

**TOWNSHIP OF BORDENTOWN
MINUTES -- PLANNING BOARD ZOOM MEETING
May 13, 2021**

A Virtual Zoom Meeting of the Bordentown Township Planning Board was called to order at approximately 7:00 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
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: Timothy Fairlie, 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 April 22, 2021 Zoom meeting were presented. Ms. Esser made a motion to approve the minutes; Deputy Mayor Holliday seconded the motion.

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

RESOLUTION(S):

Resolution No. P-2021-13 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF PIONEER TECHNOLOGIES, INC. FOR BULK VARIANCE APPROVAL FOR BLOCK 130, LOT 2, KNOWN AS 201 OLD YORK ROAD.

Vice-Chairman Hirschfeld made a motion to approve Resolution P-2021-13; seconded by Deputy Mayor Holliday.

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

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; continued from April 8, 2021)</i></p> <p><u>FIRST INDUSTRIAL REALTY TRUST</u> 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: May 5, 2021 Jack Carman, Planner/Landscape Architect: May 5, 2021 Jeff L'Amoreaux, Traffic Engineer: May 5, 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 representing the applicant was John Gillespie of Parker McCay. Attorney Gillespie gave a description of the revised renderings and plans in response to comments from the April 8, 2021 hearing.

Present giving testimony representing applicant were:
 Kevin Van Hise, Professional Landscape Architect
 John Hanlon, 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. Caponigro presented a revised site plan. Mr. Hanlon also gave testimony. The Township's Professionals reviewed their reports.

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

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

Attorney Carlin said that he had discussion with Attorney Gillespie regarding a letter that was received prior to the meeting from a resident. A request was received that the letter be provided to the applicant. In consistent with rules if the meeting was live, the Township elected not to provide this to the applicant prior to meeting.

AL MARSALA, 116 Bordentown-Hedding Road: Board Secretary Theokas read a letter into the record that was received from Mr. Marsala regarding the proposed First Industrial warehouse and the proposed connector road. He requested that the Board deny all requested waivers and variances requested by the applicant and he proposed that a 15-foot sound barrier wall be built.

KEVIN JOHNSON, Team Campus, Bordentown: Mr. Johnson asked about the architectural design guidelines required by the Township Code. Attorney Gillespie responded that this was already covered by the architect in the testimony.

CHRIS PARMIGIANI, 444 Rising Sun Road: Mr. Parmigiani stated that he moved his shed and firepit from the First Industrial property. He said he is against this project, and it is affecting his property value. There was discussion regarding the buffering between the properties and the sounds of trucks idling. Attorney Carlin stated there is a remedy through the County to take care of the idling sounds. Chairman Chidley added DEP will come out and issue citations, as well. Mr. Parmigiani inquired about him hooking up to the public sewer system. Board Secretary Theokas will provide him the contact

information for the Sewerage Authority. Mr. Parmigiani asked if there was interest in purchasing his neighbor and his properties. Mr. Parmigiani will contact Mr. Hanlon directly.

AL MARSALA, 116 Bordentown-Hedding Road: Mr. Marsala inquired about the testimony that was made on the lighting. He also asked about the drainage. Mr. Caponigro responded that the water goes into the detention pond and will go into the piping system on Rising Sun Road, it would not go into the pond. Mr. Marsala asked about the excessive amount of parking requested. Mr. Hanlon responded that it is their desire to equally distribute the parking at the entrances and to cover shift changes. Mr. Marsala asked why the 4-ton weight limit on Dunns Mill Road is going to be waived. Planning Board Engineer Turek responded that the 4-ton weight limit would be eliminated from Route 130 to the connector road only.

NIK TRENCHI, 443 Rising Sun Road: Mr. Trenchi asked about the lighting on the building signage. Mr. Caponigro responded that they have to abide by the township's zoning codes and explained what kind of lighting would be used. Mr. Trenchi also said he supported Mr. Marsala's proposal for a 15-foot sound barrier wall.

CURTIS ROBINSON, 2 Ridgewood Drive: Mr. Robinson inquired about his taxes. Mr. Chidley asked him to keep his comments to the application. Mr. Robinson asked how the truck traffic would be routed from the property. Mr. Gibson responded Rising Sun Road or Dunns Mill Road between the connector road and Route 130. He asked if the traffic could be routed to Dunns Mill instead of Rising Sun Road. Chairman Chidley responded, no.

LINDA MARSALA, 116 Bordentown-Hedding Road: Ms. Marsala asked about the trucks coming from Route 130. Mr. L'Amoreaux responded the trucks will take a right turn onto the roundabout off of Dunns Mill Road. Ms. Marsala asked how the jake brakes will be addressed. Chairman Chidley said this is a local enforcement issue.

CHRIS PARMIGIANI, 444 Rising Sun Road: Mr. Parmigiani asked how the connector road would alleviate the truck traffic on Farnsworth Avenue. Planning Board Engineer Turek responded where the trucks travel when they exit 295. Mr. Parmigiani also supported Ms. Marsala's comment about the jake braking.

ERIKA WORTHY, 2 Ridgewood Drive: Ms. Worthy asked what the role is of the Planning Board. Attorney Carlin stated what the responsibilities of the Planning Board. She asked where she would go to speak about the building of this warehouse. Ms. Worthy was asked to direct her questions to the Township Administrator.

AGNES MARSALA, 42 Cromwell Drive, Chesterfield Township: Ms. Marsala said that you can't change the zoning, but you can negate it through variances and waivers which is what the applicant is seeking to do. Ms. Marsala asked who the tenant will be. Attorney Gillespie responded, there is no known tenant at this time. Ms. Marsala commented on the number of parking spaces, affordable housing obligation, and lighting. She also made a statement regarding Senator Singleton's legislation to slow down on development.

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

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

Attorney Gillespie gave a summation. He stated that most of the variances have been mitigated, and most were derived from the conveyance from the 4+ acres to the Township for the connector road that has been on the Master Plan for over a decade.

Attorney Carlin stated that Ms. Holston listened to the audio and signed an affidavit that she heard the first hearing on April 8, 2021 and would be permitted to vote on the application. Attorney Gillespie was in agreement.

Ms. Esser made a motion to grant preliminary and final site plan approval with one variance, several waivers, subject to the conditions as cited by Planning Board Attorney Carlin; seconded by Mr. Grayson.

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

Ms. Esser made a motion to approve minor subdivision to allow for the connector road; seconded by Vice-Chairman Hirschfeld.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Board Secretary Theokas stated that the Planning Board was tasked with beginning the process for an Economic Development element in the Master Plan. The Township Committee approved Heyer-Gruel's proposal/contract at their last meeting. Heyer-Gruel will begin by compiling statistics, reconvening with the sub-committee, interviewing members of the community, and then report back to the Planning Board.

Board Secretary Theokas said the next meeting is scheduled for May 27, 2021.

PUBLIC COMMENT:

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

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

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

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

ADJOURNMENT:

Ms. Esser made a motion to adjourn the meeting at approximately 10:15 pm; seconded by Deputy Mayor Holliday.

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