

**TO JOIN ZOOM MEETING:**  
<https://us02web.zoom.us/j/89384287845?pwd=ME5xaTFkRjdiSmFVQURpQzhDS0h4Zz09>  
 Dial: 1 646 876 9923 US (New York)      Meeting ID: 893 8428 7845      Passcode: 841755

**TOWNSHIP OF BORDENTOWN  
 PLANNING BOARD AGENDA – ZOOM MEETING  
 June 24, 2021 -- 7:00 p.m.**

PRESENT	ABSENT	ATTENDANCE
_____	_____	Stephen Benowitz, Mayor, Class I
_____	_____	Eric Holliday, Deputy Mayor, Class III
_____	_____	Bill Grayson, Class II
_____	_____	George Chidley, Chairman, Class IV
_____	_____	Kevin Hirschfeld, Vice-Chairman, Class IV
_____	_____	Erica Bowyer, Class IV
_____	_____	Danielle Esser, Class IV
_____	_____	Tim Fairlie, Class IV
_____	_____	Mary Ann Holston, Class IV
_____	_____	Vacant, Alt. #1
_____	_____	Nick D'Angelo, Alt. #2
_____	_____	Michael Theokas, Interim C.D. Director/Board Secretary
_____	_____	Cindy Dziura, Deputy Township Clerk/Alt. Bd. Secretary
_____	_____	
_____	_____	Brian Carlin -- Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, CPWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Arch., Spiegle Arch. Group
_____	_____	Jeff L'Amoreaux, PE – Traffic Engineer, Arora Assoc.

**1. SALUTE TO FLAG**

**2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:**

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this Planning Board meeting on June 24, 2021 was provided in the following manner:

On January 20, 2021 advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was emailed to THE BURLINGTON COUNTY TIMES and THE TIMES OF TRENTON; was filed with the Clerk of Bordentown Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Planning Board, all meetings shall begin at 7:00 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Planning Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

The proceedings of this meeting are being electronically recorded and the recording will be on file in the Office of Community Development. Pursuant to Resolution Number P-2010-17, the electronic recordings of the meetings act as the minutes of the meeting in conjunction with the abbreviated form of the minutes.

Those testifying before the Board on any application are required to be sworn. The Board's Engineer, Planning Consultant, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

The Board and the members of the public participating who are interested in the meeting are participating via video conference on the ZOOM teleconference platform by logging into the conference at the web address printed at the top of the Agenda. Individuals logging onto this conference will be able to participate in the meeting just the same as if attending in person.

**3. ROLL CALL**

**4. MINUTES:** June 10, 2021

**5. RESOLUTIONS:**

**Resolution No. P-2021-15 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION OF VOADV PROPERTY, INC. FOR AMENDED PRELIMINARY AND FINAL SITE MAJOR PLAN APPROVAL FOR BLOCK 140.01, LOTS 1.02 & 2.01 AND BLOCK 140, LOT 5.02, KNOWN AS GERARD’S RIVERVIEW (VOA PHASE II).**

**6. ORDINANCE REFERRAL FROM TOWNSHIP COMMITTEE:**

**Township Committee Ordinance #2021-8 entitled AN ORDINANCE BY THE TOWNSHIP OF BORDENTOWN, COUNTY OF BURLINGTON, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESS WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTION 205 OF THE BORDENTOWN TOWNSHIP MUNICIPAL CODE**

- Comments (if any) from the Planning Board to be reported back to the Township Committee and further determine that the Redevelopment Plan is in compliance with the Master Plan.

**Resolution No. P-2021-16 – RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE 2021-8 BY THE TOWNSHIP OF BORDENTOWN PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTIONS 205 OF THE TOWNSHIP OF BORDENTOWN CODE.**

**7. OLD BUSINESS:**

<i><b>HEARING OF APPLICATION (Deemed Complete on March 11, 2021)</b></i>		
<b>PB-2021-02</b>	<b><u>1784 CAPITAL HOLDINGS, LLC</u></b>	<b>ESCROW # 990900</b>
Received: 2/9/2021	Applicant is seeking use variance and pre/final site plan to erect self-storage facility.	Block 138.01, Lot 43
Escrow fees: PAID		Route 130 & Rising Sun Rd.
Taxes: PAID	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Fred Turek, Engineer: June 16, 2021 Jack Carman, Planner/Landscape Architect: June 15, 2021 Jeff L’Amoreaux, Traffic Engineer: June 15, 2021 Steve Scholey, Fire Marshall: March 18, 2021	Zoned: AH-1 (Affordable Housing Overlay Zone)

**8. OLD BUSINESS:**

<p><b>PB-2021-01</b></p> <p>Received: 2/5/2021</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><i>HEARING OF APPLICATION</i></b>  <i>(Approved for Completeness on 3/25/21;                  Adjourned from 5/27/2021)</i></p> <p><b><u>SKM INVESTMENTS, LLC c/o Scott Mertz</u></b></p> <p>Applicant is seeking a use variance and amended site plan for outside storage of equipment for sale or lease.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Fred Turek, Engineer: 5/19/21                  Jack Carman, Planner/Landscape Architect: 5/20/21                  Jeff L'Amoreaux, Traffic Engineer: 5/21/21</p>	<p><b>ESCROW # 100300</b></p> <p>Block 17                  Lots 10.03 &amp; 12</p> <p>18-22 Route 130 S.</p> <p>Zoned: HC (Highway Commercial)</p>
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**9. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE**

**10. PUBLIC COMMENT**

**11. MOTION TO ADJOURN**

**ELECTRONIC ZOOM MEETING NOTICE OF THE JUNE 24, 2021 PLANNING BOARD OF BORDENTOWN TOWNSHIP**

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850, and in consideration of Executive Orders No. 103 and 107, issued by Governor Murphy on March 9 and 21, 2020 respectively, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, the Township of Bordentown does hereby notify the public that to protect the health, safety and welfare of our residents, township staff, professionals and applicants, while ensuring the continued operations of the Planning Board, the meeting of the Bordentown Township Planning Board scheduled for 7:00 pm on June 24, 2021 at the Bordentown Township Municipal Building, One Municipal Drive, Bordentown, New Jersey will take place, as scheduled, via video teleconferencing.

Pursuant to the April 2, 2020 guidance issued by the New Jersey Department of Community Affairs, Division of Local Government Services, the Agenda and all plans and materials for 1784 Capital Holdings, LLC have been made available prior to this hearing for public review on and through the Bordentown Township website at [bordentowntownship.com](http://bordentowntownship.com). Administrative Action will also be taken.

Members of the public were noticed that they may contact the Planning Board Secretary at [m.theokas@bordentowntwp.org](mailto:m.theokas@bordentowntwp.org) or call directly at (609) 298-2800, extension 2102, to receive a hard copy of the plans and application by mail or drop/pick up by appointment.

The Board and the members of the public participating who are interested in the meeting are participating via video conference on the ZOOM teleconference platform by logging into the conference by logging in at:

Join Zoom Meeting

<https://us02web.zoom.us/j/89384287845?pwd=ME5xaTFkRjdiSmFVQURpQzhDS0h4Zz09>

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One tap mobile

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+13126266799,,89384287845#,,,,\*841755# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

following the directions listed. Individuals logging onto this conference will be able to participate in the meeting just the same as if attending in person.