant is seeking to obtain bulk variances for signage.	Block 58, Lot 36
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u>	115 Route 130 (Team Campus)
Taxes: PAID	Fred Turek, Engineer: N/A Jack Carman: May 26, 2020	Zoned: HC (Highway Commercial)

Present representing applicant were:

Anthony Chwastyk, Attorney representing the applicant
 Joy Shimizu, Sr. Project Mgr. for Sign Fabrication Design, Philadelphia Sign Company
 JoAnn Hopkins, Director of Property and Project Management, Capital Health

Brian Carlin confirmed proper noticing was given and Board Secretary Theokas confirmed that taxes were paid and prior approvals were fulfilled. Planning Board Planner Carman reviewed the outstanding checklist. The witnesses were sworn in and the hearing commenced. Attorney Chwastyk gave a description of the application, and Ms. Shimizu and Ms. Hopkins gave testimony. The Planning Board Planner completeness report was reviewed.

Mayor Benowitz made a motion to deem 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: Schiano

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: Schiano

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, Grayson, Holston, Bowyer, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: D'Angelo
ABSTAIN: None
NOT VOTING: Schiano

Following testimony from the applicants' professionals and questions from the Board, the applicant's attorney requested an adjournment of this application so his client could provide supplementary testimony and information from additional witnesses, including but not limited to a professional planner. Mayor Benowitz made a motion to continue the application to the next Planning Board meeting of June 11th, 2020. The motion was seconded by Vice Chairman Hirschfeld. No further notifications are required.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

None

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 8:50 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: Schiano