

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**February 4, 2016**

The Bordentown Township Planning Board meeting was called to order at approximately 7:30 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Stephan Benowitz, Deputy Mayor, Class I  
George Chidley, Chairman, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Patricia Concannon, Class IV  
Tim Fairlie, Class IV  
William Popko, Class IV  
Joseph Nyzio, Alt #1

ABSENT: James Cann, Committeeman, Class III  
Roger Plew, Class II  
Eugene Grybowski, Class IV  
Nicholas D'Angelo, Alt. #2

PRESENT: Lou Garty, Attorney  
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer  
Jack Carman, RLA, FASLA, PP, Planner / Landscape  
Arch.  
Brian K. Johnson, Secretary, Dir. Of Community  
Development  
Pamela Keintz, Recording Secretary

The meeting was opened by Chairman George Chidley at 7:30 p.m. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman. The City of Bordentown Planning Board Chairman read their Open Public Meeting Act. Mr. Chidley stated that a copy of the recording of this meeting will be provided to the City of Bordentown and will be available in the Community Development Office.

City Planning Board Chairman, Nick Casey, announced there are five Planning Board members in attendance. A simple majority is needed for a vote at tonight's meeting.

Clara Harelik, Attorney for the Applicant, agreed to proceed.

Roll Call was taken by Pamela Keintz, Recording Secretary.

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

Chairman Chidley announced that Mr. Plew, Mr. Grybowski and Mr. D'Angelo were all excused absences.

Roll Call for the City of Bordentown was called by Chairman Casey.

Chairman Chidley commenced application PB-2016-0005 – Investors Bank. It is located at 213 Route 206. It is in a HC zone. The applicant proposes Preliminary & Final Site Plan Approval w/variances.

Review letter were received on January 26, 2016, from the Township professionals Fred Turek, Engineer and Jack Carman, Planner.

A review letter from City of Bordentown Engineer Bill Long, of Richard A. Alaimo Engineering Company dated January 29, 2016 was also received.

Proper noticing was reviewed by both the Planning Board Attorneys Lou Garty and Mr. Prime.

Mr. Turek, engineer for the Township, requested a modified Traffic Impact Statement addressing cueing, onsite circulation, and the intersection of Route 528. The applicant agreed to provide the document.

Mr. Fairlie made a motion to deem application complete; seconded by Vice-Chairman Hirschfeld.

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

The City of Bordentown made a similar motion, which passed.

Clara Harelik, Attorney for the Applicant gave an overview of the application:

A previous Site Plan Approval was given in 2014, in which the applicant was seeking a new drive thru lane, reconfiguring the parking lot and various other modifications to the site.

Upon the evaluation of the approvals that were granted with respect to their site plan, Investors Bank decided to make changes.

Changes being made by the applicant, with no variances required for these changes are:

- Parking spaces are less
- Impervious coverage is being reduced, which went from 70 % to 66.6 %
- Lighting plan will be worked out together with both the City of Bordentown and the Twp. of Bordentown's engineers.
- The eastern most drive aisle will be changed from a two way to a one way south, which has to do with the internal circulation of the parking lot.

The preexisting nonconforming conditions, the variances that were granted, the waivers are not being changed by the applicant. These proposed amendments to the previously approved plan will enhance the site in three ways such as improvement of safety, internal circulation and reduced impervious coverage.

Lou Garty, Attorney for the Township Planning Board, swore in Mr. Derrick Jordan, of Boller Engineering, who gave testimony for the applicant, as follows:

They are currently seeking approval for a driveway revision on Bordentown-Chesterfield Road directly in front of the drive thru lane. Included on the proposed plan they are closing this driveway, therefore only a single driveway will be on Bordentown-Chesterfield Road. Realignment of the driveway on the jug handle is also proposed, to better align to the drive thru.

A substantial change is on the eastern most side of the property. Previously on the plan, there was a two way drive aisle with 90 degree parking, which allowed for circulation in multiple directions around the site. It will be changed to a one way driveway in the southerly direction.

If approved the applicant will resubmit the revised plans to the outside agencies for review, comment and approval.

Fred Turek expressed concern regarding the new driveway alignment.

After discussion, the applicant agreed to revise the alignment to address Mr. Turek's concerns. A pattern crosswalk will be installed, this being a condition of approval.

Board members from the City expressed concern with the driveway configuration being a one way circulation. If there is no parking spaces available once on the property, the vehicles will have to exit onto the jug handle and then re-enter the parking lot. The prior plans showed a two way circulation and the customer could circulate the site and park in the new site. The applicant and the Board agree that a by-pass lane would be installed adjacent to the drive-thru lanes.

Chairman Casey, for the City, commented on the approved site plan and those conditions of the City that were not reflected on this plan. Two changes that were required, one was relocating the trash receptacle and the other was for additional landscaping within the parking islands and along the jug handle out to the highway. Mr. Jordan stated they will comply as a previous condition. Cleaning the retention basin would be complied with as well.

Mr. Eugene Dejong with Investors Bank was sworn in by Attorney Lou Garty.

Mr. Popko from the Township questioned Mr. Dejong regarding the number of the maximum employees during peak hours. Mr. Dejong answered 6-7 employees including a manager at one time.

Mr. Turek reviewed his report and discussed five major items. The parking stall reduction, impervious surface, site lighting was eliminated, flood lighting on the building facing the highway, one way traffic circulation was changed on the eastern drive and removing paving on the western portion of the site. The Township Engineer will work with Mr. Jordan, Applicant's Engineer, regarding the items listed.

Mr. Carman, Township Planner, reviewed his report and indicated he will work with Mr. Jordan regarding landscaping, lighting and the interior ATM lane. They are all in agreement that the lighting will be recessed, and it will be approved by the Board Professionals.

Mr. Long gave testimony on his review letter, dated January 29, 2016.

He spoke of the stormwater issues, reduced impervious area, less than one acre of disturbance and questioned whether the bank would be closed during construction. Mr. Jordan told the Board the bank will not be closed during the construction phase, as a condition of the previous approval, once the bank has a contractor on board, they will have a phasing plan so that the bank can remain open.

Signage for the circulation flow will be placed appropriately in the parking lot, and reviewed by the Board's professionals.

Motion to open to the public was made by Deputy Mayor Benowitz; seconded by Mr. Fairlie.

No public was present.

Motion to close to the public was made by Deputy Mayor Benowitz; seconded by Mr. Nyzio.

Bordentown City made a motion to approve, with conditions cited by Mr. Duncan, Attorney for the City.

Roll call vote was taken, all voted yes. Motion passed.

Motion made by Mr. Fairlie that the application be approved; seconded by Deputy Mayor Benowitz.

Approval is for Preliminary and Final Site Plan Approval w/ existing variance, waiver for parking stalls and conditions cited by Attorney Lou Garty.

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

Meeting adjourned at 8:45.