

**TOWNSHIP OF BORDENTOWN  
MINUTES -- PLANNING BOARD ZOOM MEETING  
March 11, 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  
Bill Grayson, Class II  
George Chidley, Chairman, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Erica Bowyer, 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., Spiegle  
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  
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

**ABSENT:** Eric Holliday, Deputy Mayor, Class III  
Danielle Esser, Class IV  
Vacant, Alt. #1  
Nicholas D'Angelo, Alt. #2

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

**MINUTES:**

The minutes from the January 28, 2021 Zoom meeting were presented. Mr. Fairlie made a motion to approve the minutes; Vice-Chairman Hirschfeld seconded the motion.

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

The minutes from the February 25, 2021 Zoom meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Mr. Grayson seconded the motion.

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

The minutes from the February 25, 2021 Zoom Closed Session meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Mr. Grayson seconded the motion.

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

**RESOLUTION(S):**

**Resolution No. P-2021-09** – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN GRANTING THE APPLICATION OF AMAZON.COM, SERVICES 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.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-09; seconded by Mr. Grayson.

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

**ANNOUNCEMENT:**

Chairman Chidley announced that a letter was received March 5, 2021 from Attorney John C. Gillespie of Parker McCay requesting adjournment of the application of First Industrial Realty Trust to the April 8, 2021 Planning Board Meeting.

**NEW BUSINESS:**

<i><b>COMPLETENESS</b></i>		
<p><b>PB-2021-02</b>                       Received: 2/9/2021                       Escrow fees: PAID                       Taxes: PAID</p>	<p style="text-align: center;"><b><u>1784 CAPITAL HOLDINGS, LLC</u></b></p> <p>Applicant is seeking use variance, pre/final site plan, and pre/final subdivision to erect self-storage facility.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                      Fred Turek, Engineer: 2/19/21                      Jack Carman, Planner/Landscape Architect: 2/18/21                      Jeff L'Amoreaux, Traffic Engineer: 3/4/21</p>	<p><b>ESCROW # 990900</b>                       Block 138.01, Lot 43                       Route 130 &amp; Rising Sun Rd.                       Zoned: AH-1                      (Affordable Housing Overlay Zone)</p>

Mayor Benowitz recused himself from hearing this application because it is a use variance. Board Secretary Theokas placed him in the waiting room of the Zoom meeting until the next application.

Attorney representing the applicant was Hannah Bartges of Murphy, Schiller & Wilkes, LLP.

Planning Board Engineer Turek and Planner Carman said they reviewed the application and received the required items and recommended that the Board deem the application complete.

Mr. Fairlie made a motion to deem the application complete; seconded by Vice-Chairman Hirschfeld.

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

The applicant will advertise that the hearing will be April 22, 2021.

**NEW BUSINESS:**

<i><b>COMPLETENESS</b></i>		
<p><b>PB-2021-03</b>                      Received: 2/16/2021                      Escrow fees: PAID                      Taxes: PAID</p>	<p style="text-align: center;"><u><b>RICHARD &amp; FAYE HART, SATPAL RATHIE, &amp; RPS                      BORDENTOWN, LLC</b></u></p> <p>Applicant is seeking a minor subdivision and lot consolidation.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u>                      Fred Turek, Engineer: 3/4/21                      Jack Carman, Planner/Landscape Architect: 3/6/21</p>	<p><b>ESCROW # 100400</b></p> <p>Block 128.01                      Lots 9, 10 &amp; 35</p> <p>946-948 Farnsworth                      Avenue</p> <p>Zoned: PO (Southern                      Gateway Redev.)</p>

Attorney representing the applicant was Jonas Singer of Wells & Singer.

Planning Board Engineer Turek reviewed the checklist and waivers requested by the applicant. He recommended to the Board that the application be deemed complete once the requested items are received.

Mr. Fairlie made a motion to deem the application complete; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Bowyer, Fairlie, Grayson, Holston, Benowitz, Hirschfeld, Chidley  
 NAY: None  
 ABSENT: Esser, D'Angelo, Holliday  
 ABSTAIN: None

The hearing is scheduled for March 25, 2021. Attorney Singer stated that an application for minor subdivision with no variances does not require the applicant to notice. Attorney Carlin will confirm this.

**OLD BUSINESS:** None

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

Board Secretary Theokas reviewed the schedule of upcoming applications.

**PUBLIC COMMENT:**

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

Roll call: AYE: Bowyer, Fairlie, Grayson, Holston, Benowitz, Hirschfeld, Chidley  
NAY: None  
ABSENT: Esser, D'Angelo, Holliday  
ABSTAIN: None

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

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

Roll call: AYE: Bowyer, Fairlie, Grayson, Holston, Benowitz, Hirschfeld, Chidley  
NAY: None  
ABSENT: Esser, D'Angelo, Holliday  
ABSTAIN: None

**ADJOURNMENT:**

Mr. Fairlie made a motion to adjourn the meeting at approximately 7:27 pm; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Bowyer, Fairlie, Grayson, Holston, Benowitz, Hirschfeld, Chidley  
NAY: None  
ABSENT: Esser, D'Angelo, Holliday  
ABSTAIN: None