

**TOWNSHIP OF BORDENTOWN
MINUTES -- PLANNING BOARD ZOOM MEETING
March 25, 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
Eric Holliday, Deputy Mayor, Class III
George Chidley, Chairman, Class IV
Danielle Esser, Class IV (arrived at 7:07 pm)
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
Jeff L'Amoreaux, PE, Traffic Engineer, Arora Assoc.
Mike Theokas, Interim Dir. of Comm. Dev./ Board Secretary

ABSENT: 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.

MINUTES:

The minutes from the March 11, 2021 Zoom meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Mr. Fairlie seconded the motion.

Roll call: AYE: Bowyer, Fairlie, Grayson, Holston, Benowitz (excluding the 1784 Capital Holdings
NAY: None completeness hearing) Hirschfeld, Chidley
ABSENT: D'Angelo
ABSTAIN: Esser, Holliday
NOT VOTING: None

RESOLUTION(S):

Resolution No. P-2021-10 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF 1784 CAPITAL HOLDINGS, LLC FOR USE VARIANCE, SUBDIVISION AND PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR BLOCK 138.01, LOT 43.

Mr. Fairlie made a motion to approve Resolution P-2021-10; seconded by Vice-Chairman Hirschfeld.

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

Resolution No. P-2021-11 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF RICHARD AND FAYE HART, SATPAL RUTHIE AND RPS BORDENTOWN LLC FOR MINOR SUBDIVISION APPROVAL FOR BLOCK 128.01, LOTS 9, 10 & 35 MORE COMMONLY KNOWN AS 946-948 FARNSWORTH AVENUE.

Mr. Fairlie made a motion to approve Resolution P-2021-11; seconded by Vice-Chairman Hirschfeld.

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

ANNOUNCEMENT:

Chairman Chidley announced that the application for Richard & Faye Hart, Satpal Rathie, & RPS Bordentown, LLC will not be heard this evening. The applicant did not meet the requirements for public notice of documents that were supposed to have been submitted to the board members and professionals as a condition of the completeness approval. It will be adjourned to (possibly) the April 22, 2021 Planning Board meeting.

NEW BUSINESS:

| <i>FOR COMPLETENESS ONLY</i> | | |
|-------------------------------------|---|--|
| PB-2021-01 | <u>SKM INVESTMENTS, LLC c/o Scott Mertz</u> | ESCROW # 100300 |
| Received: 2/5/2021 | Applicant is seeking a use variance and amended site plan for outside storage of equipment for sale or lease. | Block 17 Lots 10.03 & 12 |
| Escrow fees: PAID | | |
| Taxes: PAID | <u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: 3/19/21 Jack Carman, Planner/Landscape Architect: 3/19/21 Jeff L’Amoreaux, Traffic Engineer: 3/18/21 | 18-22 Route 130 S. Zoned: HC (Highway Commercial) |

Mayor Benowitz recused Deputy Mayor Holliday and himself from hearing this application because according to the MLUL it is a use variance. Board Secretary Theokas placed them in the waiting room of the Zoom meeting until the next application.

Attorney representing the applicant was Michael F. Floyd of Archer & Greiner.

Planning Board Engineer Turek said there was no check-list submitted in the applicant’s packet because this is a bifurcated application. There is nothing in the Township ordinance regarding a bifurcated application.

Present on behalf of the applicant were:

Thomas P. Bechard, Jr., P.E., Engineer
Scott Mertz, SKM Investments

The representatives were sworn in. The Planning Board professionals reviewed their reports. There was emphasis on the desire of the board's professionals to receive more information including a site plan application in connection with the use variance approval for the Planning Board members to review.

At this time, there was a recess so the applicants could discuss privately. The Chairman continued the next item on the Agenda.

DISCUSSION:

(Mayor Benowitz and Deputy Mayor Holliday re-entered the meeting.)

A letter dated March 12, 2021 was from Clerk Carrington on behalf of the Township Committee requesting the Planning Board to add an Economic Plan Element component to the Township's Master Plan.

Planning Board Secretary Theokas stated this comes as a result of the feedback and public comments received during the Master Plan process. He read the letter into the record. Our Special Planner, Heyer-Gruel will undertake this project with assistance from the Planning Board Professionals.

A Committee consisting of the Community Development Department, Chairman Chidley, Vice-Chairman Hirschfeld, and Ms. Esser will get together to discuss this, and present their comments/concerns at the next meeting.

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Board Secretary Theokas reviewed the schedule of upcoming applications. He stated the First Industrial application is scheduled to be heard on April 8, 2021, with professional review letters due by April 2, 2021. The 1784 Capital Holdings and Hart Subdivision applications are tentatively scheduled to be heard at the April 22, 2021 meeting.

NEW BUSINESS -- SKM INVESTMENTS, LLC c/o Scott Mertz (CONTINUED):

As a result of Attorney Floyd's conversation with Mr. Mertz, he stated that in consideration of their tight timeline with respect to the seller, they would like to keep the application bifurcated or have it deemed complete with the condition that they return with an enhanced site plan exhibit to address the board's professionals' comments; this is so they don't have to submit a site plan at this time. The Board's professionals agreed to this. Chairman Chidley asked for some kind of rendering and photos of their existing New Jersey site.

Mr. Fairlie made a motion to deem the application complete with conditions as cited by Attorney Carlin; seconded by Mr. Grayson.

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

The applicant will notice that the hearing will be May 13, 2021. The plans need to be submitted electronically to the Community Development Office no later than 10 days prior to the hearing. The hard copies need to be delivered to the Board's professionals and Board members 15 days prior. Attorney Carlin will include these dates in the completeness resolution.

(Mayor Benowitz re-entered the meeting.)

OLD BUSINESS: None

PUBLIC COMMENT:

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

Roll call: AYE: Bowyer, Esser, Fairlie, Grayson, Holston, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: 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 Vice-Chairman Hirschfeld.

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

ADJOURNMENT:

Vice-Chairman Hirschfeld made a motion to adjourn the meeting at approximately 8:15 pm; seconded by Mr. Fairlie.

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