

**TOWNSHIP OF BORDENTOWN
MINUTES -- PLANNING BOARD ZOOM MEETING
January 28, 2021**

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 (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:

<i>COMPLETENESS ONLY</i>		ESCROW # 992000
PB-2020-09	<u>FIRST INDUSTRIAL REALTY TRUST</u>	Block 126, Lots 101, 102, 2 & 14.01 Plate 23
Received: 12/24/2020	Applicant is proposing to develop a 208,000 SF warehouse on a 20-acre lot.	Rising Sun Rd. & Rt. 130
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: 1/19/2021, Completeness Rev. #2 Jack Carman, Planner/Landscape Architect: 1/20/2021, Completeness Rev. #2	Zoned: GC-1, (General Commercial One)
Taxes: PAID		

John Gillespie of Parker McCay was present to represent the applicant. Mr. Gillespie gave a description of what the applicant is proposing.

Planning Board Engineer Turek reviewed the Check-list. He stated that the sub-division has been submitted, and awaiting designation by the Tax Assessor. He also stated that a modified EIS & CIS were only submitted yesterday and have not yet been reviewed by he or the Planning Board Planner. Mr.

Grayson said that the Environmental Commission also has not yet seen the EIS. Engineer Turek and Planner Carman said that all other required items were submitted and it is up to the Planning Board to deem the application complete.

Ms. Esser made a motion to deem the application complete; 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

OLD BUSINESS:

<p>PB-2020-08</p> <p>Received: 10/28/2020</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;"><i>HEARING OF APPLICATION</i> <i>(Approved for Completeness on 12-10-20)</i></p> <p><u>AMAZON.COM SERVICES, LLC</u></p> <p>Applicant is seeking to utilize existing building and site for a “last mile delivery station”.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: 1/21/21 Jack Carman, Planner/Landscape Architect: 1/22/21 Jim Kochenour, Traffic Engineer: 1/22/21 Steve Scholey, Fire Marshall: 12/23/20</p>	<p>ESCROW # 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 said notice was provided and the Board gave jurisdiction, then proceeded with an overview and history of 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

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

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

AGNES MARSALA, 42 Cromwell Drive, Chesterfield, NJ: Ms. Marsala urged the Planning Board to deny the use variance and waivers for the application of Amazon.com, stating that the Rising Sun Road intersection is already a failed intersection.

AL MARSALA, 116 Bordentown-Hedding Road: Mr. Marsala asked if the traffic studies were completed with the new proposed (connector) road and warehouse. It will decrease truck traffic, but now there will now be an increase of vans and more traffic in this area. Board Secretary Theokas stated that the proposed connector road is located on the other end of Rising Sun Road closer to Route 206 near the current Tractor Supply. Mr. Janiszewski said that from their site plan, he does not see that effecting the vans. The predominant movement of vans out of their site will be heading north onto Old York Road to south on Route 206, or to the existing Connector Road to north on Route 206.

RICH ZENDROSKY, 112 Bordentown-Hedding Road: Mr. Zendrosky stated that Bordentown-Hedding Road has currently a 4-ton weight limit and is abused by truck drivers regularly. Grainger employees drive down the street at a high rate of speed in their personal vehicles. He asked how the Township will enforce. Attorney Carlin responded that this would be at the discretion of the Police Department and Township Committee and the Planning Board cannot give definitive answers. Mr. Lothian added once again, that the majority of this is not in their anticipated delivery area route. Mr. Zendrosky asked about pollution; Mr. Janiszewski responded that no idling is a state law. Ms. Mazo said that Amazon.com has a strong commitment and a climate pledge, and they will be looking at electric vehicles at different facilities in the future.

Board Secretary Theokas said there was a question raised in the chat feature in zoom.

NICK TRENCHI asked: How do the traffic studies factor in, how many people still working at home due to Covid? Mr. Lothian responded that the counts were done prior to the pandemic. Mr. Fairlie clarified that these counts include all activity/vehicles during these peak hours.

JILL POPKO, 3 Henry Marshall Drive: Ms. Popko asked about the high number of accidents by Amazon vans trying to meet their delivery quota. Ms. Mazo responded that she did not have any data on accidents, and there is not a quota system. Ms. Mazo also confirmed there is a discipline process in place for drivers. The Planning Board asked the applicant to provide accident information for other location(s).

CHRIS PARMAGIANI, 444 Rising Sun Road: Mr. Parmagiani commented about property value on his home because of the additional warehouse being erected. It was explained to Mr. Parmagiani that his comment pertained to the First Industrial application, not Amazon.com. Attorney Carlin also explained the required notification process once the date of the hearing is determined, possibly February 25, 2021.

AL MARSALA, 116 Bordentown-Hedding Road: Mr. Marsala asked what is the (tax) benefit to the Township to approve the changes. Attorney Carlin responded this will be determined by the Tax Assessor, and that the Planning Board's jurisdiction is limited to the Municipal Land Use Law, the Ordinance, and the Master Plan. The (tax) benefit is not a factor as part of the Planning Board's analysis in Land Use applications. Mr. Marsala stated the variances requested should not be approved.

Planning Board Secretary Theokas stated he received no further comment from the Zoom host screen.

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 Board Professionals will reach out directly to the Amazon Professionals. Chairman Chidley asked for exhibits of the signs. Traffic Engineer Kochenour said he also needs additional information on how the applicant can resolve some of his concerns.

Attorney Carlin reminded Attorney Paparo of the noticing requirements and plans that have to be posted to the Township's website. The applicant has their meeting with the County Planning Board on February 8, 2021.

11:00 PM -- Mr. Hirschfeld made a motion to extend the meeting to 11:15 pm; seconded by Ms. Esser.

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

Chairman Chidley announced that the application will be continued to the next meeting on February 11, 2021 at 7:00 pm, or the next regular scheduled meeting in case February 11, 2021 is cancelled, without further noticing by the applicant; the latest date being February 25, 2021.

PUBLIC COMMENT:

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

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

AGNES MARSALA, 42 Cromwell Drive, Chesterfield Township: Ms. Marsala stated in regard to Agenda Item #6, when the Grainger Warehouse went in, it did not consider the traffic patterns of future warehouses. She asked that with the failed traffic pattern already existing, why would the Planning Board consider increasing the amount of traffic. Chairman Chidley stated that the Planning Board cannot discuss either of these applications at this time. Again, the application documents will be posted on line.

JILL POPKO: Ms. Popko stated that the First Industrial Warehouse application requested a waiver of the Environmental Impact Statement, and she asked that this not be granted. Chairman Chidley responded that historically the Planning Board requires one.

AL MARSALA: Mr. Marsala said he is very happy that the waiver of the Environmental Impact Statement not be granted.

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

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

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

ADJOURNMENT:

Mr. Fairlie made a motion to adjourn the meeting at approximately 11:07 pm; 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