

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

September 10, 2020

A Virtual Zoom Meeting of the Bordentown Township Planning Board was called to order at approximately 7:03 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.
James L. Kochenour, PE, Traffic Engineer
Mike Theokas, Interim Dir. of Comm. Dev./ Alt. Bd. Secretary
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

ABSENT: Linda Schiano, Alt. #1
Nicholas D'Angelo, Alt. #2

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:

The minutes from the August 13, 2020 Zoom meeting were presented. Deputy Mayor Holliday 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: Schiano, D'Angelo
ABSTAIN: None
NOT VOTING: None

The minutes from the August 17, 2020 Zoom Special meeting were presented. Deputy Mayor Holliday 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: Schiano, D'Angelo
ABSTAIN: None
NOT VOTING: None

RESOLUTION(S): None

OLD BUSINESS:

<p>PB-2020-01</p> <p>Received: 3/12/2020</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>CONTINUATION OF HEARING OF APPLICATION (Application deemed complete on April 23, 2020; hearing of application continued from August 13, 2020)</i></p> <p><u>CURALEAF</u></p> <p>Applicant is seeking preliminary and final major site plan with variances and waivers</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: July 29, 2020; Rev. September 3, 2020 Jack Carman, Planner/Landscape Architect: July 30, 2020; Rev. September 3, 2020 Jim Kochenour, Traffic Engineer: July 28, 2020; Rev. September 8, 2020 Steve Scholey, Fire Marshall: March 4, 2020; Rev. September 3, 2020</p>	<p>ESCROW #986700</p> <p>Block 63, Lot 3 & 4.01</p> <p>191 Route 130</p> <p>Zoned: HC</p>
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Chairman Chidley stated that at the last meeting, the applicant's traffic engineer had started his testimony, so he will finish it, and then any outstanding items would be completed. Jonas Singer of Wells and Singer, attorney on behalf of the applicant, gave a brief description of the application. The representatives were sworn in at the August 13, 2020 meeting.

Mr. Melillo was asked to describe Curaleaf's security measures. Signage, overhead electrical wires, lighting, and landscaping were also discussed.

Present giving testimony representing applicant were:

- Chris Melillo, Sr. V.P. of Retail, Curaleaf
- Terry Combs, Licensed Planner and Landscape Architect, and Project Manager, Petit Group
- Michael Sullivan, Sr. Construction Manager, Curaleaf
- Bryan Proska, Licensed Professional Engineer, Traffic Planning and Design

Vice-Chairman Hirschfeld made a motion to open to the public; seconded by Mr. Fairlie.

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

ROBIN NEGLIA, 18 Poplar Avenue: Ms. Neglia thanked the Township Administration for considering Curaleaf for patients who need it. She explained that she has a severe neurological condition and she currently travels very far for her medication.

CHARLES LATINI, 11 W. Church Street, Bordentown City, Land Use Planner: Mr. Latini asked questions regarding the driveways on Route 130. Mr. Proska responded the changes to the driveway are positive and help with internal circulation, and provides a secondary access if the first driveway is missed. Mr. Latini said an ordinance amendment in the Township Code would be needed if the law changes to allow recreational. Attorney Singer responded that they will return to the Planning Board if this happens. Mr. Latini said the changes in architecture are well received.

JOHN POGSON, 27 Farmington Court: Mr. Pogson stated that the Federal Government still considers marijuana illegal. He asked about the products and testing. Mr. Melillo explained he is not an expert, but that it is tested through the NJ Department of Health. Mr. Pogson said he was concerned about public safety. Mr. Melillo said it is cash and debit card only business. Administrator Theokas said the Township has investigated and is satisfied with the security. Mr. Pogson asked about dispensing and child safety. Attorney Carlin and Chairman Chidley said these questions were straying away from Land Use.

JOHNNIE WHITTINGTON, 23 Exeter Road, East Windsor, NJ: Mr. Whittington commended Bordentown Township and the Planning Board for their consideration and stated Curaleaf will be a great addition in Bordentown Township. He also told Mr. Melillo this is a great location and that he is part of the Mastoris family and they have had great success in this area. He asked Mr. Mellilo for Curaleaf to consider using local labor to construct the facility.

Seeing no further comments, Deputy Mayor Holliday 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: Schiano, D'Angelo
ABSTAIN: None
NOT VOTING: None

Mr. Fairlie made a motion to grant preliminary and final site plan approval with all the conditions, as cited by Planning Board Attorney Carlin; seconded by Ms. Esser.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

A draft letter was previously circulated by Planning Board Attorney Carlin regarding recommendations for swimming pools. Attorney Carlin stated that Planning Board Engineer Turek and he will circulate the final copy to the Planning Board members before the next meeting. A recommendation will then go to the Township Committee to adopt a resolution to deal with some of the issues from an earlier application.

Board Secretary Theokas stated the next Zoom meeting is scheduled for September 24, 2020.

PUBLIC COMMENT:

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

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

Seeing no comments, Deputy Mayor Holliday made a motion to close the meeting to the public; seconded by Vice-Chairman Hirschfeld.

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

ADJOURNMENT:

Deputy Mayor Holliday made a motion to adjourn the meeting at approximately 8:45 pm; seconded by Vice-Chairman Hirschfeld.

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