

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**February 9, 2017**

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: Steven Benowitz, Mayor Class I  
Roger Plew, Class II  
Chairman 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  
Brian K. Johnson, Secretary, Dir. Of Community Development  
Pamela Keintz, Recording/Planning Board Secretary

ABSENT: Eric Holliday, Committeeman, Class III  
Nicholas D'Angelo, Alt. #2

PRESENT: Lou Garty, Attorney

The meeting was opened by Chairman George Chidley at 7:30.

Roll Call was taken by Pamela Keintz, Recording Secretary.

Roll call PRESENT; Nyzio, Concannon, Fairlie, Grybowksi, Popko, Plew, Benowitz, Hirschfeld,  
Chidley,  
ABSENT: D'Angelo, Holliday

The Board participated in the salute to the flag.

The open public meetings announcement was read by Chairman Chidley.

**MINUTES:**

**January 12, 2017**

Motion to approve the minutes was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

**RESOLUTION(s):**

**Resolution P-2017-03 – ON THE APPLICATION OF DAVID SCHIAVONE FOR A THIRD ONE (1) YEAR EXTENSION OF A PREVIOUS APPROVAL OF A SITE PLAN APPLICATION FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 29, LOTS 4.01 AND 4.02, MORE COMMONLY KNOWN AS THE 60 ROUTE 130.**

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Motion to approve Resolution P-2017-03 was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

**Resolution P-2017-04 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL TRAFFIC ENGINEER.**

Motion to approve Resolution P-2017-04 was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

**Resolution P-2017-05 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL ENGINEER.**

Motion to approve Resolution P-2017-05 was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

**Resolution P-2017-06 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL PLANNER.**

Motion to approve Resolution P-2017-06 was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

**Resolution P-2017-07 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL SOLICITOR.**

Motion to approve Resolution P-2017-07 was made by Mayor Benowitz; seconded by Vice-chairman Hirschfeld.

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

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**OLD BUSINESS:**

**Resolution - Appreciation of the Dedicated Service by James Cann.**

Mr. Plew suggested changes be made to this Resolution regarding the years of service.

A motion to make these changes was made by Mr. Popko; seconded by Vice Chairman Hirschfeld.

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

**NEW BUSINESS:**

**ORDINANCE #2017-1 – AN ORDINANCE AMENDING THE SOUTHERN GATEWAY REDEVELOPMENT AREA.**

Lou Garty reviewed the ordinance with the development plan. The ordinance included all revisions from the past amendments to this ordinance. She stated the Township Committee found it was consistent with the goals of the 2008 Master Plan.

The ordinance clarified, with input from the board members, some language and standards that reduced or eliminated some things that were confusing.

Mr. Plew asked if the language regarding an automobile filling station can include a convenience store was in this ordinance. Mr. Johnson stated yes it did.

It does take away the confusion as to what is an automobile station and what a convenient store is. It does say you can do both things at one site.

Lou Garty stated she will report to the township committee that the proposed ordinance is acceptable and the Planning Board recommends adopting it with the finding that it is consistent with Master Plan and evolving standards for the Redevelopment for this area. It is recommended to be adopted.

Chairman Chidley suggested a short recess. This recess started at 7:50 p.m.

Meeting was called back in session at 8:02 p.m.

Lou Garty commented there is no one from the public present.

A motion to recommend adoption of the Southern Gateway Ordinance 2017-01 was made by Mayor Benowitz; seconded by Mr. Plew.

Part of this recommendation is for the Community Development Director to report to the Township Committee, with assistance from the township solicitor.

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

**ORDINANCE 2017-2 – entitled AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF BORDENTOWN REMOVING SERVICE STATIONS AS A CONDITIONALLY PERMITTED USE IN THE HIGHWAY COMMERCIAL (HC) AND COMMUNITY COMERCIAL (CC) ZONES.**

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Lou Garty stated this is a new ordinance seeking to amend certain definitions and to change some zoning with the HC and CC to limit service stations.

She continued that the Township Committee found that this particular revision is not consistent with the Master Plan, however they thought that the elimination of service stations to promote development of these uses in the HC and CC zones. These are permitted uses within the township, they are not eliminated entirely. This will promote development.

Mr. Johnson stated one of the essential purposes of the Master Plan was to have a variety of uses, which will promote development.

Lou Garty asked for any comments from the board members.

Chairman Chidley opened the meeting to the public. No one from the public was present.

A motion was made by Mayor Benowitz; seconded by Mr. Fairlie for the board to report back to the Township Committee, authorizing the Community Development Director with the assistance of the solicitor, the board recommended the Township Committee adopt this ordinance as drafted. The board finds that the proposed ordinance effectuates the essential purpose of the Master Plan in particular promoting various uses and is consistent with the Master Plan in recent changes with the law by eliminating provisions which are no longer supportable.

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

**ADMINISTRATIVE ITEMS:** None

A Motion to adjourn at 8:15 was made by Mayor Benowitz; seconded by Mr. Plew.

All were in favor.