

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**May 12, 2016**

The Bordentown Township Planning Board meeting was called to order at approximately 7:35 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: James, Cann, Committeeman, Class III  
George Chidley, Chairman, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Patricia Concannon, Class IV  
Timothy Fairlie, Class IV  
Eugene Grybowski, Class IV  
William Popko, Class IV  
Joseph Nyzio, Alt #1  
Nicholas D'Angelo, Alt. #2  
Brian K. Johnson, Secretary, Dir. Of Community Development

ABSENT: Roger Plew, Deputy Mayor Benowitz

PRESENT: Lou Garty, Attorney  
Fred Turek, Engineer

The meeting was opened by Chairman George Chidley at 7:35.

Roll Call was taken by Pamela Keintz, Recording Secretary.

Roll call PRESENT: D'Angelo, Nyzio, Concannon, Fairlie, Grybowski, Popko, Cann, Hirschfeld,  
Chidley  
ABSENT: Plew, Benowitz

The Board participated in the salute to the flag.

The open public meetings announcement was read by the Chairman.

**MINUTES:**

April 14, 2016

Changes to be made to the April 14, 2016 minutes were discussed.

Motion to approve the minutes was made by Vice-Chairman Hirschfeld seconded by Mr. D'Angelo, noting the changes.

Roll call AYE: D'Angelo, Nyzio, Concannon, Fairlie, Grybowski, Popko, Hirschfeld, Chidley  
NAY: None  
ABSENT: Plew, Benowitz  
ABSTAIN: Cann

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**CCBP II, LLC- 300 Bordentown-Hedding Road, Block 138.12 Lot 5.03** -- A letter was received dated May 11, 2016 to the Director of Community Development and Chairman Chidley, requesting postponement and a continuance extension to the June 9, 2016 Planning Board meeting.

A motion to grant the request for the continuance was made by Chairman Chidley; seconded by Committeeman Cann.

All were in favor.

**PB-2016-0053 –TC BORDENTOWN ASSOCIATES, LLC** – Applicant seeking a one year extension for Final Major Site Plan Approval, Block 137.02 Lot 5.01 Rising Sun Road near Intersection of 295, zoned REO.

Attorney Robert Bucknam, for applicant TC Bordentown Associates, LLC gave overview regarding the past approvals for Final Site Plan. The applicant was seeking a One-year Extension.

Exhibits A-1, A-2, A-3a, A-3b and A-3c were available to the board members and reviewed.

A motion to grant a One-Year Extension was made by Committeeman Cann; seconded by Mr. Fairlie.

Roll call            AYE: D'Angelo, Nyzio, Concannon, Fairlie, Grybowski, Popko, Cann, Hirschfeld, Chidley  
                         NAY: None  
                         ABSENT: Plew, Benowitz  
                         ABSTAIN: None

**PB-2016-0036 – BORDENTOWN WATERFRONT COMMUNITY, LLC PHASE II** – Applicant proposes Preliminary and Final Subdivision Approval and Preliminary and Final Site Plan Approval.

Attorney Paul Schneider for applicant gave overview. They went to the Twp. Committee which serves as the Redevelopment Committee to get the approval to come to the Planning Board.

Fred Turek, Township Engineer, spoke briefly about the joint report from Jack Carman, Township Planner and Mr. Turek.

Jeffrey Albert, for the applicant, was sworn in by Attorney Lou Garty.

Different waivers were discussed as well as previous conditions and Mr. Turek said he will not recommend the Board hold up the application at this time due to these conditions. It was noted there are trees on the property and are to be preserved as part as the eagle foraging area.

Mr. Cann questioned the removal of the trees on this property and the accounting for these trees. Mr. Albert stated that in the approval from 2009, the clearing that occurred was consistent with that previous approval of the Waterfront development permits. They were granted a waiver in 2009. There is a number generated for new trees to be planted.

Mr. Turek continued stating all information on the Environmental, Traffic, and Community Impact Statements has been submitted.

Mr. Cann conveyed that this is a very complex application and the Board should be looking at plans that would reflect the Professionals comments. This applicant has many units, six sub-phases, green area, parking issues and only a limited report from the Boards planner or engineer.

Application was deemed complete with outlined conditions. Motion was made by Committeeman Cann; seconded by Vice-Chairman Hirschfeld.

Roll call            AYE: Nyzio, Concannon, Fairlie, Grybowski, Cann, Hirschfeld, Chidley  
                         NAY: D'Angelo, Popko  
                         ABSENT: Plew, Benowitz  
                         ABSTAIN: None

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Mr. Albert gave testimony for the applicant as follows:

Regarding completed improvement to date, he indicated they have installed a sanitary sewer pump station and 1 ½ mile force main, a portion of Rivergate Boulevard is constructed, 1<sup>st</sup> Phase of apartments fully constructed---- 159 apartments of which 98% are occupied and 100% are leased and a recreation facility. Quick Chek has been approved and construction will be started soon.

The applicant is waiting for a sign off from Burlington County on the Quick Chek. The County is requiring roadway improvements to be modified from what was constructed for Phase II. Burlington County is looking for minor modifications on their punch list:

- Left turn signal modification of radius on the S. bound entrance to the CR from Rte. 130.
- A small bullnose island to be built
- Revision to a handicap warning surface on a sidewalk
- 1 utility pole on CR that is 12” from curb must be moved - requirement is 18”

Mr. Albert stated this application has fewer impacts than that of the 2009 Preliminary Site Plan approvals. There are fewer units, fewer bedrooms, less traffic and less impervious coverage.

Committeeman Cann expressed his concerns regarding not having the plans or individual review letters from each of our professionals.

Fred Turek stated he and Jack have met with Mr. Albert and his team. The latest revised plans have been submitted to them. There are issues that will need to be addressed and will require feedback from the Board including roadways, parking, Public Park and recreation.

Chairman Chidley indicated he was willing to hear a Preliminary introduction to this application. He stated the Board is not comfortable with the fact they did not have enough technical time to review this application.

Mr. William Hamilton of Bowman Consulting Group, applicants Planner, was sworn in by Lou Garty.

Mr. Hamilton gives his testimony for the applicant as follows:

He provided exhibits showing townhomes and apartments.

There will be a townhouse phase and an apartment phase. Phase A will be townhomes and Phase B are the apartments.

They are proposing a club house, pool, boardwalk, fishing pier and walkway, which will connect to main park area, all to be constructed the same time as Phase A. When Phase A and Phase B are completed, an emergency access road will be provided.

Constraints on site were:

- Eagle Forging
- Wetland Buffers
- Flood Hazard Issues

A proposed amphitheater was discussed. Maintainability of the amphitheater was a concern of the Board members. There was much discussion and concern regarding lack of parking. All roads in the development are private.

Mr. Turek talked about the parking that is proposed over the railroad tracks which will provide 100 parking spaces. This parking lot is adjacent to the apartments and will have gates to provide pedestrian safety. This is not an overflow lot; this will incorporate parking for all the uses of this property such as the park, mixed use building and for transit.

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Mr. David J. Minno, Architect for the applicant, was sworn in by Lou Garty.

Mr. Minno gave a brief description of the 5 apartment buildings that are being built on the Northern end of the site.

A mix of studio and one bedroom units are in building A. There is a mix of 1 and 2 bedroom units in Building B. Building A is the larger of the two buildings.

Greg Lingo, applicant's builder, was sworn in by Lou Garty. He is a builder of the Townhomes for this project.

He gave a description of the Townhomes. They will have 3 bedrooms, 2 car garage, 2 ½ bathrooms. The builder will determine the elevations for every unit. Adding a deck is an option with enforced restrictions. Basic foundations will be built above the 100 year flood level.

Ms. Christy Flynn, applicant's builder, gave a brief description of Phase A. A pool and club house, approximately 1700 sf, will be built. The intent for the club house is for a small exercise room, changing room, bathroom and gathering space.

Lastly, Mr. Albert discussed the Quiet Zone in regards to the railroad crossing. The municipality can ask for the Quiet Zone at the intersection for this development. The approval from NJ Transit and DOT for the Waterfront RR gate crossing has been designed to meet all the criteria for a Quiet Zone with no whistle blowing.

Mr. Albert requested that they be able to come back to the board at the next scheduled meeting with is June 9, 2016.

Chairman Chidley stated the Waterfront will be heard first at the meeting. All board professionals will be attending.

Motion to open to the public was made by Committeeman Cann; seconded by Vice-Chairman Hirschfeld.

All were in favor. The motion carried.

No public were present.

Motion to close to the public was made by Committeeman Cann; seconded by Vice-Chairman Hirschfeld.

All were in favor. The motion carried.

Motion to adjourn was made by Mr. D'Angelo; seconded by Vice-Chairman Hirschfeld.

All were in favor. The motion carried.

Meeting ended at 10:05 p.m.