

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD SPECIAL MEETING**

June 15, 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: Steven Benowitz, Mayor, Class I
Eric Holliday, Committeeman, Class III
Roger Plew, Class II
George Chidley, Chairman, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Eugene Grybowski, Class IV
Joseph Nyzio, Alt. #1
Nicholas D'Angelo, Alt. #2

ABSENT: Patricia Concannon, Class IV
Timothy Fairlie, Class IV
William Popko, Class IV

PRESENT: Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
James L. Kochenour, PE, Traffic Engineer
Pamela Keintz, Recording Secretary

The meeting was opened by Chairman Chidley. The Board participated in the salute to the flag. Roll Call was taken by Pamela Keintz. The open public meetings announcement was read by Chairman Chidley.

MINUTES: None at this time.

NEW BUSINESS:

PB-2017-0038	<u>237 ROUTE 130 CONVENIENCE, LLC</u>	ESCROW #981500
Received: 3-17-2017	Applicant is seeking Preliminary and Final Site Plan Approval with Conditional Use Approval	Block 121 Lot 5
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u>	237 Rte. 130 Bordentown
Taxes: PAID	Jack Carman, Planner/Landscape Architect: June 9, 2017 Fred Turek, Engineer: June 9, 2017 James Kochenour, PE: June 7, 2017	Zoned: HC/ Redevelopment Zone

Present giving testimony representing applicant were:
Tim Prime, Esquire, Prime Law, Attorney for applicant
James Angeloni, Owner of J & J Development, 16 Bunning Drive, Voorhees, NJ

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Matt Sharo, Dynamic Engineering

The applicant's professionals were sworn-in by Attorney Garty.

OPPOSITION to testimony:

Meryl Gonchar, Sills, Cummis & Gross representing APCO Petroleum Corp.

Mr. Prime explained that there was a prior application on this property for the same use however, as a result of litigation by the objector, the enabling ordinance #2017-1 was redone and adopted on February 13, 2017 and this is a new application made pursuant to that ordinance. All testimony is required to be repeated.

The applicant is seeking preliminary and final site plan approval with condition use approval with bulk and sign variances and design waivers to construct a new Wawa Convenience Store with filling station. The site is located in the Southern Gateway Redevelopment Area and COAH contributions must be made consistent with the Township's ordinance of 2.5% of assessed value. The applicant has agreed without protest as a condition of approval to contribute \$100,000 toward the engineering and design costs or cost of improvements to the intersection of Farnsworth Avenue and Route 130, or such other improvements relating to the project as will advance traffic safety and mitigate the impact of the project on adjacent municipal streets.

Opposition Attorney Meryl Gonchar stated ownership was not properly disclosed. Mr. Angeloni stated that 237 Route 130 Convenience, LLC is owned by two LLCs: J & J Development who has a 50% interest and CR Funding who also has a 50% interest. Both James Angeloni and Jeffrey Angeloni own 50% of J & J Development. 47% of CR Funding is owned by Dr. Corey Ruth and 47% of CR Funding is owned by Richard Ianieri. He provided addresses as:

James Angeloni, 16 Bunning Drive, Voorhees, NJ
Jeffrey Angeloni, 578 Norwood Rd., Mt. Laurel, NJ
Dr. Corey Ruth, 961 Idlewild Drive, Gladwyne, PA
Richard Ianieri, 1001 Juliet Drive, Warminster, PA

With recommendation from the Planning Board Professionals, Mayor Benowitz made a motion to deem the application complete subject to the oral amendment and supplementation of names and percentages of ownership; seconded by Mr. Plew.

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

The Planning Board recessed the meeting at approximately 9:35 pm and reconvened the meeting at approximately 9:48 pm.

The professionals proceeded with their testimonies.

A motion to open the meeting to the public was made by Mayor Benowitz; seconded by Committeeman Holliday.

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

Seeing no comment from the public, Mayor Benowitz made a motion to close the meeting to the public; seconded by Committeeman Holliday.

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

The application for 237 Route 130 Convenience, LLC (Wawa) will be continued to the Planning Board Meeting scheduled for Thursday, August 10, 2017 at 7:30 pm.

RESOLUTION(S): None

FOR DISCUSSION/CORRESPONDENCE: None

ADMINISTRATIVE ITEMS: None

Mayor Benowitz made a motion to adjourn the meeting; seconded by Mr. D'Angelo. The meeting was adjourned at 10:53 pm.