

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

**October 22, 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 7:08 pm)  
George Chidley, Chairman, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Erica Bowyer, Class IV  
Danielle Esser, Class IV  
Timothy Fairlie, Class IV (arrived at 7:09 pm)  
MaryAnn Holston, Class IV  
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: Linda Schiano, Alt. #1  
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 October 8, 2020 Zoom meeting were presented. Ms. Esser made a motion to approve the minutes; Mr. Grayson seconded the motion.

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

\*Vice-Chairman Hirschfeld was not present at the October 8, 2020 Planning Board Zoom Meeting; however, he reviewed the C.D. of the meeting and signed the affidavit attesting to this. He will now be permitted to vote on any business from that date.

**RESOLUTION(S):**

**Resolution No. P-2020-24** – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF RISING SUN MEADOWS, LLC. FOR AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR BLOCK 138.01, LOTS 41, 42, & 43.

Ms. Esser made a motion to approve Resolution P-2020-24 as amended; seconded by Vice-Chairman Hirschfeld.

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

**Resolution No. P-2020-25 – RESOLUTION OF THE PLANNING BOARD OF BORDENTOWN TOWNSHIP MEMORIALIZING THE GRANTING OF THE BULK VARIANCE APPLICATION FOR THE PROPERTY DESIGNATED AS BLOCK 49.01, LOT 14 , MORE COMMONLY KNOWN AS 885 EAST DRIVE. (Property Owner: Upmanis)**

Ms. Esser made a motion to approve Resolution P-2020-25 as amended; seconded by Vice-Chairman Hirschfeld.

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

7:08 PM – Deputy Mayor Holliday entered the meeting.

**OLD BUSINESS:**

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| <p><b>PB-2018-05</b><br/><br/>                 Received: 7/20/2020<br/><br/>                 Escrow fees: PAID<br/><br/>                 Taxes: PAID</p> | <p style="text-align: center;"><b><i>HEARING OF APPLICATION<br/>                 (APPROVED FOR COMPLETENESS ON 9/24/20)</i></b></p> <p><b><u>RISING SUN MEADOWS (Zieger Property)</u></b><br/>                 Applicant is seeking amended preliminary and final site plan approval to add a sewer pump station.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b><br/>                 Fred Turek, Engineer: September 18, 2020<br/>                 Jack Carman, Planner/Landscape Architect: July 16, 2020</p> | <p><b>ESCROW #</b><br/>                 986200</p> <p>Block 138.01<br/>                 Lots 41,42,43</p> <p>Rising Sun Rd. &amp;<br/>                 Route 130</p> <p>Zoned: AH-1</p> |
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A letter dated October 20, 2020 was received from Ronald Shimanowitz, Attorney representing the applicant, requesting an adjournment to the November 12, 2020 Planning Board meeting. Chairman Chidley announced that the application will be heard on November 12, 2020, or the next regular scheduled meeting in case November 12, 2020 is cancelled, without further noticing by the applicant.

7:09 PM – Mr. Fairlie entered the meeting.

**OLD BUSINESS:**

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| <p><b>PB-2020-06</b></p> <p>Received: 9/16/2020</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p> | <p style="text-align: center;"><b><i>HEARING OF APPLICATION CONTINUED FROM<br/>                 OCTOBER 8, 2020<br/>                 (COMPLETENESS GRANTED ON OCTOBER 8, 2020)</i></b></p> <p><b><u>LEGACY, INC. (LBA Bulding)</u></b></p> <p>Applicant/tenant is seeking sign variances.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b><br/>                 Fred Turek, Engineer: None<br/>                 Jack Carman, Planner/Landscape Architect: October 5, 2020</p> | <p><b>ESCROW #</b><br/>                 993000</p> <p>Block 137.02,<br/>                 Lot 6</p> <p>2 Advantage Ct.</p> <p>Zoned: REO</p> |
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Michael McKenna, attorney, was present representing the applicant.

Also present giving testimony was:

Jeff Carson, Owner, City Sign Company of Philadelphia

The applicant presented revised exhibits of their sign package which reflected suggested comments from the Planning Board from the October 8, 2020 meeting.

Vice-Chairman Hirschfeld made a motion to open to the public; 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

Seeing no comments, Ms. Esser 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. McKenna offered their summation.

Mayor Benowitz made a motion to approve the applicant/tenant seeking sign variances as indicated 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:**

Board Secretary Theokas stated that although we are continuing the application of Rising Sun Meadows, there is a chance the next regular meeting of November 12, 2020 may be cancelled.

**PUBLIC COMMENT:**

Ms. Esser 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

Seeing no comments, Ms. Esser made a motion to close 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

**ADJOURNMENT:**

Deputy Mayor Holliday made a motion to adjourn the meeting at approximately 7:25 pm; 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