

**TOWNSHIP OF BORDENTOWN**  
**MINUTES -- PLANNING BOARD RE-ORGANIZATION ZOOM MEETING**  
**January 14, 2021**

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.  
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 Board Secretary Theokas with the reading of the open public meetings announcement.

**ANNOUNCEMENT (ITEMS 8 & 9 ON THE AGENDA):**

Board Secretary Theokas announced that both applicants, First Industrial Realty Trust (completeness only) and Amazon.com Services, LLC (hearing of application), have requested an adjournment from tonight's meeting. They will both be heard at the next meeting on January 28, 2021, or the next available meeting thereafter. No further noticing is required. Attorney Carlin confirmed that Amazon.com Services, LLC has provided sufficient proof of service noticing.

**REORGANIZATION:**

Appointments were made by Mayor Benowitz at the Township's Re-organization Meeting held on January 2, 2021.

Administration of Oath of Office by Attorney Carlin:

- Stephen Benowitz, Mayor, Class I – CY 2021
- William Grayson, Class II -- Term: 1/1/21 – 12/31/23
- Eric Holliday, Deputy Mayor, Class III – CY 2021
- George Chidley, Class IV -- Term: 1/1/21 – 12/31/24
- Erica Bowyer, Class IV -- Term: 1/1/21 – 12/31/24

The Board Members were sworn-in simultaneously by Planning Board Attorney, Brian Carlin.

Roll call was taken by Alt. Board Secretary Dziura.

Nominations for Chairperson, Vice Chairperson, Secretary, and Alt. Board Secretary were entertained by the Board.

Mr. Fairlie nominated George Chidley for Chairperson; Mr. Hirschfeld seconded the nomination. There were no other nominations.

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 nominated Kevin Hirschfeld for Vice-Chairperson; Mr. Grayson seconded the motion. There were no other nominations.

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 nominated Mr. Theokas for Board Secretary; Vice-Chairman Hirschfeld seconded the motion. There were no other nominations.

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 nominated Ms. Dziura for Alt. Board Secretary; Vice-Chairman Hirschfeld seconded the motion. There were no other nominations.

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

**MINUTES:**

The minutes from the December 10, 2020 Zoom meeting were presented. Mr. Fairlie made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

Mayor Benowitz stated that Deputy Mayor Holliday and he are voting Aye through the beginning of Resolution P-2020-27. They are abstaining to the remainder of the meeting because they did not participate due to Municipal Land Use Law regulations.

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

**RESOLUTION(S):**

**Resolution No. P-2021-01 -- ESTABLISHING THE MEETING DATES AND TIMES FOR FEBRUARY 2021 THROUGH JANUARY 2022, DESIGNATION OF OFFICIAL NEWSPAPERS, AND MEETING NOTICING.**

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-01; seconded by Mr. Fairlie.

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

**Resolution No. P-2021-02 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF AMAZON.COM, LLC FOR AMENDED PRELIMINARY/FINAL SITE PLAN AND USE VARIANCE APPROVAL FOR BLOCK 137.02, LOT 1 MORE COMMONLY KNOWN AS 2471 OLD YORK ROAD DEEMING COMPLETE THE APPLICATION OF AMAZON.**

Mr. Fairlie made a motion to approve Resolution P-2021-02; seconded by Vice-Chairman Hirschfeld.

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

**Resolution No. P-2021-03 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DENYING THE APPLICATION OF TEAM CAMPUS PHASE II, LLC FOR A USE VARIANCE, FLOOR AREA RATIO VARIANCE, AND HEIGHT VARIANCE FOR BLOCK 58, LOT 36.01.**

Mr. Fairlie made a motion to approve Resolution P-2021-03; seconded by Vice-Chairman Hirschfeld.

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

**Resolution No. P-2021-04 – RESOLUTION ESTABLISHING STANDARD PROTOCOLS FOR REMOTE PUBLIC MEETINGS HELD BY THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DURING A GOVERNOR-DECLARED EMERGENCY.**

Board Secretary Theokas and Attorney Carlin stated the purpose of this resolution.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-04; seconded by Mr. Fairlie.

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

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

Board Secretary Theokas stated the next meeting is January 28, 2021, and there are more upcoming applications. The Planning Board will be getting busier.

**PUBLIC COMMENT:**

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

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

DARRIN HOPKINS, 28 Ridgewood Drive: Mr. Hopkins stated he hears sounds and feels rumbles at his house due to the bumps in the road behind his house on Rising Sun Road. Chairman Chidley said this is not a Planning Board issue, and should be referred to the Township Committee at their meeting on January 25, 2021. Mayor Benowitz said he would reach out to Mr. Hopkins to resolve the issue with the appropriate authorities and professionals.

There were no other public comments from the Zoom host screen.

Vice-Chairman Hirschfeld made a motion to close to the public; seconded by Mr. Grayson.

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

**ADJOURNMENT:**

Vice-Chairman Hirschfeld made a motion to adjourn the meeting at approximately 7:34 pm; seconded by Deputy Mayor Holliday.

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