

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

FEBRUARY 12, 2015

The Bordentown Township Planning Board meeting was called to order at approximately 7:32 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: 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 (entered at 7:40 pm)
William Popko, Class IV
Sal Schiano, Class IV
Eugene Grybowski, Alt. #1
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: Timothy Fairlie, Class IV
Nicholas D'Angelo, Alt. #2

PRESENT: Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
James L. Kochenour, PE, Traffic Engineer

The meeting was opened by Chairman George Chidley. Roll Call was taken by Cindy Dziura, Recording Secretary. The Board participated in the salute to the flag. There was a moment of silence dedicated in memory of Sgt. Richard Pinter, Bordentown Township's Lone Bugler, who recently passed away. The open public meetings announcement was read by the Chairman.

RESOLUTION(S):

- **Resolution No. P-2015-02** – A Resolution of the Planning Board of the Township of Bordentown appointing a professional traffic engineer as a consultant to the Planning Board.

Mayor Cann made a motion to move resolution P-2015-02; Mr. Hirschfeld seconded the motion.

Roll call AYE: Grybowski, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Concannon, Fairlie
 ABSTAIN: None

- **Resolution No. P-2015-03** – Closed Session Meeting to Discuss Professional Appointments.

Chairman Chidley stated that if members were not in objection and have had the opportunity to read the submissions for the Planning Board's Engineer, Attorney, Traffic Consultant and Planner, and based on the qualification, costs presented, and proposals he asked for a motion to approve Turek Consulting for Planning Board Engineer, Design for Generations as Planning Board Planner, and The Garty Law Firm as Attorney. In regard to the Planning Board Traffic Engineer Chairman Chidley suggested, and if there were no objections, the Planning Board continues with Arora and Associates on a case by case basis.

There were no objections. Committeeman Benowitz made a motion to approve the Planning Board Professionals for 2015 as stated above; seconded by Mr. Hirschfeld.

Roll call AYE: Grybowski, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Concannon, Fairlie
 ABSTAIN: None

7:40 pm – Ms. Concannon entered the meeting.

MINUTES:

The minutes from the February 5, 2015 Planning Board reorganization meeting were presented. Mayor Cann made a motion to approve the minutes; Committeeman Benowitz seconded the motion.

Roll call AYE: Grybowski, Concannon, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Fairlie
 ABSTAIN: None

OLD BUSINESS:

<p>PB-2013-0139</p> <p>Received 8-6-14 and 8-29-14 & and 10-27-14</p> <p>Review of proof of publication at meeting.</p> <p>Escrow fees: PAID</p>	<p><u>BORDENTOWN WATERFRONT -- QUICK-CHEK</u></p> <p>Application consists of preliminary and final subdivision approval where the applicant is proposing to consolidate a portion of block 140.01, Lot 2 and Lot 1 and subdivide Lot 1 into proposed Lots 1.01 and 1.02. Existing block 140.01, Lot 3 will remain as previously approved. Additionally, the applicant is requesting amended preliminary and final site plan approval. The proposed amendments include a Quick Chek convenience store and gas station in place of the previously approved senior housing was located.*</p> <p>(* Please note that the block and lot numbers listed above are the new numbers assigned after the re-subdivision of the property which was approved in 2012.)</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: February 5, 2015 Fred Turek, Engineer: February 6, 2014 James Kochenour, Traffic Engineer: February 11, 2015.</p> <p><u>APPLICANT SUBMISSION:</u> Application packet.</p>	<p>Block 140, Lot 3, etc.</p> <p>Rt. 130 & Burlington Road</p> <p>Zone is WV – Waterfront Village Redevelopment Zone</p>
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Attorney Garty stated for the record that Mr. Grybowski and Ms. Concannon signed the affidavit stating that they listened to the Planning Board meeting recording of November 13, 2014.

Present to testify for the applicant:

Paul Schneider, Giordano, Halleran and Ciesla, Attorney
Bob Dale, Bordentown Waterfront Community
Richard Lamont, Quick-Chek Real Estate Dev Mgr.
Oliver Young, Sr., Associate at GK&A Architects
Derrick Jordan, Boehler Engineering
William H. Hamilton, Planner, Omland Engineering Associates

The hearing began. Bob Dale gave a review of the project and modifications that have been made since the November 13, 2014 meeting. Renditions were presented. Lighting and signage were also discussed.

Mayor Cann asked Bordentown Waterfront to specify the site's residential vs. retail. Bob Dale said he would return back to the Redevelopment Authority to ask for a revision.

Committeeman Benowitz made a motion to open to the public; seconded by Mr. Schiano.

Chairman Chidley announced that the applicant will be returning for the March 12, 2015 meeting.

Roll call AYE: Grybowski, Concannon, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Fairlie
 ABSTAIN: None

SEAN BURLEY, 12 Tantum Court: Mr. Burley expressed his concern regarding the application and said he created a petition signed by the Crystal Lake residents against the convenience store/gas station.

MIKE HUNTANAR, 16 Tantum Court, Crystal Lake HOA Board Member: Mr. Huntanar said that he updates the homeowners in his community. He said he is waiting to hear about the buffer plan.

WALT KOSUL, 539 Route 206: Mr. Kosul complimented the Planning Board and the Professionals who are trying to protect what is good for Bordentown Township. He also asked about the bike trail.

MR. MIDIDODDI, 33 Tantum Court: Mr. Mididoddi said he is opposed to having a gas station built so close to his neighborhood.

JOHN HEROLD, 25 Tantum Ct. -- Mr. Herold stated that he feels that the town is being littered with gas stations. He thinks that Quick-Chek may not be the right choice as an anchor to the Redevelopment.

The meeting will be continued to March 12, 2015 without further notice.

Bob Dale stated that an easement is needed from the property Homeowners Association to build a paved bike trail on the Crystal Lake side. This is part of the proposed buffer plan.

Seeing no further comments, Mr. Plew made a motion to close to the public; seconded by Mr. Hirschfeld.

Roll call AYE: Grybowski, Concannon, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Fairlie
 ABSTAIN: None

Mr. Plew made a motion to adjourn the meeting; seconded by Mr. Hirschfeld.

Roll call AYE: Grybowski, Concannon, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: D'Angelo, Fairlie
 ABSTAIN: None

The meeting was adjourned at approximately 10:45 pm.