



**SPIEZLE ARCHITECTURAL GROUP, INC.**

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100% employee-owned

**April 15, 2021**

Office of Community Development  
Township of Bordentown  
1 Municipal Drive  
Bordentown, New Jersey 08505-9193  
Attn: Mike Theokas, Administrator  
Director of Community Development

Re: Pioneer Technology, Inc.  
201 Old York Road  
Block 130, Lot 2  
Twp File – PB-2021-04  
Spiezle File – 21A005 – Phase 41  
Preliminary & Final Site Plan - Completeness Review

Dear Board Members:

This office has received a Preliminary & Final Site Plan application from Pioneer Technology, Inc. located at 201 Old York Road on March 25, 2021. This is the site of the Matrix Warehouse development. The warehouse/office use, as indicated on the application, is to be occupied by Costway, Inc., an affiliate of Pioneer Technology, Inc. The applicant is requesting design waivers for the installation of a 400 square foot façade sign on the rear (west) of the warehouse building.

The Sign Variance Plan has been prepared by Raymond C. Liotta, PP, Maser Consulting, Inc., Red Bank, NJ, dated 2-18-21.

**I. Completeness Review**

The application has been reviewed for completeness, as per Ordinance Section 25:804. Information necessary to review the Preliminary and Final Site Plan application that has not been provided includes the following:

General Requirements for all Applications:

Item # 3 – Certification from the Bordentown Township Tax Collector that all taxes and assessments are paid as of the date the application is filed. The item was not checked on the Application Checklist. The applicant should be prepared to testify.

Minor Site Plans

Item # 16 – Approval signature lines for Chairman, Secretary and Township Engineer shall be provided. The checklist indicates 'Not Applicable'.



Please contact our office should you have any questions and/or comments regarding this application.

Very truly yours,

A handwritten signature in black ink that reads "Jack Carman". The signature is written in a cursive style and is contained within a thin black rectangular border.

Jack Carman, PP, LLA  
NJ PP- #33L100527300  
NJ LLA - #21AS00065800

Cc: Pioneer Technology, Inc. Matrix Bordentown; Raymond Liotta, PP; Melanie M. Levins, Esq.; Brian Carlin, Esq., Fred Turek, PE, CME; (sent via electronic transmission)