

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

August 6, 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
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
Eugene Grybowski IV
William Popko, Class IV
Nicholas D'Angelo, Alt. #2
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: Vacant, 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. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman.

REORGANIZATION OF THE BOARD:

An announcement was made that at the June 8, 2015 Township Committee Meeting, Eugene Grybowski was moved from Alternate #1 position to regular Planning Board member.

Class IV Member – 4 Year Unexpired Term Expiring 12/31/18

MINUTES:

The minutes from the July 9, 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, Plew, Popko, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: None
 NOT VOTING: D'Angelo
 ABSTAIN: Grybowski

RESOLUTION(S): None

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, June 3, 2015, and July 31, 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. Letter dated May 20, 2015 from Dolan & Dean to address Arora & Associates letter dated March 25, 2015 and traffic items discussed during the April 2, 2015 hearing. Letter dated July 30, 2015 received from Timothy M. Prime, Prime Law to Brian Johnson and Planning Board Members regarding Wawa application.</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
 Elizabeth Dolan, Dolan & Dean, Traffic Engineer

OPPOSITION giving testimony:
 Kevin J. Moore of Sills, Cummis & Gross representing APCO Petroleum Corp.
 David Zimmerman, Planner
 Hal Simoff, Traffic Engineer

Mr. Simoff presented into the record correspondence he obtained between the State Department of Transportation and Dolan & Dean regarding the proposed left turn lane.

The attorneys gave their summation.

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

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

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

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

Attorney Prime cited the sign variances requested.

Attorney Garty stated the conditions. Mayor Cann reviewed several of the variances requested.

Mayor Cann made a motion to grant preliminary approval subject to the conditions as cited by Attorney Garty and Mayor Cann, and the professionals' review letters, and without the left-hand turn which was acknowledged to be subject to the jurisdiction and approval of the N.J. DOT. No use variances are required and no conditional use variance is necessary; seconded by Mr. Plew.

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

ADMINISTRATIVE MATTER(S): None

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

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

The meeting was adjourned at approximately 10:00 pm.