

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD -- SPECIAL MEETING**

November 29, 2018

The Bordentown Township Planning Board meeting was called to order at approximately 7:35 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Stephen Benowitz, Mayor, Class I
 Bill Grayson, Class II
 Eric Holliday, Committeeman, Class III
 George Chidley, Chairman, Class IV
 Kevin Hirschfeld, Vice-Chairman, Class IV
 Danielle Esser, Class IV
 Eugene Grybowski, Class IV
 Joseph Nyzio, Alt. #1
 Lou Garty, Attorney, Garty Law Firm
 Fred Turek, II PE, PP, CME, CPWM, Engineer
 Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
 James L. Kochenour, PE, Traffic Engineer
 Mike Theokas, Interim Dir. of Comm. Dev./ Alt. Bd. Secretary
 Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

ABSENT: Timothy Fairlie, Class IV
 William Popko, Class IV
 Nicholas D'Angelo, Alt. #2
 Brian Johnson, Dir. Comm. Development/Planning Bd. Secretary

The meeting was opened by Chairman Chidley. The Board participated in the salute to the flag. Roll call was taken by Cindy Dziura. The open public meetings announcement was read by Chairman Chidley.

MINUTES: None

RESOLUTIONS: None

NEW BUSINESS:

<p>PB-2018-05 Received 7/27/2018 Escrow #986200 Escrow fees: PAID</p>	<p><u>RISING SUN MEADOWS, LLC (Zeiger Property)</u> Applicant is seeking to construct a multi-family development. <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: November 23, 2018 Fred Turek, Engineer: November 27, 2018 Environmental Commission: (Not dated)</p>	<p>Block 138.01, Lots 41, 42, & 43 Rising Sun Road & Route 130 Zone: AH-1 Multi- Family Residential District</p>
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Present giving testimony representing applicant were:

Ronald Shimanowitz, Attorney, Hutt & Shimanowitz
Art Bernard, Planner, Art Bernard and Associates, LLC
Walter Hopkin, Engineer, WJH Engineering
Larry Appel, Architect, Appel Design Group

Attorney Garty announced that the applicant provided appropriate notice in compliance with the statute and ordinance. Planning Board Engineer Turek stated that there are outstanding items; the applicant submitted a summary of waivers/variances.

Mayor Benowitz made a motion to deem the application preliminarily complete subject to the additional requirement that the applicant provides a supplemental report at least 15 days prior to the next hearing on January 10, 2019, providing additional information as to the impacts on sanitation, police, fire, (the Community Impact Statement) as outlined by Mr. Carman and in conjunction with the requirements of the ordinance as may be modified or suggested by the Planning Board's professionals; seconded by Ms. Esser.

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

The hearing commenced.

Mayor Benowitz made a motion to open the application to the public; seconded by Mr. Hirschfeld.

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

CHRIS McINTYRE, 12 Gateswood Court: Mr. McIntyre said the development looked great and asked about the roadway and the proposed connector road. Planning Board Engineer Turek responded to his concerns in regard to the traffic pattern. In regard to utilities, Mr. McIntyre asked if this development would be connected to his development, Meadow Run in any way because his development always loses power when it rains heavily. Mr. Chidley responded that it would be part of the regular sewer and water systems and Planning Board Engineer Turek said that they've spoke to PSE&G to get this resolved. Mr. McIntyre asked if this would affect his taxes. Planning Board Engineer Turek said that is part of the Fiscal and Community Impact Statement that will be presented at the next meeting. It was noted that the Township recommended that the developments would be integrated by the installation of a walkway. Mr. McIntyre also said that he was also concerned about the traffic generated, and how would the residents travel south on route 130. This will be part of the Traffic Impact Statement. Mr. McIntyre asked for clarification on the number and size of the units.

Seeing no further comments, Mayor Benowitz made a motion to close the application to the public; seconded by Committeeman Holliday.

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

Chairman Chidley announced that the hearing will be continued to January 10, 2019, with no further noticing required. Attorney Garty stated that the submissions that have to be provided to the Planning Board are due by December 26, 2018 (the Supplemental Traffic Report, the Supplemental Community Impact Statement, and any revisions).

DISCUSSION ITEM: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: None

ADJOURNMENT:

At this time, Mayor Benowitz made a motion to adjourn the meeting; seconded by Mr. Hirschfeld.

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

The meeting was adjourned at approximately 10:30 pm.