

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**June 11, 2015**

The Bordentown Township Planning Board meeting was called to order at approximately 7:33 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  
Patricia Concannon, Class IV  
William Popko, Class IV (entered @ 7:34 pm)  
Nicholas D'Angelo, Alt. #2  
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: Kevin Hirschfeld, Vice-Chairman, Class IV  
Eugene Grybowski, Alt. #1  
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. The Board participated in the salute to the flag. Roll Call was taken by Cindy Dziura, Recording Secretary. The open public meetings announcement was read by the Chairman.

**MINUTES:** (Skipped over)

**RESOLUTION(S):**

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN IN APPRECIATION OF THE DEDICATED PUBLIC SERVICE BY SAL SCHIANO AS A MEMBER OF THE PLANNING BOARD. Committeeman Benowitz made a motion to approve the resolution; Mr. D'Angelo seconded the motion.

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

**Resolution No. P-2015-15** – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD MEMORIALIZING ITS FINDINGS AS TO THE PROPOSED CAPITAL IMPROVEMENT PROJECT BY THE MISSION FIRE COMPANY (DISTRICT # 1). Committeeman Benowitz made a motion to approve the resolution, as amended to read Mission Fire Company District #1 (not Board of Education) in paragraph 1; Mr. Popko seconded the motion.

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

**Resolution No. P-2015-16** – ON THE APPLICATION OF W.W. GRAINGER, INC. FOR AN AMENDED FINAL MAJOR SITE PLAN AND FOR DESIGN WAIVERS FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 138.12, LOT 5.01, MORE COMMONLY KNOWN AS THE GRAINGER NE DISTRIBUTION CENTER, 400 BORDENTOWN-HEDDING ROAD. Mr. D’Angelo made a motion to approve the resolution, as amended changing the title to read, “amended preliminary and final site plan” per Attorney Garty; Mayor Cann seconded the motion.

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

**NEW BUSINESS:**

<p><b>PB-2015-0002</b></p> <p>Received 5-5-15 &amp; Escrow fees: PAID</p>	<p><b><u>VOADV PROPERTY, INC.</u></b> Applicant proposes to construct Sr. Affordable Housing.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Jack Carman, Planner/Landscape Architect: June 4, 2015                  Fred Turek, Engineer: June 5, 2015                  Steve Scholey, Fire Official: June 5, 2015</p> <p><b><u>APPLICANT SUBMISSION:</u></b> Application packet.</p>	<p>Block 140 Lot 3.02</p> <p>106 Burlington Road</p> <p>Zone                   is Waterfront Redevelopment Area</p>
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Present giving testimony representing applicant were:  
 Matthew Wait, Attorney, DuBois, Sheehan, Hamilton, Levin & Weissman, LLC  
 Owen McCabe, V.P. of Acquisitions and Land Development, VOA Delaware Valley  
                   Attorney for applicant  
 Louis Zuegner, Mid-Atlantic Engineering  
 Richard R. Ragan, Professionals Planner & Architect, Ragan Design Group  
 Daniel Nichols, Architect

The representatives were sworn in by Attorney Garty and the hearing commenced.

Engineer Turek and Planner Carman cited items from their reports and recommended completeness for preliminary approval. Attorney Garty added conditions. Committeeman Benowitz made a motion to deem the application complete; seconded by Mr. Plew.

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

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

There was further discussion regarding the number of parking spaces.

Mayor Cann made a motion to grant preliminary approval to construct Sr. Affordable Housing subject to conditions as cited by Attorney Garty; seconded by Mr. Fairlie.

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

**ADMINISTRATIVE MATTER(S):** C.D. Director Brian Johnson stated that Mayor Cann appointed Eugene Grybowski to regular member from alternate member. Mr. Grybowski was absent, but will be sworn in at the next meeting.

Mayor Cann made a motion to adjourn the meeting; seconded by Committeeman Benowitz.

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

The meeting was adjourned at approximately 9:29 pm.