

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

January 12, 2017

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: Stephen Benowitz, Mayor Class I
Roger Plew, Class II
Eric Holliday, 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

ABSENT: 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 Community Development Director Brian Johnson at approximately 7:35. The Board participated in the salute to the flag. The open public meetings announcement was read by Mr. Johnson.

REORGANIZATION:

Mayor Stephen Benowitz, Committeeman Eric Holliday, Mr. George Chidley, Mr. Wm. Popko, Mr. Joseph Nyzio, were simultaneously sworn-in by Planning Board Attorney, Lou Garty.

Planning Board Planner/Landscape Arch. Jack Carman and Engineer Frederick Turek were also sworn in by Attorney Lou Garty.

Roll Call was taken by Pamela Keintz, Recording Secretary.

PRESENT: Nyzio, Concannon, Fairlie, Grybowksi, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley

ABSENT: D'Angelo

Nominations for Chairperson were entertained by the Board.

Mayor Benowitz nominated George Chidley for Chairman of the Planning Board; seconded by Mr. Plew.

There were no other nominations. Motion was made to close the nomination.

Motion passed.

All were in favor.

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Roll call:

 AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld,
 Chidley
 NAY: None
 ABSENT: D'Angleo

Mr. Chidley then chaired the meeting from this point forward.

Nominations for Vice-chairman were entertained by the Board.

Mayor Benowitz nominated Kevin Hirschfeld for Vice-chairman; seconded by Committeeman Holliday.

There were no other nominations. Motion was made to close the nomination.

Motion passed.

All were in favor.

Roll call:

 AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld,
 Chidley
 NAY: None
 ABSENT: D'Angleo

Nominations for Board Secretary were entertained by the Board.

Mayor Benowitz nominated Brian Johnson; seconded by Mr. Fairlie.

There were no other nominations. Motion was made to close the nomination.

Motion passed.

All were in favor.

Roll call:

 AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld,
 Chidley
 NAY: None
 ABSENT: D'Angleo

Nominations for Alternate Board Secretary were entertained by the Board.

Mayor Benowitz nominated Pamela Keintz as Alternate Planning Board Secretary; seconded by Mr. Plew. There were no other nominations. Motion was made to close the nomination.

Motion passed.

All were in favor.

Roll call:

 AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld,
 Chidley
 NAY: None
 ABSENT: D'Angleo

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MINUTES:

The minutes from the October 13, 2016 Planning Board meeting were approved after grammatical changes were made.

Motion to approve the minutes made by Mr. Plew; seconded by Vice-Chairman Hirschfeld.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
 NAY: None
 ABSTAIN: Holliday
 ABSENT: D'Angelo

NEW BUSINESS:

<p>PB-2016-0151</p> <p>Received 10-27-16</p> <p>Proof of Publication: None Required</p> <p>Escrow fees: PAID</p>	<p><u>DAVID SCHIAVONE</u></p> <p>Applicant is seeking final extension, site plan approval that was memorialized on December 11, 2008 under Resolution No. P-2008-24. Extended again and memorialized on January 8, 2015 Resolution No. P-2014-24. Extension memorialized on December 10, 2015 Resolution No. P-2015-21</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: Not needed. Fred Turek, Engineer: Not needed.</p> <p><u>APPLICANT SUBMISSIONS:</u></p> <ul style="list-style-type: none"> • Application 	<p>Block 29, Lot 4.01 & 4.02</p> <p>60 Route 130</p> <p>Zone is HC</p>
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Attorney Jonas Singer represented the applicant Dave Schiavone.

Lou Garty swore in David Schiavone.

Mr. Singer spoke of the previous site plan approvals.

Mr. Schiavone stated there has been a for sale sign out in front of this property for a few years and has not had much response.

Mr. Singer asked Mr. Schiavone if he does secure a tenant; will he develop as the approved site plan. Mr. Schiavone stated yes he will.

It is Mr. Schiavone's request that the board grant his one year extension, which will allow him to develop his site.

All necessary approvals will allow the applicant to develop the site when a buyer comes along.

Lou Garty asked the applicant if it will cause an economic hardship if the applicant is forced to seek another site plan. The applicant answered this is the reason he is seeking the extension.

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

All were in favor.

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Motion passed.

Seeing no one from the public was in the audience, motion to close to the public was made by Mayor Benowitz; seconded by Mr. Fairlie.

All were in favor.

Motion passed.

Mayor Benowitz made a motion for a one year extension for Mr. Schiavone's site plan approval based upon the MLUL and the Township Code; seconded by Vice-Chairman Hirschfeld.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSTAIN:
ABSENT: D'Angelo

Lou Garty brought to the board's attention, for clarification, that Mr. Schiavone brought this application before the end of 2016. The applicant did the board a favor in having this matter heard in January 2017. This application is retroactive to the end of 2017.

Resolution P-2017-01 Planning Board meeting dates were discussed for 2017.

Motion to approve Resolution P-2017-01 was made by Mayor Benowitz; seconded by Committeeman Holliday.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSTAIN:
ABSENT: D'Angelo

Motion to open to the public was made by Mayor Benowitz; seconded by Committeeman Holliday.

All were in favor.

Mr. Walter Kosul, 539 Route 206, Bordentown, NJ, asked about the Redevelopment Committee. What is the status of the board?

Lou Garty explained the redeveloping authority for Bordentown Township is the governing body. The governing body has developed a subcommittee to have technical reviews of redevelopment matters. It is a business friendly way of dealing with developers, where they can ask for meetings with the subcommittee. The Technical Review Committee does not have power over the Planning Board. The Committee may give direction and offer suggestions. The Planning Board is the ultimate decider for all development.

Mr. Kosul asked about the Redevelopment Committee. Mayor Benowitz and Lou Garty reiterated that that committee is the Township Committee. This is held during the Open Public session of the Committee meeting.

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

All were in favor.

Motion passed.

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Resolution P-2017-02 - RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12

Discussion of matters relating to the employment relationship, Planning Board Professionals would be discussed while in closed session.

Motion to adopt Resolution P-2017-02, and go into closed session was made by Mayor Benowitz; seconded by Mr. Plew.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSTAIN:
ABSENT: D'Angleo

After the closed session, Chairman Chidley reconvened the regular meeting at 8:20 p.m.

Mayor Benowitz made a motion to appoint Lou Garty as the Planning Board Attorney, Fred Turek with Turek Consulting, LLC as Engineer, Jack Carman with Design for Generations as Planner and Jim Kockenour with Arora Associates as Traffic Engineer; seconded by Mr. Fairlie. The appointments are from March 2017- March 2018.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSTAIN:
ABSENT: D'Angleo

Motion to adjourn was made by Mayor Benowitz; seconded by Mr. Plew.

Roll call:

AYE: Nyzio, Concannon, Fairley, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSTAIN:
ABSENT: D'Angleo

Meeting adjourned at 8:25 p.m.