

**TOWNSHIP OF BORDENTOWN
MINUTES -- PLANNING BOARD ZOOM MEETING
April 8, 2021**

A Virtual Zoom Meeting of the Bordentown Township Planning Board was called to order at approximately 7:03 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
Timothy Fairlie, Class IV (entered meeting at 7:30 pm)
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: MaryAnn Holston, Class IV
Vacant, 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:

The minutes from the March 25, 2021 Zoom meeting were presented. Ms. Esser made a motion to approve the minutes; Mr. Grayson seconded the motion.

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

*(with exception of 1784 Capital Holdings Use Variance.)

RESOLUTION(S):

Resolution No. P-2021-12 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF SKM INVESTMENTS, LLC FOR BIFURCATED USE VARIANCE APPROVAL FOR BLOCK 17, LOT 10.03 & 12, KNOWN AS 18-22 ROUTE 130 SOUTH.

Mr. Grayson made a motion to approve Resolution P-2021-12; seconded by Ms. Esser.

Roll call: AYE: Bowyer, Esser, Grayson, Hirschfeld, Chidley
NAY: None

ABSENT: Fairlie, Holston, D'Angelo
 ABSTAIN: None
 NOT VOTING: Holliday, Benowitz

OLD BUSINESS:

<p>PB-2020-09</p> <p>Received: 12/24/2020</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p style="text-align: center;">HEARING OF APPLICATION <i>(Approved for Completeness on 1-28-2021; adjourned from February 25, 2021 & March 11, 2021)</i></p> <p><u>FIRST INDUSTRIAL REALTY TRUST</u></p> <p>Applicant is proposing to develop a 208,000 SF warehouse on a 20-acre lot.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Fred Turek, Engineer: April 5, 2021 Jack Carman, Planner/Landscape Architect: April 2, 2021 Jeff L'Amoreaux, Traffic Engineer: March 31, 2021 Steve Scholey, Fire Marshall: February 22, 2021</p>	<p>ESCROW # 992000</p> <p>Block 126, Lots 101, 102, 2 & 14.01 Plate #23</p> <p>445 Rising Sun Rd.</p> <p>Zoned: GC-1, (General Commercial One)</p>
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Attorney Carlin confirmed that the applicant submitted the required proofs of notice and service, and during the course of previous meetings it has been announced to tonight's date.

The attorney representing the applicant was John Gillespie of Parker McCay. Mr. Gillespie explained that in addition to the preliminary and final site plan approval requested, the minor subdivision is being sought so his client can dedicate to the Township 4.32 acres to the Township for construction of the (proposed) connector road between Rising Sun and Dunns Mill Roads.

Present giving testimony representing applicant were:
 John Hanlin, Sr. Investment Development Officer
 Anthony Caponigro, Professional Engineer, Kimley-Horn
 Adam Gibson, Traffic Engineer, Kimley-Horn

The representatives were sworn in and the hearing commenced. Mr. Hanlin gave a history of the property. Mr. Caponigro reviewed the Township's Professionals' reports.

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

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

Al Marsala, 116 Bordentown-Hedding Road: Board Secretary Theokas read a letter into the record that was received from Mr. Marsala regarding the proposed warehouse and proposed connector road and the traffic on his road. He said he feels the (proposed) connector road is not needed and will cause more traffic at the route 130 and Dunns Mill Road traffic light. He believes the State should be petitioned to complete the 295 southbound off ramp to Rising Sun Road as depicted in the original traffic study. This

will relieve the failed intersections of Route 130 & Dunns Mill Road and Route 130 & Farnsworth Avenue.

SETH BASSION, 10 Crestview Court: Mr. Bassion stated that he was representing the Board of Meadow Run. They are concerned about the high volume of industrial sites surrounding their community and the legal challenges. He said the resolution of truck traffic into Bordentown is being resolved with the addition of an industrial warehouse. Hours of operation, lack of air quality studies, and truck stops are also of concern. They believe a new traffic study is needed. An increase of police presence is necessary for enforcement of the idling trucks, and an increase of truck traffic will further deteriorate the roads.

CHRIS McINTYRE, 12 Gateswood Court: Mr. McIntyre asked if 1st Industrial considered building in any other locations. Mr. Gillespie responded that the property is under contract and it is zoned for this. Attorney Carlin explained the responsibilities of the Planning Board which includes reviewing the application that was submitted.

KEVIN JOHNSON, TEAM CAMPUS, Bordentown: Mr. Johnson agreed with Mr. Carlin that this isn't an application of right; there are very important variances and design waivers requested, and if these are not granted, it potentially makes the project unbuildable. Mr. Carlin responded that it is the Planning Board's responsibility to listen, evaluate testimony and proofs to see the applicant has met its burden of proof that the variances and design waivers are appropriate. Mr. Johnson said he hopes the Board is listening to the residents.

LINDA MARSALA, 116 Bordentown-Hedding Road: Ms. Marsala said she wants the Planning Board to take into consideration the appearance from her property. She said this is her backyard where they fish, swim, and it is where they enjoy their backyard. Attorney Carlin responded there was testimony stating that appropriate buffering will be applied.

SHIRLEY CHANT, 20 West Constitution Drive: Ms. Chant said she moved to Bordentown from Trenton to live in the suburbs, and the Township is really changing. She stated she is against the warehouse and feels Bordentown Township doesn't need another one. She feels the air quality, animals and the wetlands need to be saved.

Seeing no further comments, Vice-Chairman Hirschfeld made a motion to close to the public; seconded by Mr. Fairlie.

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

Chairman Chidley stated that the Planning Board is looking for updated plans and other information before a decision can be made. Attorney Carlin stated that the Planning Board would like renderings of elevations, geo-tech reports for the Board's professionals to review, and an updated traffic impact study. Traffic Engineer L'Amoreaux said he will work with the applicant's traffic engineer on the changes to the traffic impact study on what has recently been approved/built and what the impact will be.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Chairman Chidley announced there was a meeting regarding the establishment of an Economic Development element in the Master Plan. There was discussion with Heyer-Gruel, the Township's Planner for Special Projects, who submitted a proposal. Members of the group will get together again prior to the next meeting and make comments for discussion at a subsequent meeting.

Board Secretary Theokas said the next meeting is scheduled for April 22, 2021.

OLD BUSINESS – FIRST INDUSTRIAL REALTY TRUST (CONTINUED):

Attorney Gillespie stated he will let Board Secretary Theokas and the Township Professionals know by Monday, April 12, 2021 if they will be ready to continue their application at the April 22, 2021 meeting.

Chairman Chidley and Attorney Carlin announced that the application is being adjourned to April 22, 2021 at 7:00 pm for further consideration, unless they are notified otherwise. No further noticing is required.

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, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Holston, D'Angelo
ABSTAIN: None
NOT VOTING: None

Al Marsala, 116 Bordentown-Hedding Road: Thanked the Board for listening and reading his letter into the record.

Seeing no further comments, Mr. Fairlie made a motion to close to the public; seconded by Vice-Chairman Hirschfeld.

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

ADJOURNMENT:

Mr. Fairlie made a motion to adjourn the meeting at approximately 10:40 pm; seconded by Vice-Chairman Hirschfeld.

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