

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

MAY 14, 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 (entered at 7:36 pm)
William Popko, Class IV
Eugene Grybowski, Alt. #1
Nicholas D'Angelo, Alt. #2
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: VACANT (Regular Member)

PRESENT: Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer

ABSENT: 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.

CORRESPONDENCE:

A letter dated May 4, 2015 received from Salvatore Schiano, resigning from the Planning Board. Mr. Plew made a motion to accept Mr. Schiano's resignation; Mr. Hirschfeld seconded the motion.

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

MINUTES:

The minutes from the April 2, 2015 Planning Board meeting were presented. Mr. Hirschfeld made a motion to approve the minutes; Mr. D'Angelo seconded the motion.

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

RESOLUTION(S):

- **Resolution No. P-2015-13 – RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR 2015.**

Mayor Cann made a motion to approve resolution P-2015-13; Mr. D’Angelo seconded the motion.

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

Township Committee Ordinance #2015-5 Referred to Planning Board:

- **Resolution No. P-2015-14 – A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING BOARD REPORTING ITS FINDINGS AND RECOMMENDATIONS TO THE TOWNSHIP COMMITTEE ON ORDINANCE # 2015-5, AMENDING THE BORDENTOWN TOWNSHIP ZONING MAP.**

Mayor Cann made a motion to approve resolution P-2015-14; Mr. Plew seconded the motion.

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

7:36 pm – Ms. Concannon entered the Planning Board Meeting.

NEW BUSINESS:

<p>PB-2015-0041 Received 4/30/15 Escrow fees: PAID</p>	<p><u>BOARD OF FIRE COMMISSIONER—FIRE DISTRICT #1</u> <u>MISSION FIRE COMPANY- CAPITAL PROJECTS REVIEW</u> <u>PURSUANT TO N.J.S.A. 40:55D-31</u> Fire District #1 proposes a 1,986 s.f. addition to existing building and repaving. <u>SUBMISSION:</u> Application packet.</p>	<p>Block 31, Lot 2.02 51 Groveville Rd. Zone is R-30</p>
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Present to testify for the applicant:
 Robert L. Sexton, Esquire
 Robert Stout, Stout and Caldwell Engineers
 Walter A. Olt, Architect & Planner
 Timothy J. Kinsley, Secretary, Board of Fire Commissioners

This application is a capital projects review as required by statute. The hearing commenced. The Planning Board asked questions about the application.

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

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

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

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

Mr. Popko made a motion stating the proposed plan is consistent with the Master Plan; seconded by Committeeman Benowitz.

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

NEW BUSINESS:

<p>PB-2015-0031 Received 4-16-15 Noticing: Provided at meeting. Escrow fees: PAID</p>	<p><u>W.W. GRAINGER, INC.</u> Applicant proposes an amendment to the previous Amended Preliminary & Final Site Plan approval. Specifically, they are seeking approval of their 'sign package', with waiver or variance requests. <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect & Fred Turek, Engineer (combined report): May 6, 2015 <u>APPLICANT SUBMISSION:</u> Application packet.</p>	<p>Block 138.12, Lot 5.01 400 Bordentown-Hedding Road Zone is REO</p>
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Present to testify for the applicant:
 Robert Curley, Esquire, Smith Curley, LLC
 Julia G. Algeo, Engineer, Maser Consulting, PA

The hearing commenced.

Committeeman Benowitz made a motion to deem the application complete; seconded by Mr. Plew.

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

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

Mr. Turek commented on the application.

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

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

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

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

Mayor Cann made a motion to approve the variance to the sign package with conditions, including that the north-facing sign be turned off no later than 9:00 pm every evening; seconded by Committeeman Benowitz.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

As a continuation of discussions from previous Planning Board meetings, C.D. Director Brian Johnson explained to the Board that a sidewalk donation ordinance would be illegal, in accordance with a recent Supreme Court ruling and advice from Township Attorney Kearns. Mr. Johnson will advise the homeowners on Hogback Road to file an application to the Planning Board if they want to amend their approval to remove the sidewalk requirement.

Mayor Cann asked that a resolution be created for Sal Schiano for his service on the Planning Board.

Chairman Chidley announced there was no one present from the public to open the meeting up to.

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

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

The meeting was adjourned at approximately 8:58 pm.