

**ELECTRONIC ZOOM MEETING NOTICE OF THE AUGUST 13, 2020 PLANNING  
BOARD OF BORDENTOWN TOWNSHIP**

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850, and in consideration of Executive Orders No. 103 and 107, issued by Governor Murphy on March 9 and 21, 2020 respectively, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, the Township of Bordentown does hereby notify the public that to protect the health, safety and welfare of our residents, township staff, professionals and applicants, while ensuring the continued operations of the Planning Board, the meeting of the Bordentown Township Planning Board scheduled for 7:00 pm on August 13, 2020 at the Bordentown Township Municipal Building, One Municipal Drive, Bordentown, New Jersey will take place, as scheduled, via video teleconferencing.

Pursuant to the April 2, 2020 guidance issued by the New Jersey Department of Community Affairs, Division of Local Government Services, the Agenda and all plans and materials for Curaleaf who is seeking preliminary and final major site plan with variances and waivers have been made available prior to this hearing for public review on and through the Bordentown Township website at bordentowntownship.com. In addition, the minutes of July 9, 2020 and July 23, 2020, and Resolutions P-2020-16, -17, -18, -20, -21, & -22 will be considered for approval.

Additionally, members of the public were noticed that they may contact the Planning Board Secretary at m.theokas@bordentowntwp.org or call directly at (609) 298-2800, extension 2102, to receive a hard copy of the plans and application by mail or drop/pick up by appointment.

The Board and the members of the public participating who are interested in the meeting are participating via video conference on the ZOOM teleconference platform by logging into the conference by logging in at:

<https://us02web.zoom.us/j/81640926870?pwd=NWdVZlFBekIvMjhCRHJ3cEc1RzFRdz09>

1 646 876 9923 US (New York)  
Meeting ID: 816 4092 6870  
Passcode: 554125

following the directions listed. Individuals logging onto this conference will be able to participate in the meeting just the same as if attending in person.

**TO JOIN ZOOM MEETING:**  
<https://us02web.zoom.us/j/81640926870?pwd=NWdVZlFBekIvMjhCRHJ3cEc1RzFRdz09>  
 Dial: +1 646 876 9923 US (New York) Meeting ID: 816 4092 6870 Password: 554125

**TOWNSHIP OF BORDENTOWN  
 PLANNING BOARD AGENDA – ZOOM MEETING  
 August 13, 2020 -- 7:00 p.m.**

PRESENT	ABSENT	ATTENDANCE
_____	_____	Stephen Benowitz, Mayor, Class I
_____	_____	Eric Holliday, Deputy Mayor, Class III
_____	_____	Bill Grayson, Class II
_____	_____	George Chidley, Chairman, Class IV
_____	_____	Kevin Hirschfeld, Vice-Chairman, Class IV
_____	_____	Erica Bowyer, Class IV
_____	_____	Danielle Esser, Class IV
_____	_____	Tim Fairlie, Class IV
_____	_____	Mary Ann Holston, Class IV
_____	_____	Linda Schiano, Alt. #1
_____	_____	Nick D'Angelo, Alt. #2
_____	_____	Michael Theokas, Interim C.D. Director/Board Secretary
_____	_____	Cindy Dziura, Deputy Township Clerk/Alt. Bd. Secretary
_____	_____	Brian Carlin – Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, CPWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Arch.
_____	_____	James L. Kochenour, PE – Traffic Engineer

**1. SALUTE TO FLAG**

**2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:**

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 30, 2020 advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was emailed to THE BURLINGTON COUNTY TIMES and THE TIMES OF TRENTON; was filed with the Clerk of Bordentown Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Planning Board, all meetings shall begin at 7:00 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Planning Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

The proceedings of this meeting are being electronically recorded and the recording will be on file in the Office of Community Development. Pursuant to Resolution Number P-2010-17, the electronic recordings of the meetings act as the minutes of the meeting in conjunction with the abbreviated form of the minutes.

Those testifying before the Board on any application are required to be sworn. The Board’s Engineer, Planning Consultant, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

The Board and the members of the public participating who are interested in the meeting are participating via video conference on the ZOOM teleconference platform by logging into the conference at the web address printed at the top of the Agenda. Individuals logging onto this conference will be able to participate in the meeting just the same as if attending in person.

4. ROLL CALL

5. MINUTES: July 9, 2020 and July 23, 2020 Regular Zoom Meetings

6. ADMINISTRATIVE ACTIONS:

- A) Township Committee Ordinance #2020-15 entitled **AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AMENDING THE GENERAL CODE OF THE TOWNSHIP OF BORDENTOWN BY REPEALING AND REPLACING SECTION 1100 OF CHAPTER 25 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS..**

Comments (if any) from the Planning Board to be reported back to the Township Committee by way of Planning Board Resolution from Attorney Carlin, and further determine that the amendment is consistent with the Master Plan.

- **Resolution No. P-2020-20** – RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE #2020-15 AMENDING CHAPTER 25 OF THE LAND USE DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.

- B) Township Committee Ordinance #2020-16 entitled **AN ORDINANCE TO AMEND CHAPTER 25, LAND DEVELOPMENT ORDINANCE, OF THE BORDENTOWN TOWNSHIP CODE, TO ESTABLISH A NEW ZONING DISTRICT ENTITLED “AH-D AFFORDABLE HOUSING DUPLEX.”**

Comments (if any) from the Planning Board to be reported back to the Township Committee by way of Planning Board Resolution from Attorney Carlin, and further determine that the amendment is consistent with the Master Plan.

- **Resolution No. P-2020-21** – RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE #2020-16 AMENDING CHAPTER 25 OF THE LAND USE DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.

- C) Township Committee Ordinance #2020-13 entitled **ORDINANCE AMENDING SECTION 25.409 OF THE BORDENTOWN TOWNSHIP MUNICIPAL CODE ENTITLED “GC-1 – GENERAL COMMERCIAL AND GC-11 – GENERAL COMMERCIAL.**

Comments (if any) from the Planning Board to be reported back to the Township Committee by way of Planning Board Resolution from Attorney Carlin, and further determine that the amendment is consistent with the Master Plan.

- **Resolution No. P-2020-22** – RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE #2020-13 AMENDING CHAPTER 25 OF THE LAND USE DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.

**4. RESOLUTIONS:**

**Resolution No. P-2020-16** – RESOLUTION MEMORIALIZING THE ACTION OF THE PLANNING BOARD ON APPLICATION OF G&S REALTY CORP. FOR A ONE YEAR EXTENSION OF APPROVALS FOR THE PROPERTY DESIGNATED AS BLOCK 137.01, LOT 1, 11.03 ON THE BORDENTOWN TOWNSHIP TAX MAP, MORE COMMONLY KNOWN AS OLD YORK ROAD BUSINESS PARK.

**Resolution No. P-2020-17** – A RESOLUTION OF THE PLANNING BOARD OF BORDENTOWN TOWNSHIP DEEMING THE APPLICATION OF CHRIS AND THERESA UPMANIS FOR BLOCK 49.01, LOT 14 TO BE INCOMPLETE.

**Resolution No. P-2020-18**– A RESOLUTION MEMORIALIZING THE DENIAL OF THE BULK VARIANCE APPLICATION OF MARK AND ALICIA PALUMBO FOR THE PROPERTY DESIGNATED AS BLOCK 93.05, LOT 1 MORE COMMONLY KNOWN AS 30 WATERFORD DRIVE.

**5. NEW BUSINESS:**

	<i><b>HEARING OF APPLICATION</b></i> <i>(Application Deemed Complete on April 23, 2020 and Memorialized on May 28, 2020)</i>	
<b>PB-2020-01</b>	<b><u>CURALEAF</u></b>	<b>ESCROW #986700</b>
Received: 3/12/2020	Applicant is seeking preliminary and final major site plan with variances and waivers	Block 63, Lot 3 & 4.01
Escrow fees: PAID	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Fred Turek, Engineer: July 29, 2020	191 Route 130
Taxes: PAID	Jack Carman, Planner/Landscape Architect: July 30, 2020 Jim Kochenour, Traffic Engineer: July 28, 2020 Steve Scholey, Fire Marshall: March 4, 2020	Zoned: HC

**6. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT:**

**7. PUBLIC COMMENT:**

**8. MOTION TO ADJOURN:**