

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**MARCH 12, 2015**

The Bordentown Township Planning Board meeting was called to order at approximately 7:34 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  
Timothy Fairlie, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Patricia Concannon, Class IV  
William Popko, Class IV  
Sal Schiano, Class IV  
Eugene Grybowski, Alt. #1  
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: 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. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman. Roll Call was taken by Cindy Dziura, Recording Secretary.

**RESOLUTION(S):**

- **Resolution No. P-2015-04 – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD RE-INSTITUING THE REDEVELOPMENT SUB-COMMITTEE OF THE BORDENTOWN TOWNSHIP PLANNING BOARD.**

The Planning Board members discussed the membership of the sub-committee. There were no other volunteers.

Mr. Popko made a motion to approve resolution P-2015-04; Mayor Cann seconded the motion.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

- **Resolution No. P-2015-05 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A SOLICITOR.**

Mr. Hirschfeld made a motion to approve resolution P-2015-05; Mr. Plew seconded the motion.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None

ABSENT: D'Angelo  
NOT VOTING: Grybowski  
ABSTAIN: None

- **Resolution No. P-2015-06 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL ENGINEER.**

Mr. Schiano made a motion to approve resolution P-2015-06; Mr. Popko seconded the motion.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

- **Resolution No. P-2015-07 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL PLANNER.**

Mr. Schiano made a motion to approve resolution P-2015-07; Mr. Popko seconded the motion.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

- **Resolution No. P-2015-08 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL TRAFFIC ENGINEER.**

Chairman Chidley announced that while this is an annual contract, Brian Johnson, in consultation with the Chairman, will assign the Traffic Engineer on a project by project basis.

Mayor Cann made a motion to approve resolution P-2015-08; Mr. Plew seconded the motion.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

**MINUTES:**

The minutes from the February 12, 2015 Planning Board reorganization meeting were presented. Mayor Cann made a motion to approve the minutes; Mr. Popko seconded the motion.

Roll call    AYE: Concannon, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: Fairlie

**NEW BUSINESS:**

None

**OLD BUSINESS:**

<p><b>PB-2013-0139</b></p> <p>Received 8-6-14                  and 8-29-14 &amp;                  and 10-27-14</p> <p>Review of proof of                  publication at                  meeting.</p> <p>Escrow fees: PAID</p>	<p><b><u>BORDENTOWN WATERFRONT -- QUICK-CHEK</u></b></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><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b></p> <p>Jack Carman, Planner/Landscape Architect: February 5, 2015                  Fred Turek, Engineer: February 6, 2014                  James Kochenour, Traffic Engineer: February 11, 2015.</p> <p><b><u>APPLICANT SUBMISSION:</u></b></p> <p>Application packet.</p>	<p>Block 140,                  Lot 3, etc.</p> <p>Rt. 130 &amp;                  Burlington Road</p> <p>Zone is WV –                  Waterfront                  Village                  Redevelopment                  Zone</p>
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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
- Sean Savage, Licensed Engineer, Matrix Engineering
- Derrick Jordan, Boehler Engineering
- William H. Hamilton, Planner, Omland Engineering Associates

The hearing commenced. The Planning Board Professionals commented on the application.

Mayor Cann made a motion to open to the public; seconded by Mr. Plew.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
                   NAY: None  
                   ABSENT: D'Angelo  
                   NOT VOTING: Grybowski  
                   ABSTAIN: None

MIKE HUNTANAR, 16 Tantum Court, Crystal Lake HOA Board Member: Mr. Huntanar stated that there was a meeting tonight prior to this Planning Board meeting with residents of the Grande at Crystal Lake, Bordentown Waterfront representatives, and Mr. Huntanar. Mayor Cann, who was also in attendance at that meeting, stated that there is still no final landscape plan and should this application be approved tonight, there should be another meeting. Engineer Fred Turek added that the fence is no longer proposed. Attorney Garty said the Planning Board will retain jurisdiction if a resolution is not made

between the HOA and the applicant. Mr. Dale's landscape architect will submit a plan to Jack Carman and Mr. Huntanar.

Seeing no further comments, Committeeman Benowitz made a motion to close to the public; seconded by Mr. Schiano.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

Mayor Cann made a motion to approve the amended application for preliminary and final approval of the site plan and the subdivision with conditions as cited by Attorney Garty; seconded by Mr. Plew.

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

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

Roll call    AYE: Concannon, Fairlie, Hirschfeld, Plew, Popko, Schiano, Benowitz, Cann, Chidley  
              NAY: None  
              ABSENT: D'Angelo  
              NOT VOTING: Grybowski  
              ABSTAIN: None

The meeting was adjourned at approximately 9:00 pm.