

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

APRIL 2, 2015

The Bordentown Township Planning Board meeting was called to order at approximately 7:36 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: James Cann, Mayor, Class I
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 (entered @ 7:40 pm)
Nicholas D'Angelo, Alt. #2
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: Roger Plew, Class II
Eugene Grybowski, Alt. #1

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. Chairman Chidley announced that the absences were excused. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman.

MINUTES:

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

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

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.**

Mr. Popko made a motion to approve resolution P-2015-09; Mayor Cann seconded the motion.

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

- **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.**

Mr. Hirschfeld made a motion to approve resolution P-2015-10; Committeeman Benowitz seconded the motion.

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

- **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.**

Mr. Schiano made a motion to approve resolution P-2015-11; Mr. Hirschfeld seconded the motion.

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

- **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; AND BLOCK 141, LOT 4, COMMONLY KNOWN AS ROUTE 130 & BURLINGTON ROAD.**

Attorney Garty specified the minor revisions were made.

Mayor Cann made a motion to approve resolution P-2015-12, as amended; Mr. Hirschfeld seconded the motion.

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

NEW BUSINESS:

Review/Discussion/Approval Administrative Review to the Zoning Map.

Community Development Director Brian Johnson gave an update regarding the revisions to the Zoning Map which consists of placing the previously-approved redevelopment areas on the map. There was discussion/questions by the Planning Board Members. The Township Committee will introduce an ordinance to adopt the revised 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.

Community Development Director Brian Johnson explained why the Zoning Board Resolution and report was being presented. A Land Use Legislation sub-committee consisting of Bill Popko, Kevin Hirschfeld, and Patricia Concannon on behalf of the Planning Board, was established to review the report, make recommendations back to the Planning Board, and then present to the Township.

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> 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> 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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Present giving testimony representing applicant were:

- Tim Prime, Esquire, Prime Law, Attorney for applicant
- Mark Whittaker, Dynamic Engineering
- Richard Luke, Cuhaci & Peterson Architects
- Lori Ann Kiedaisch, Project Engineer for Wawa
- Elizabeth Dolan, Traffic Engineer

The representatives, who were not previously sworn in, were sworn in by Attorney Garty and the hearing commenced.

Kevin J. Moore of Sills, Cummis & Gross representing APCO Petroleum Corp. asked the professionals several questions during their testimonies.

Chairman Chidley suggested to the applicant to reach out to Ed Fox of the Burlington County Bridge Commission for suggested architectural designs of the building.

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

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

NOT VOTING: None
ABSTAIN: D'Angelo

Seeing no comments, Mr. Fairlie made a motion to close to the public; seconded by Ms. Concannon.

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

Application is continued to the May 7, 2015 meeting. Due to Mr. Kochenour's absence, there will be no testimony by the traffic engineers on that date. Re-advertising or re-noticing is not necessary, per Lou Garty.

C.D. Director Brian Johnson announced that the Financial Disclosure Statements that were sent by the Township Clerk must be completed and returned by the end of the month.

There is no business scheduled for the April 9, 2015 meeting; therefore, the meeting will be cancelled.

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

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

The meeting was adjourned at approximately 10:45 pm.