

**TOWNSHIP OF BORDENTOWN
MINUTES -- PLANNING BOARD ZOOM MEETING
February 25, 2021**

of the Bordentown Township Planning Board was called to order at approximately 7:00 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
Brian Carlin, Attorney
Fred Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner/Landscape Arch., Spiezle
James L. Kochenour, PE, Traffic Engineer, Arora Assoc.
Jeff L'Amoreaux, PE, Traffic Engineer, Arora Assoc.
Mike Theokas, Interim Dir. of Comm. Dev./ Board Secretary

ABSENT: Timothy Fairlie, Class IV
MaryAnn Holston, Class IV
Vacant, Alt. #1
Nicholas D'Angelo, Alt. #2
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

The meeting was opened by Chairman Chidley. Roll call was taken by Board Secretary Theokas. The open public meetings announcement was read by Chairman Chidley.

ANNOUNCEMENT:

Chairman Chidley announced that a letter was received February 25, 2021 from Attorney John C. Gille of Parker McCay requesting adjournment of the application of First Industrial Realty Trust to the March 11, 2021 Planning Board Meeting.

MINUTES:

The minutes from the January 14, 2021 Zoom meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Ms. Esser seconded the motion.

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

The minutes from the February 11, 2021 Zoom meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Ms. Esser seconded the motion.

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

RESOLUTION(S):

Resolution of Appreciation to Linda Schiano.

Mayor Benowitz made a motion to approve the Resolution of Appreciation for Linda Schiano; seconded by Vice-Chairman Hirschfeld.

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

Resolution of Appreciation to Jim Kochenour, Traffic Engineer.

Mayor Benowitz made a motion to approve the Resolution of Appreciation for Jim Kochenour, Traffic Engineer; seconded by Vice-Chairman Hirschfeld.

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

Resolution No. P-2021-05 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF FIRST INDUSTRIAL REALTY TRUST FOR MINOR SUBDIVISION APPROVAL AND PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL FOR BLOCK 126, LOTS 101, 102, 2 & 14.01 PLATE 23.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-05; seconded by Mr. Grayson.

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

Resolution No. P-2021-06 – RESOLUTION TO APPROVE REPORT ON VARIANCE APPLICATIONS HEARD BY THE PLANNING OR ZONING BOARD OF ADJUSTMENT, CALENDAR YEAR 2020.

The Planning Board reviewed the report and had no recommendations for ordinance changes. The Planning Board Secretary will submit a memorandum of the findings to the Township Committee.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-06; seconded by Mr. Grayson.

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

Resolution No. P-2021-08 –RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE #2021-3 AMENDING CHAPTER 25 OF THE LAND USE DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.

Ms. Esser made a motion to approve Resolution P-2021-08; seconded by Vice-Chairman Hirschfeld.

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

NEW BUSINESS: None

OLD BUSINESS: None

PUBLIC COMMENT:

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

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

CURTIS ROBINSON, 2 Ridgewood Drive: Mr. Robinson inquired about the First Industrial Application. He was advised that the application would be discussed at the next meeting.

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

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

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

None

MOTION TO MEET IN CLOSED SESSION:

Resolution No. P-2020-07 – Closed Session Meeting to discuss 2021 Professional appointments.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-07; seconded by Ms. Esser.

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

The Planning Board entered into the Closed Session Portion of the meeting at approximately 8:15 pm and reconvened at approximately 8:55 pm.

Ms. Esser made a motion to re-appoint the Law Offices of Brian J. Carlin with the main contact being Brian Carlin as Planning Board Attorney for the term of March 1, 2021 to February 28, 2022; seconded by Vice-Chairman Hirschfeld.

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

Vice-Chairman Hirschfeld made a motion to re-appoint Turek Consulting, LLC with the main contact being Fred Turek as Planning Board Engineer for the term of March 1, 2021 to February 28, 2022; seconded by Ms. Esser.

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

Vice-Chairman Hirschfeld made a motion to re-appoint Spiezle Architectural Group, Inc. with the main contact being Jack Carman as Landscape Architect/Planner for the term of March 1, 2021 to February 28, 2022; seconded by Ms. Esser.

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

Attorney Carlin explained that if the Planning Board did not wish to appoint a Traffic Engineering Firm at this time, the previous firm Arora and Associates, and their contract would continue until a successor is made.

ADJOURNMENT:

Vice-Chairman Hirschfeld made a motion to adjourn the meeting at approximately 9:15 pm; seconded by Ms. Esser.

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