

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

October 12, 2017

The Bordentown Township Planning Board meeting was called to order in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Steven Benowitz, Mayor Class I
Kelly Lozito, 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
Joseph Nyzio, Alt. #1
Nicholas D'Angelo, Alt. #2

ABSENT: William Popko, Class IV

PRESENT: Brian Johnson, Planning Board Secretary
Cindy Dziura, Recording Secretary
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

The meeting was opened at approximately 7:35 PM by Chairman Chidley. The Board participated in the salute to the flag. The open public meetings announcement was read by Chairman Chidley. Roll call was taken by Recording Secretary, Cindy Dziura.

MINUTES:

Mayor Benowitz made a motion to adopt the Planning Board Meeting Minutes of September 14, 2017; seconded by Committeeman Holliday.

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

Mayor Benowitz made a motion to adopt the Planning Board Closed Session Meeting Minutes of September 14, 2017; seconded by Committeeman Holliday.

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

RESOLUTION(S): None

NEW BUSINESS: None

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OLD BUSINESS:

Applicant was denied for completeness of application on September 14, 2017.

<p>PB-2017-0133 Received: 8-11-17 Escrow fees: PAID Taxes: PAID</p>	<p style="text-align: center;"><u>TEAM CAMPUS PHASE II, LLC -- COMPLETENESS ONLY</u></p> <p>Applicant is seeking to construct 5 medical buildings.</p> <p style="text-align: center;"><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 9-7-17 & 10-4-17 Fred Turek, Engineer: 9-6-17 & 10-2-17 James Kochenour, PE: None</p>	<p>ESCROW #985400 Block 58 Lot 36 Rte. 130 & Crescent Drive Zoned: Highway Commercial</p>
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Present giving testimony representing applicant were:
 Mark Roselli, Attorney
 Tim Lurie, Professional Engineer, D.W. Smith Assoc.

Mr. Roselli stated that the applicant had submitted a deed of easement plan and meets and bounds to the Sewerage Authority and it has been addressed. He said that the easement had not been the responsibility of the applicant because it was in the settlement agreement between the Township of Bordentown and the former developer's (KOR) bonding company.

Attorney Garty stated that the applicant has submitted a number of items since the last meeting. The Planning Board professionals made a recommendation to approve the application for completeness.

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Committeeman Holliday.

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

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

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

Mayor Benowitz made a motion to deem the application for Team Campus Phase II, LLC complete; seconded by Committeeman Holliday.

Roll call: AYE: Concannon, Fairlie, Lozito, Holliday, Benowitz, Hirschfeld, Childley

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NAY: None
 ABSTAIN: Grybowski, Nyzio
 NOT VOTING: D'Angelo
 ABSENT: Popko

The application for Team Campus Phase II, LLC will be heard at the Special Meeting of the Planning Board scheduled for October 26, 2017.

237 Route 130 Convenience, LLC (Wawa) continued from September 14, 2017.

PB-2017-0038	<u>237 ROUTE 130 CONVENIENCE, LLC (WAWA)</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> Jack Carman, Planner/Landscape Architect: June 9, 2017 Fred Turek, Engineer: June 9, 2017 James Kochenour, PE: June 7, 2017	237 Rte. 130 Bordentown
Taxes: PAID		Zoned: HC/ Redevelopment Zone

Present giving testimony representing applicant were:
 Duncan Prime, Esquire, Prime Law, Attorney for applicant
 Matt Sharo, Engineer, Dynamic Engineering

OPPOSITION to testimony:
 Meryl Gonchar, Sills, Cummis & Gross representing APCO Petroleum Corp.
 Joseph Fischinger, NVI Inc, Traffic Engineer
 Andrew Thomas, Professional Planner, Thomas Planning Associates

Mr. Prime stated they were finished with their testimony, and opposition continued with Mr. Fischinger and Mr. Thomas.

The Planning Board recessed their regular meeting at 8:40 pm and reconvened the meeting at 8:45 pm.

Ms. Gonchar and Mr. Prime presented their summations.

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Committeeman Holliday.

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

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

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

Mayor Benowitz made a motion to approve the application for preliminary and final site plan approval based on the conditions as cited by Attorney Garty; seconded by Committeeman Holliday.

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

Continued from the September 14, 2017 meeting.

PB-2017-0093	<u>TMDEC LTD. LIABILITY CO. (Tile Masters)</u>	ESCROW #984800
Received: 6-29-2017	Applicant is seeking preliminary and final site plan approval with bulk variances for lot frontage, side yard setback, and parking.	Block 128.01 Lot 36
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect:	261 Rte. 130 Bordentown
Taxes: PAID	Fred Turek, Engineer: James Kochenour, PE:	Zoned: Southern Gateway Redevelopment Area

Chairman Chidley announced that the application of TMDEC Ltd. Liability (Tile Masters) will be continued without further notice to the next Planning Board Meeting scheduled for November 9, 2017.

FOR DISCUSSION/CORRESPONDENCE: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: C.D.

Director Brian Johnson announced that Team Campus Phase II, LLC will be heard at the Special Planning Board Meeting to be scheduled on October 26, 2017.

MOTION TO ADJOURN:

A motion to adjourn was made by Vice-Chairman Hirschfeld; seconded by Mr. Fairlie.

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

Meeting adjourned at 10:39 pm.