

# TOWNSHIP OF BORDENTOWN PLANNING BOARD AGENDA

November 9, 2017 -- 7:30 p.m.

## ATTENDANCE

<b>PRESENT</b>	<b>ABSENT</b>	
_____	_____	Stephen Benowitz, Mayor, Class I
_____	_____	Eric Holliday, Committeeman, Class III
_____	_____	Kelly Lozito, Class II
_____	_____	George Chidley, Class IV, Chairman
_____	_____	Kevin Hirschfeld, Class IV, Vice-Chairman
_____	_____	Patricia Concannon, Class IV
_____	_____	Tim Fairlie, Class IV
_____	_____	Eugene Grybowski, Class IV
_____	_____	William Popko, Class IV
_____	_____	Joseph Nyzio, Alt. #1
_____	_____	Nick D'Angelo, Alt. #2
_____	_____	Brian Johnson, Board Secretary/Dir. of Community Development
_____	_____	Cindy Dziura, Recording Secretary
_____	_____	
_____	_____	Lou Garty – Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, PCWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Arch.
_____	_____	James L. Kochenour – Traffic Engineer

**1. SALUTE TO FLAG**

**2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:**

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 13, 2017 advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was faxed to THE BURLINGTON COUNTY TIMES and THE TIMES OF TRENTON; was filed with the Clerk of Bordentown Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Planning Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Planning Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

The proceedings of this meeting are being electronically recorded and the recording will be on file in the Office of Community Development. Pursuant to Resolution Number P-2010-17, the electronic recordings of the meetings act as the minutes of the meeting in conjunction with the abbreviated form of the minutes.

Those testifying before the Board on any application are required to be sworn. The Board's Engineer, Planning Consultant, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

**3. ROLL CALL:**

**4. MINUTES:** October 26, 2017 Special Meeting

**5. NEW BUSINESS:**

<p><b>PB-2017-0093</b></p> <p>Received: 6-29-2017</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><u>TMDEC LTD. LIABILITY CO. (Tile Masters)</u></b></p> <p>Applicant is seeking preliminary and final site plan approval with bulk variances for lot frontage, side yard setback, and parking.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Jack Carman, Planner/Landscape Architect: Oct. 4, 2017                  Fred Turek, Engineer: Oct. 5, 2017                  James Kochenour, PE: N/A</p>	<p><b>ESCROW #984800</b></p> <p>Block 128.01, Lot 36</p> <p>261 Rte. 130</p> <p>Zoned: Southern Gateway Redevel. Area</p>
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**6. OLD BUSINESS:**

<p><b>PB-2017-0133</b></p> <p>Received: 8-11-17</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><u>TEAM CAMPUS PHASE II, LLC</u></b></p> <p>Applicant is seeking to construct 3 medical &amp; 2 retail buildings.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Jack Carman, Planner/Landscape Architect:                  Sept. 7, 2017; Rev. Oct. 4, 2017, October 23, 2017                  Fred Turek, Engineer: 9-6-17; Rev. Oct. 2, 2017,                  October 23, 2017                  James Kochenour, PE: N/A</p>	<p><b>ESCROW #985400</b></p> <p>Block 58, Lot 36</p> <p>Rte. 130 &amp; Crescent Drive</p> <p>Zoned: Highway Commercial</p>
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<p><b>PB-2015-0162</b></p> <p>Received 1-28-16</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><u>CCBP II, LLC</u></b></p> <p>Applicant proposes minor subdivision approval with variance.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Jack Carman, Planner/Landscape Architect: 11-1-17.                  Fred Turek, Engineer Review #3: 10-30-17.</p>	<p><b>ESCROW #983800</b></p> <p>Block 138.12 Lot 5.03</p> <p>300 Bordentown- Hedding Rd.</p> <p>Zoned: REO</p>
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**7. NEW BUSINESS (continued):**

- a. Review of Township Ordinance #2017-26 entitled **AN ORDINANCE REGARDING WIRELESS FACILITIES, AMENDING CHAPTER 25, THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.**
- b. Review of Township Ordinance #2017-28 entitled **AN ORDINANCE TO AMEND CHAPTER 10, VEHICLES AND TRAFFIC, TO ADD A NEW SUBCHAPTER 10.05, ENTITLED "PARKING OF VEHICLES AT SERVICE STATIONS AND SERVICE-ORIENTED FACILITIES".**

**8. RESOLUTION(S):**

TO BE PROVIDED (237 ROUTE 130 CONVENIENCE, LLC -- Wawa)

**9. FOR DISCUSSION/CORRESPONDENCE:**

**10. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE**

**11. MOTION TO ADJOURN**