

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD AGENDA**

April 2, 2015 -- 7:30 p.m.

ATTENDANCE

PRESENT	ABSENT	
_____	_____	James Cann, Mayor, Class I
_____	_____	Roger Plew, Class II
_____	_____	Stephen Benowitz, Committeeman, Class III
_____	_____	George Chidley, Chairman, Class IV
_____	_____	Kevin Hirschfeld, Vice-Chairman, Class IV
_____	_____	Patricia Concannon, Class IV
_____	_____	Timothy Fairlie, Class IV
_____	_____	William Popko, Class IV
_____	_____	Sal Schiano, Class IV
_____	_____	Eugene Grybowski, Alt. #1
_____	_____	Nicholas D'Angelo, Alt. #2
_____	_____	Brian Johnson, Secretary, Director of Community Development
_____	_____	Lou Garty – Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, CPWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Arch.
_____	_____	James L. Kochenour, PE – Traffic Engineer

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 meeting was provided in the following manner:

On January 15, 2015 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 faxed to the REGISTER-NEWS and THE BURLINGTON COUNTY TIMES; 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 7:30 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/Landscape Architect, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

3. ROLL CALL

4. MINUTES: March 12, 2015

5. RESOLUTION(S):

- **Resolution No. P-2015-09** – RESOLUTION GRANTING A REQUEST FOR MODIFICATION OF A SUBMISSION REQUIREMENT ON AN APPLICATION FOR DEVELOPMENT BY 237 ROUTE 130 CONVENIENCE, LLC WITH RESPECT TO BLOCK 121, LOT 5 COMMONLY KNOWN AS 237 ROUTE 130.
- **Resolution No. P-2015-10** – RESOLUTION MEMORIALIZING BOARD FINDINGS AS TO COMPLETENESS AND JURISDICTION ON THE APPLICATION FOR DEVELOPMENT BY 237 ROUTE 130 CONVENIENCE, LLC WITH RESPECT TO BLOCK 121, LOT 5 COMMONLY KNOWN AS 237 ROUTE 130.
- **Resolution No. P-2015-11** – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD REPORTING ITS RECOMMENDATION TO THE TOWNSHIP COMMITTEE ON PROVISIONS WITHIN THE MUNICIPAL LAND DEVELOPMENT ORDINANCE.
- **Resolution No. P-2015-12** –ON THE APPLICATION OF BORDENTOWN WATERFRONT COMMUNITY, LLC FOR APPROVAL OF AN AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN AND OTHER RELIEF WITH RESPECT TO THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 140, LOTS 5.01, 5.02, 10-16, 18 & 19; BLOCK 140.01, LOTS 1-3; BLOCK 141, LOT 4 AND BLOCK 140.01, LOTS 1-3, COMMONLY KNOWN AS ROUTE 130 & BURLINGTON ROAD.

6. NEW BUSINESS:

- Review/Discussion/Approval Administrative Review to the Zoning Map.
- Resolution #Z-2015-09 -- A Resolution of the Zoning Board of Adjustment of the Township of Bordentown Adopting a Report on Variances Pursuant to N.J.S.A. 40:55D-70.1.

7. OLD BUSINESS:

<p>PB-2014-0110</p> <p>Received 9-16-14, 1-29-15, & 2-24-15</p> <p>Proof of Publication received 1-29-15</p> <p>Escrow fees: PAID</p>	<p><u>WAWA -- 237 ROUTE 130 CONVENIENCE, LLC</u></p> <p>Applicant proposes to demolish the existing former automobile (Saturn) dealership on the site and construct a WAWA convenience store with sales of fuel.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: January 28, 2015 Fred Turek, Engineer: January 28, 2015 James L. Kochenour, Traffic Engineer: January 29, 2015 and March 25, 2015 Steve Scholey, Fire Official: February 10, 2015</p> <p><u>APPLICANT SUBMISSION:</u></p> <p>Application packet. Letter dated Feb. 11, 2015 from Dolan & Dean in response to Traffic Impact Study comments from Arora & Associates letter dated January 29, 2015.</p>	<p>Block 121, Lot 5</p> <p>237 Route 130</p> <p>Zone is Gateway Commercial – South (GWC-S) District</p>
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8. FOR DISCUSSION/CORRESPONDENCE

9. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

10. PUBLIC COMMENT

11. MOTION TO ADJOURN