

**TOWNSHIP OF BORDENTOWN  
MINUTES -- PLANNING BOARD ZOOM MEETING  
February 11, 2021**

A Virtual Zoom Meeting of the Bordentown Township Planning Board was called to order at approximately 7:01 PM.

**PRESENT:** Stephen Benowitz, Mayor, Class I (left meeting at 7:15 pm)  
 Bill Grayson, Class II  
 Eric Holliday, Deputy Mayor, Class III (left meeting at 7:15 pm)  
 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./ Board 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. Roll call was taken by Alt. Board Secretary Dziura. The open public meetings announcement was read by Chairman Chidley.

**MINUTES:** None

**RESOLUTION(S):** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

<p><b>PB-2020-08</b></p> <p>Received: 10/28/2020</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><i>HEARING OF APPLICATION</i></b>  <b><i>(Approved for Completeness on 12-10-20;</i></b>  <b><i>Continued from January 28, 2021)</i></b></p> <p><b><u>AMAZON.COM SERVICES, LLC</u></b></p> <p>Applicant is seeking to utilize existing building and site for a “last mile delivery station”.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>          Fred Turek, Engineer: 2/2/21 (Rev. #2)          Jack Carman, Planner/Landscape Architect: 2/4/21 (Rev. #2)          Jim Kochenour, Traffic Engineer:              2/5/21 (Addendum to 1/22/21 Review Letter), and              2/8/21 (Rev. #2)          Steve Scholey, Fire Marshall: 12/23/20</p>	<p><b>ESCROW #</b> 994000</p> <p>Block 137.02, Lot 1</p> <p>2471 Old York Rd.</p> <p>Zoned: REO</p>
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Attorney Joseph Paparo, Esq. of Porzio Bromberg & Newman, PC, was present to represent the applicant.

7:15 pm – Mayor Benowitz made a statement that Deputy Mayor Holliday and he cannot participate in the hearing for the application. The Municipal Land Use Law prohibits their positions as Mayor and Deputy Mayor to take part, and the fact that this requires a use variance to be approved.

Attorney Paparo provided information in regard to the application.

Present giving testimony were:

Mark Janiszewski, PE, Engineer, Maser Consulting  
Samantha Mazo, Amazon Entitlements Manager  
Alan Lothian, PE, Traffic Engineer, Langan Engineering  
Daniel Bloch, PP, Planner, Maser Consulting  
Michael Allan, Architect

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

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

Planning Board Secretary Theokas confirmed he received no public comment from the Zoom host screen or in writing.

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

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

The site plan was then discussed.

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

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

Planning Board Secretary Theokas confirmed he received no public comment from the Zoom host screen or in writing.

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

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

Mr. Fairlie made a motion to approve the use variance to permit the last stop delivery station where it's not permitted in the zone; seconded by Vice-Chairman Hirschfeld.

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

Ms. Esser made a motion to approve the amended site plan with variance, waivers, and conditions as cited by Attorney Carlin; seconded by Vice-Chairman Hirschfeld.

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

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

Traffic Engineer Jim Kochenour announced his retirement. The Board congratulated him and wished him well.

Planning Board Secretary Theokas said the next meeting is scheduled for February 25, 2021, and the 2021 Board Professionals will be appointed. He will provide the Board with a list of professionals who responded to the RFPs prior to the meeting. The First Industrial application will also be heard.

**PUBLIC COMMENT:**

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

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

Planning Board Secretary Theokas confirmed he received no public comment from the Zoom host screen or in writing.

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

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

**ADJOURNMENT:**

Vice-Chairman Hirschfeld made a motion to adjourn the meeting at approximately 8:59 pm; seconded by Mr. Fairlie.

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