

**TOWNSHIP OF BORDENTOWN  
MINUTES -- PLANNING BOARD ZOOM MEETING**

**October 8, 2020**

A Virtual Zoom Meeting of the Bordentown Township Planning Board 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 (arrived at 7:07 pm)  
George Chidley, 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./ Board Secretary  
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

**ABSENT:** Kevin Hirschfeld, Vice-Chairman, Class IV  
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 Chairman Chidley.

**MINUTES:**

The minutes from the September 24, 2020 Zoom meeting were presented. Mr. Grayson made a motion to approve the minutes; Mr. Fairlie seconded the motion.

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

**RESOLUTION(S):**

Planning Board Attorney Carlin stated the resolution was reviewed by the applicant's attorney and proceeded to state the typographical errors and amendments that were received.

**Resolution No. P-2020-23 – RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN GRANTING APPROVAL OF THE APPLICATION OF CURALEAF NJ, INC. FOR A PRELIMINARY AND FINAL SITE PLAN FOR A CONDITIONAL USE WITH VARIANCES AND WAIVERS FOR BLOCK 63, LOTS 3 & 4.10.**

Deputy Mayor Holliday made a motion to approve Resolution P-2020-23 as amended; seconded by Mr. Fairlie.

Roll call: AYE: Esser, Fairlie, Grayson, Holston, Bowyer, Holliday, Benowitz, Chidley  
NAY: None  
ABSENT: D'Angelo, Hirschfeld

ABSTAIN: Schiano  
 NOT VOTING: None

**OLD BUSINESS:**

<b>PB-2018-05</b>  Received: 7/20/2020  Escrow fees: PAID  Taxes: PAID	<b><i>HEARING OF APPLICATION</i></b> <b><i>(APPROVED FOR COMPLETENESS ON 9/24/20)</i></b>	<b>ESCROW #</b> 986200  Block 138.01, Lots 41,42,43  Rising Sun Rd. & Route 130  Zoned: AH-1
	<b><u>RISING SUN MEADOWS (Zieger Property)</u></b>  Applicant is seeking amended preliminary and final site plan approval to add a sewer pump station.  <b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Fred Turek, Engineer: September 18, 2020 Jack Carman, Planner/Landscape Architect: July 16, 2020	

A letter dated October 6, 2020 was received from Ronald Shimanowitz, Attorney representing the applicant, requesting an adjournment to the 10/22/2020 Planning Board meeting. Chairman Chidley announced that the application will be heard on October 22, 2020 without further posting or noticing.

**OLD BUSINESS:**

<b>PB-2020-06</b>  Received: 9/16/2020  Escrow fees: PAID  Taxes: PAID	<b><i>COMPLETENESS &amp; HEARING OF APPLICATION</i></b>	<b>ESCROW #</b> 993000  Block 137.02, Lot 6  2 Advantage Ct.  Zoned: REO
	<b><u>LEGACY, INC. (LBA Bulding)</u></b>  Applicant/tenant is seeking sign variances.  <b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Fred Turek, Engineer: None Jack Carman, Planner/Landscape Architect: October 5, 2020	

Planning Board Attorney Carlin stated the applicant provided notice to residents within 200' of the property and the applicant has submitted the appropriate certificate of service and proof of publication. Planner Carman stated that everything to review the application has been received.

Deputy Mayor Holliday made a motion to deem the application complete; seconded by Mr. Fairlie.

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

Michael McKenna, Attorney gave a description of the property, and what relief they are seeking for the signage.

Present giving testimony representing the applicant were:

Dr. Jason Slosberg, MD, Founder and Owner of Legacy  
Jeff Carson, Owner, City Sign Company of Philadelphia  
John Fee, Engineer

The representatives were sworn in and the hearing commenced. A u-tube video was shown about Dr. Slosberg's business, Legacy and his Everwipes brand (product). The Planning Board Planner reviewed his report.

It was discussed that there was a possibility of putting the Legacy name on the existing monument sign. Attorney McKenna advised his client, Mr. Slosberg, to explore this possibility and to have the application continued to the next meeting.

Chairman Chidley announced that the application will be continued to the October 22, 2020 meeting without further posting or noticing.

Ms. Esser made a motion to open to the public; seconded by Deputy Mayor Holliday.

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

Seeing no comments, Ms. Esser made a motion to close to the public; seconded by Deputy Mayor Holliday.

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

Planning Board Attorney Carlin stated that the application is being adjourned to the October 22, 2020 meeting at 7:00 pm for the continuation of hearing. There will be no requirement that the applicant provide any additional notices or publication.

**PUBLIC COMMENT:**

Ms. Esser made a motion to open to the public; seconded by Mr. Fairlie.

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

Seeing no comments, Ms. Esser made a motion to close to the public; seconded by Ms. Schiano.

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

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

Board Secretary Theokas stated that the next regular meeting is October 22, 2020.

**ADJOURNMENT:**

Ms. Schiano made a motion to adjourn the meeting at approximately 9:05 pm; seconded by Ms. Esser.

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