

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

August 13, 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: Roger Plew, Class II
Stephen Benowitz, Committeeman, Class III
George Chidley, Chairman, Class IV
Patricia Concannon, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Eugene Grybowski, Alt. #1
William Popko, Class IV
Nicholas D'Angelo, Alt. #2
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: James Cann, Mayor, Class I
Timothy Fairlie, Class IV
Vacant, Alt. #1

PRESENT: Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.

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.

The minutes from the August 6, 2015 Planning Board meeting were presented. Committeeman Benowitz made a motion to approve the minutes; Mr. Hirschfeld seconded the motion.

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

RESOLUTION(S): None

NEW BUSINESS:

Mr. Chidley announced a letter requesting a continuance was received from Mark Roselli of Roselli, Griegel, Lozier & Lazzaro, attorney representing the K. Johnson Urban renewal. They will be heard at the next meeting scheduled for September 10, 2015. No further notice is required.

<p>PB-2015-0066</p> <p>Received 6-15-15</p> <p>Escrow fees: PAID</p>	<p><u>WW.GRAINGER, INC.</u> Applicant proposes a major subdivision to create 13 new lots at the rear of the property to be conveyed to the respective adjoining residential lots.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: August 6, 2015 Fred Turek, Engineer: June 30, 2015</p> <p><u>APPLICANT SUBMISSION:</u> Application packet.</p>	<p>Block 138 Lot 5.01</p> <p>400 Bordentown-Hedding Rd.</p> <p>Zone is REO</p>
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Present giving testimony representing applicant were:

Robert Curley, Attorney for Applicant
 Julia Algeo, Maser Consulting, P.A.

Brian Johnson gave introductory remarks on the background. The representatives were sworn in by Attorney Garty and the hearing commenced.

Attorney Garty announced that noticing was complete. Planning Board Engineer Turek and Planning Board Planner Carman said there were no issues, and it is for the betterment of the neighborhood.

Committeeman Benowitz made a motion to deem the application complete; seconded by Mr. D'Angelo.

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

Ms. Julia Algeo announced that the request for variance on the last property is being withdrawn. Notification was received from the resident at 21 Meadow Run Road that the shed was removed.

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

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

SAEDD FARRAJ, 41 Meadow Run Road: Mr. Farraj thanked Grainger for giving land to the residents and said it is more room for his kids to play.

MATTHEW YOUNG, 92 Meadow Run Road: Mr. Young stated that they are very happy with the cooperation from Grainger. They have been a really good neighbor and help to preserve the neighborhood appeal. It was a unanimous vote among the residents. He also thanked C.D. Director Brian Johnson for facilitating it and Committeeman Benowitz for contributing and said it was a win-win for all parties involved.

SYED HUSSAINI, 102 Meadow Run Road: Mr. Hussaini said he appreciates what Grainger and Bordentown Township did and then asked if something other than the fence could be erected. C.D.

Director Brian Johnson responded that for liability reasons Grainger wanted a fence to clearly distinguish between their property and the homeowner's properties. Mr. Chidley added that the choice of fence supports continuity of the original plan of the development.

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

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

Committeeman Benowitz made a motion to approve the application subject to all the conditions, as cited by Planning Board Attorney Lou Garty; seconded by Hirschfeld.

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

ADMINISTRATIVE MATTER(S) FROM THE COMMUNITY DEVELOPMENT OFFICE:

C.D. Director Brian Johnson announced that there is no business scheduled for September 3, 2015, so the Planning Board meeting should be cancelled.

C.D. Director Brian Johnson stated that a letter was received from consulting engineering firm regarding a pre-look at proposed cell tower antenna on Rising Sun Road by the Acme. This letter is available in the Community Development Office if anyone wanted to look at it.

Chairman Chidley made a statement explaining that in the future, applicants should adhere to time requirements to allow the professionals sufficient time to look at the application.

Committeeman Benowitz made a motion to adjourn the meeting.

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

The meeting was adjourned at approximately 8:23 pm.