

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

November 9, 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
 Patricia Concannon, Class IV
 Timothy Fairlie, Class IV
 Eugene Grybowski, Class IV
 William Popko, Class IV
 Nicholas D'Angelo, Alt. #2

ABSENT: Kevin Hirschfeld, Vice-Chairman, Class IV
 Joseph Nyzio, Alt. #1

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 7:32 PM by Chairman Chidley. Roll call was taken by Recording Secretary, Cindy Dziura. The Board participated in the salute to the flag. The open public meetings announcement was read by Chairman Chidley.

<p>PB-2015-0162</p> <p>Received 1-28-16</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>CCBP II, LLC</u></p> <p>Applicant proposes minor subdivision approval with bulk variance.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 11-1-17. Fred Turek, Engineer Review #3: 10-30-17.</p>	<p>ESCROW #983800</p> <p>Block 138.12 Lot 5.03</p> <p>300 Bordentown- Hedding Rd.</p> <p>Zoned: REO</p>
--	--	--

Chairman Chidley announced that the application for CCBP II, LLC will not be heard, and will be postponed until December 14, 2017 at 7:30 pm. Attorney Garty stated that no further noticing will be advertised or published.

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
November 9, 2017**

<p>PB-2016-0167</p> <p>Received: 11-14-16</p> <p>Escrow fees:</p> <p>Taxes:</p>	<p><u>WILLIAM KRUTY – HOGBACK ROAD</u></p> <p>Applicant is requesting to amend the approval for the Hogback Road subdivision to remove condition requiring construction of sidewalks.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: Fred Turek, Engineer: James Kochenour, PE: N/A</p>	<p>ESCROW #985000</p> <p>Block 27, Lots 10.01 et. al.</p> <p>Hogback Rd.</p> <p>Zoned: R-40 residential zoning district</p>
--	---	--

C.D. Director Brian Johnson stated that the applicant had advertised for a hearing tonight and has asked to be continued to the December 14, 2017 meeting. There will be no additional notices required at this time.

RESOLUTION(S):

Resolution #2017-17 entitled **ON THE APPLICATION OF 237 ROUTE 130 CONVENIENCE, LLC FOR PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL, AS A PERMITTED CONDITIONAL USE WITH CERTAIN VARIANCE RELIEF AND DESIGN WAIVERS WITH RESPECT TO THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 121, LOT 5, MORE COMMONLY KNOWN AS 237 ROUTE 130.**

Mayor Benowitz made a motion to approve Resolution #2017-17; seconded by Committeeman Holiday.

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

NEW BUSINESS:

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

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
November 9, 2017**

Present giving testimony representing applicant were:
Ian Hammett, Attorney, Kenny, Chase & Costa
Robert Pogroszowski, President of TMDEC, LLC
2 other principals of TMDEC (names inaudible)
Francis Goeke, Engineer, Lanning Engineering Co.
Jack Mus, Architect

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

Mayor Benowitz made a motion to deem the application complete with waivers; seconded by Committeeman Holliday.

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

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

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

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

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

Mayor Benowitz made a motion to approve the application for TMDEC, LLC with conditions as cited by Attorney Garty; seconded by Nick D'Angelo.

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

MINUTES:

Mayor Benowitz made a motion to adopt the Planning Board Special Meeting Minutes of October 26, 2017; seconded by Committeeman Holliday.

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
November 9, 2017**

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

The Planning Board recessed their regular meeting at approximately 8:45 pm and reconvened the regular meeting at 8:53 pm.

OLD BUSINESS:

<p>PB-2017-0133 Received: 8-11-17 Escrow fees: PAID Taxes: PAID</p>	<p><u>TEAM CAMPUS PHASE II, LLC</u> Applicant is seeking preliminary and final site plan approval to construct 5 buildings: 2 retail and 3 professional/medical office buildings. <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: Sept. 7, 2017; Rev. Oct. 4, 2017, October 23, 2017 Fred Turek, Engineer: Sept. 6, 2017; Rev. Oct. 2, 2017, October 23, 2017 James Kochenour, PE: November 3, 2017</p>	<p>ESCROW #985400 Block 58 Lot 36 Rte. 130 & Crescent Drive Zoned: Highway Commercial</p>
---	--	--

Present giving testimony representing applicant were:
 Mark Roselli, Attorney
 Jason Burneyko, Professional Engineer, D.W. Smith Assoc.
 Kevin Boyle, Property Manager for K. Johnson Property Management
 Tim Lurie, Professional Engineer/Professional Planner
 Alfredo Trevino, Architect

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 Mr. D'Angelo.

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

KRUSHIT PATEL, 202 Eclipse Drive: Mr. Patel asked for clarification of the medical building height. Mr. Patel also stated that it was his opinion that two entrances were not necessary. Mr. Childley responded that there will be more testimony on traffic.

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
November 9, 2017**

SANDY COBUZIO, 331 Crescent Drive: Ms. Cobuzio agreed with Mr. Patel that she did not think two entrances were necessary.

Seeing no further public comments, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Mr. D'Angelo.

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

Mr. Chidley announced that this application will be on the Agenda for the Regular Meeting of the Planning Board scheduled for December 14, 2017 with no additional notices and no further publication required.

The Planning Board recessed their regular meeting at approximately 10:27 pm and reconvened the regular meeting at 10:29 pm.

NEW BUSINESS (continued):

Review of Township Ordinance #2017-26 entitled **AN ORDINANCE REGARDING WIRELESS FACILITIES, AMENDING CHAPTER 25, THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF BORDENTOWN.**

C.D. Director Brian Johnson stated that the purpose of this ordinance is to get ahead of some emerging technology in the wireless industry. The Planning Board discussed the proposed ordinance.

Mr. Fairlie made a motion to recommend to the Township Committee their consideration in revising the ordinance with respect to the size of the box and the height of which the cabinets would be mounted; seconded by Mr. D'Angelo.

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

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".**

C.D. Director Brian Johnson stated that this ordinance addresses a code enforcement problem that the Township has had for a number of years. It would limit the number of vehicles that could be kept on a (service station) site. The Planning Board discussed the proposed ordinance.

Mr. Fairlie made a motion to recommend to the Township Committee passage of this ordinance and that it conforms with the Master Plan and Zoning Ordinances; seconded by Ms. Concannon.

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
November 9, 2017**

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

FOR DISCUSSION/CORRESPONDENCE: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: None

Mayor Benowitz made a motion to open and close the meeting for public comment.

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

MOTION TO ADJOURN:

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

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

The meeting adjourned at approximately 10:45 pm.