

**TOWNSHIP OF BORDENTOWN**  
**MINUTES -- PLANNING BOARD ZOOM MEETING**  
**April 22, 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  
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)  
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  
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

**ABSENT:** Bill Grayson, Class II  
Eric Holliday, Deputy Mayor, Class III  
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 April 8, 2021 Zoom meeting were presented. Vice-Chairman Hirschfeld made a motion to approve the minutes; Mr. Fairlie seconded the motion.

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

**OLD BUSINESS:**

**RICHARD & FAYE HART, SATPAL RATHIE, & RPS BORDENTOWN, LLC**

Chairman Chidley announced that the application from Richard & Faye Hart, Satpal Rathie & RPS Bordentown, LLC will not be heard, and will continue to 5/27/2021 without further noticing necessary.

**1784 CAPITAL HOLDINGS, LLC**

Chairman Chidley announced that the application from 1784 Capital Holdings, LLC will not be heard, and will continue to 5/27/2021 without further noticing necessary. The applicant's attorney, Hannah Bartadges stated they are no longer seeking subdivision approval.

**NEW BUSINESS:**

| <b>COMPLETENESS ONLY</b>  |   |   |
|---|---|---|
| <p><b>PB-2021-04</b></p> <p>Received: 3/22/2021</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p> | <p><b><u>PIONEER TECHNOLOGY, INC.</u></b></p> <p>Applicant is seeking bulk variance for façade sign.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b></p> <p>Fred Turek, Engineer: No report to be provided.<br/>                     Jack Carman, Planner/Landscape Architect: 4/15/21</p> | <p><b>ESCROW # 100500</b></p> <p>Block 130, Lot 2</p> <p>201 Old York Rd.</p> <p>Zoned: REO</p> |

The attorney representing the applicant was Melanie Levan, who gave a description of the application.

Present to give testimony representing the applicant was Ray Liotta, Engineer & Planner, Collie’s Engineering & Design. Planning Board Attorney Carlin swore-in Mr. Liotta.

Planning Board Planner Carman’s letter was reviewed.

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

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

The hearing is scheduled for June 10, 2021.

**DISCUSSION**

**Update on addition of an Economic Plan Element component to the Township’s Master Plan.**

A meeting was held with Chairman Chidley, Vice-Chairman Hirschfeld, Ms. Esser, Board Secretary Theokas, and Susan Gruel, the Township’s Special Planner.

Planning Board Secretary Theokas gave a brief description of a proposal for scope of work received from Heyer-Gruel & Associates (township’s Special Planner) dated April 5, 2021 for the preparation of an Economic Development Master Plan Element.

After brief discussion, Mr. Fairlie made a motion to recommend to the Governing Body to consider executing the proposal from Heyer-Gruel & Associates dated April 5, 2021; seconded by Ms. Esser.

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

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

Board Secretary Theokas said they are doing their best in the scheduling of the applications. He thanked the Board members for volunteering their time.

**PUBLIC COMMENT:**

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

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

KEVIN JOHNSON, Team Campus: Mr. Johnson asked why the Planning Board did not include the Economic Plan Element in the 2018 review of the Master Plan. Chairman Chidley responded that it is not a required element.

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

**ADJOURNMENT:**

Mr. Fairlie made a motion to adjourn the meeting at approximately 7:32 pm; seconded by Vice-Chairman Hirschfeld.

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