

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

July 9, 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
Kevin Hirschfeld, Vice-Chairman, Class IV
Patricia Concannon, Class IV
Timothy Fairlie, Class IV
William Popko, Class IV (entered @ 7:35 pm)
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: Eugene Grybowski, Alt. #1
Nicholas D'Angelo, Alt. #2
Vacant, Class IV

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. The open public meetings announcement was read by the Chairman.

MINUTES:

The minutes from the June 4, 2015 Planning Board meeting were presented. Committeeman Benowitz made a motion to approve the minutes; Mayor Cann seconded the motion.

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

The minutes from the June 11, 2015 Planning Board meeting were presented. Committeeman Benowitz made a motion to approve the minutes; Mayor Cann seconded the motion.

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

RESOLUTION(S):

Resolution No. P-2015-17 – ON THE APPLICATION OF VOADV PROPERTY, INC. FOR A PRELIMINARY MAJOR SITE PLAN WITH A VARIANCE FROM THE BUILDING SETBACK REQUIREMENT AND AS TO THE PARKING REQUIREMENTS FOR THE PROPERTY

IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 140, LOT 3.02, MORE COMMONLY KNOWN AS 106 BURLINGTON ROAD. Committeeman Benowitz made a motion to approve the resolution; Mayor Cann seconded the motion.

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

NEW BUSINESS: None

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 & May 4, 2015 Fred Turek, Engineer: January 28, 2015 & May 4, 2015 James L. Kochenour, Traffic Engineer: January 29, 2015, March 25, 2015, and June 3, 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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Present giving testimony representing applicant were:
 Tim Prime, Esquire, Prime Law, Attorney for applicant
 Mark Whittaker, Dynamic Engineering

OPPOSITION giving testimony:
 Kevin J. Moore of Sills, Cummis & Gross representing APCO Petroleum Corp.
 David Barger, Architect
 David Zimmerman, Planner

REBUTTAL by applicant:
 Paul Phillips, Professionals Planner
 Richard Luke, Cuhaci & Peterson Architects

The Wawa application will be continued to the August 6, 2015 Regular meeting.

ADMINISTRATIVE MATTER(S):

C.D. Director Brian Johnson announced that the Township Committee passed a Revised Escrow Fee Deposit ordinance.

In addition, C.D. Director Brian Johnson stated that the Township Committee, in conjunction with Bordentown City, both passed ordinances entering into a jointly regulating land use of properties that border the City and Township. The agreement specifies which properties are to be administered by which municipality. Two properties are to be administered jointly. A copy of this ordinance will be distributed to the Planning and Zoning Board members. C.D. Director Brian Johnson stated that this ordinance will relate to a previously approved Planning Board application from Investors Bank who would like to make an administrative change.

Mr. Hirschfeld inquired about the Land-Use Legislation sub-committee meeting. Chairman Chidley asked that Ms. Concannon, Mr. Popko, Mr. Hirschfeld and C.D. Director Brian Johnson meet after the Planning Board Meeting to reschedule.

Chairman Chidley opened the meeting for public comment. Seeing no comment from the public, he closed the public session.

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

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

The meeting was adjourned at approximately 9:50 pm.