

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING -- SPECIAL**

October 26, 2017

The Bordentown Township Special 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
Eugene Grybowski, Class IV
William Popko, Class IV
Nicholas D'Angelo, Alt. #2

ABSENT: Timothy Fairlie, Class IV
Joseph Nyzio, Alt. #1
James L. Kochenour, PE, Traffic Engineer

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.

The meeting was opened at approximately 7:36 PM by Chairman Chidley. The Board participated in the salute to the flag. Roll call was taken by Recording Secretary, Cindy Dziura. The open public meetings announcement was read by Chairman Chidley.

MINUTES:

Mayor Benowitz made a motion to adopt the Planning Board Meeting Minutes of October 12, 2017; seconded by Vice-Chairman Hirschfeld.

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

RESOLUTION(S): None

NEW BUSINESS: None

OLD BUSINESS:

Applicant was approved for completeness of application on October 12, 2017.

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<p>PB-2017-0133</p> <p>Received: 8-11-17</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>TEAM CAMPUS PHASE II, LLC</u></p> <p>Applicant is seeking preliminary and final site plan approval to construct 5 buildings: 2 retail and 3 professional/medical office buildings.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: Sept. 7, 2017; Rev. Oct. 4, 2017, October 23, 2017</p> <p>Fred Turek, Engineer: 9-6-17; Rev. Oct. 2, 2017, October 23, 2017</p> <p>James Kochenour, PE: None</p>	<p>ESCROW #985400</p> <p>Block 58 Lot 36</p> <p>Rte. 130 & Crescent Drive</p> <p>Zoned: Highway Commercial</p>
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Present giving testimony representing applicant were:
 Mark Roselli, Attorney
 Jason Burneyko, Professional Engineer, D.W. Smith Assoc.
 Ralph Rosenberg, NK Architects
 Scott Kennel, Traffic Consultant, McDonough & Rea Associates

Attorney Garty swore-in the professionals. The applicant's professionals proceeded with testimony.

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

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

KRUSHIT PATEL, 202 Eclipse Drive: Mr. Patel asked if the buildings would be moved closer to Route 130. Mr. Roselli responded, no. Mr. Patel asked how many exits and entrances are required. Mr. Kennel responded the access points to Route 130 are consistent with the N.J. DOT access code.

MALATHI PRABHU, 214 Eclipse Drive: Ms. Prabhu asked how long the project would take. Mr. Roselli responded about 2 years. She also inquired how the dust would be controlled. Mr. Roselli responded there is an on-site control plan. She asked about lighting. Mr. Roselli replied that additional testimony on lighting will be provided at the next meeting.

SANDY COBUZIO, 331 Crescent Drive: Ms. Cobuzio asked if all the trees would be cleared out. Mr. Roselli responded, yes, all site improvements would be done at the same time. Ms. Cobuzio said she was concerned about the sound from the highway. Mr. Childley said they are also building a berm. Ms. Cobuzio asked who's responsible for the retention basin. Mr. Roselli replied that the applicant is responsible for 55% and the HOA is responsible for 45% of the maintenance.

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Seeing no further comments, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Vice-Chairman Hirschfeld.

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

Mr. Chidley announced that additional testimony and presentations for the application for Team Campus Phase II, LLC will be heard and opened to the public at the next Regular Meeting of the Planning Board scheduled for November 9, 2017.

Mayor Benowitz made a motion to continue the application to the November 9, 2017 meeting and no further notice be required, and also agree to waive the timing for completion; seconded by Nick D'Angelo.

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

FOR DISCUSSION/CORRESPONDENCE: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: None

MOTION TO ADJOURN:

A motion to adjourn was made by Mayor Benowitz; seconded by Mr. D'Angelo.

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

The meeting adjourned at approximately 10:00 pm.