

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

June 25, 2020

A Virtual Zoom Meeting of the Bordentown Township Planning Board meeting was called to order at approximately 7:02 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. The open public meetings announcement was read by Chairman Chidley. Roll call was taken by Alt. Board Secretary Dziura.

MINUTES:

Mayor Benowitz made a motion to approve the minutes of May 28, 2020; 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

RESOLUTION(S): None

OLD BUSINESS:

<p>PB-2019-08 Received: 5/7/2020 Escrow fees: PAID Taxes: PAID</p>	<p><i>HEARING OF APPLICATION</i> <i>(Application deemed complete on May 28, 2020)</i></p> <p><u>Capital Health</u></p> <p>Applicant is seeking to obtain bulk variances for signage.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: None Jack Carman, Planner/Landscape Architect: May 26, 2020</p>	<p>ESCROW #989300</p> <p>Block 58, Lot 36</p> <p>115 Route 130 (Team Campus)</p> <p>Zoned: HC (Hwy. Commercial)</p>
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Present representing applicant and sworn-in by Attorney Carlin were:

- Anthony Chwastyk, Attorney representing the applicant
- John McDonough, Licensed Professional Planner and Licensed Landscape Architect
- Joy Shimizu, Sr. Project Mgr. for Sign Fabrication Design, Philadelphia Sign Company
- Eric Forbes, Sr. Director of Construction for Anchor Health Properties, Representing the Landlord

Attorney Chwastyk gave a brief summary of the application, and stated that the application was deemed complete and the hearing began on May 28, 2020. Mr. McDonough said Planning Board Planner Carman gave a good indication of what relief the applicant is seeking, and Planning Board Attorney Carlin has given the Planning Board a good rundown of the elements of proof that are required. Mr. McDonough presented the exhibits and gave testimony. Discussion included illumination of the signs and the oncoming vehicle visual approaches. In approximately 1 ½ years, the site will include a 24-hour ambulatory surgery center for individuals who don't have home post-surgery care.

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

Mayor Benowitz made a motion to approve the bulk variances for signage based upon the conditions outlined by Attorney Carlin; 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: Schiano

NEW BUSINESS:

<i>COMPLETENESS AND HEARING</i>		
PB-2020-04	<u>VILLA MANNINO RESTAURANT</u>	ESCROW #990300
Received: 3/17/2020	Applicant is seeking to variance relief to install an additional 16 sq. ft. sign depicting the name of the establishment.	Block 28, Lot 4
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: June 18, 2020	73 Route 130
Taxes: PAID		Zoned: HC

Present representing applicant were:

Adam Lipps, Destribats Campbell Staub & Troth, LLC, Attorney representing the applicant
Marco Mannino, Property/Business Owner
George Zienowicz, Sign Maker and Sign Consultant

Planning Board Attorney Carlin confirmed proper noticing was given and all the items on the checklist were submitted.

Mayor Benowitz made a motion to deem the application complete; 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: Schiano

Attorney Lipps gave a description of the application. The witnesses were sworn in and the hearing commenced. Mr. Mannino and Mr. Zienowicz gave testimony.

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

Attorney Lipps gave his summary.

Mayor Benowitz made a motion to grant variance relief to install an additional 16 sq. ft. sign depicting the name of the establishment, with no conditions per Attorney Carlin; 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: Schiano

NEW BUSINESS:

<i>COMPLETENESS AND HEARING</i>		
ZB-2020-01	<u>UPMANIS, CHRIS & TERESA</u>	ESCROW #990000
Received: 1/2/2020	Applicant is seeking to variance relief to existing 20' x 11' concrete patio that is within 1 foot of property line where 5' is required.	Block 49.01, Lot 14
Escrow fees: PAID	Patio was installed to alleviate drainage issues.	885 East Drive
Taxes: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: None	Zoned: R-6

Interim Community Development Director/Board Secretary Theokas stated that an email dated June 25, 2020 was received from Chris and Teresa Upmanis requesting adjournment so they can obtain additional information/documents. They have requested an adjournment to July 9, 2020, or the next date where there is a quorum of the Planning Board.

Attorney Carlin said no further publication of notice is required.

Mayor Benowitz made a motion to adjourn application ZB-2020-01 to July 9, 2020 or the next meeting after that date where the Planning Board has a quorum and a meeting can be held, conditioned upon the applicant's agreement that the time is waived; 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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Board Secretary Theokas stated the next meetings are July 9, 2020 and July 23, 2020.

The Township is considering the possibility of coordinating an in-person meeting of the Planning Board at the Sr. Community Center on July 23, 2020.

ADJOURNMENT:

Mayor Benowitz made a motion to adjourn the meeting at approximately 9:10 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