

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD REORGANIZATION MEETING**

**JANUARY 11, 2018**

The Bordentown Township Planning Board meeting was called to order at approximately 7:32 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Steven Benowitz, Mayor, Class I  
Eric Holliday, Committeeman, Class III  
George Chidley, Chairman, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Timothy Fairlie, Class IV  
Eugene Grybowski, Class IV  
William Popko, Class IV  
Joseph Nyzio, Alt. #1

ABSENT: Patricia Concannon, Class IV  
Bill Grayson, Class II  
Nicholas D'Angelo, Alt. #2

PRESENT: Brian Johnson, Dir. Comm. Development/Planning Bd. 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.

ABSENT: James L. Kochenour, PE, Traffic Engineer

The meeting was opened by Community Development Director/Board Secretary Brian Johnson. The Board participated in the salute to the flag. The open public meetings announcement was read by Mr. Johnson.

**REORGANIZATION:**

Mayor Stephen Benowitz, Committeeman Eric Holliday, and Tim Fairlie were simultaneously sworn-in by Planning Board Attorney, Lou Garty. Bill Grayson and Nick D'Angelo were absent.

Roll Call was taken by Cindy Dziura, Recording Secretary.

Nominations for Chairperson, Vice Chairperson, and Secretary were entertained by the Board.

Mayor Benowitz nominated George Chidley for Chairperson; Mr. Fairlie seconded the nomination. There were no other nominations. Mayor Benowitz made a motion to close the nominations; seconded by Mr. Fairlie.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

Mayor Benowitz nominated Kevin Hirschfeld for Vice-Chairperson; Mr. Fairlie seconded the motion. There were no other nominations. Mayor Benowitz made a motion to close the nominations; seconded by Mr. Fairlie.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

Mayor Benowitz nominated Mr. Johnson for Secretary; Mr. Hirschfeld seconded the motion. There were no other nominations. Mayor Benowitz made a motion to close the nominations; seconded by Mr. Hirschfeld.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

**MINUTES:**

The minutes from the December 14, 2017 Planning Board meeting were presented. Mayor Benowitz made a motion to approve the minutes; Mr. Hirschfeld seconded the motion.

Roll call    AYE: Grybowski, Popko, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: Fairlie, Nyzio

**RESOLUTIONS:**

**Resolution No. P-2018-04 -- ON THE APPLICATION OF TEAM CAMPUS PHASE II, LLC FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, BULK VARIANCE RELIEF AND FOR CERTAIN DESIGN WAIVERS WITH RESPECT TO THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 58, LOT 36, MORE COMMONLY KNOWN AS U.S. ROUTE 130 & CRESCENT DRIVE.**

Amendments were cited by Attorney Garty. Mayor Benowitz made a motion to approve the resolution, as amended. The Planning Board is also authorizing Chairman Chidley to sign the resolution once the changes are incorporated; Mr. Hirschfeld seconded the motion.

Roll call    AYE: Fairlie, Grybowski, Popko, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: Nyzio

**Resolution P-2018-02 -- RESOLUTION GRANTING THE APPLICATION OF WILLIAM KRUTY FOR AMENDED SUBDIVISION APPROVAL AS MEMORIALIZED WITHIN RESOLUTION P-2004-11 WITH RESPECT TO BLOCK 27, LOTS 10.01, 10.03, & 10.04, MORE COMMONLY KNOWN AS 56, 50, AND 60 HOGBACK ROAD.**

Mayor Benowitz made a motion to approve the resolution; Committeeman Holliday seconded the motion.

Roll call    AYE: Fairlie, Grybowski, Popko, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: Nyzio

**Resolution P-2018-03 -- RESOLUTION GRANTING THE APPLICATION OF CCBP II, LLC FOR MINOR SUBDIVISION APPROVAL WITH RESPECT TO BLOCK 138.12, LOT 5.03, MORE COMMONLY KNOWN AS 300 BORDENTOWN-HEDDING ROAD.**

Mayor Benowitz made a motion to approve the resolution; Committeeman Holliday seconded the motion.

Roll call    AYE: Grybowski, Popko, Holliday, Benowitz, Hirschfeld, Chidley  
                  NAY: None  
                  ABSENT: Concannon, Lozito, D'Angelo  
                  ABSTAIN: Fairlie, Nyzio

**NEW BUSINESS:** (Approve for completeness only.)

	<b><u>AMBOY BANK / GS REALTY</u></b>	
<b>PB-2018-01</b>	Applicant is seeking to construct 2 warehouses.	Block 137.02, Lots 1 & 11.03
Received 12/8/17	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>	
Escrow fees: PAID	Jack Carman, Planner/Landscape Architect: 1-4-18 Completeness Review Fred Turek, Engineer: 1-4-18 Completeness Review	Old York Road  Zone is REO

Present giving testimony representing applicant were:  
 Mark Roselli, Attorney, Roselli, Griegel, Lozier, Lazzaro, PC  
 Julia Algeo, Engineer, Maser Consulting

Attorney Garty swore-in Ms. Algeo, as well as Bordentown's Professionals Engineer Turek and Planner Carman. The applicant's professionals proceeded with testimony. Applicant will provide a copy of the prior Community Impact Statement.

Mayor Benowitz made a motion to deem the application complete; seconded by Mr. Fairlie.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
                  NAY: None  
                  ABSENT: Concannon, Lozito, D'Angelo  
                  ABSTAIN: None

**RESOLUTIONS (continued):**

**Resolution of Appreciation** -- A Resolution of the Planning Board of the Township of Bordentown in Appreciation of the Dedicated Public Service by Kelly Lozito as a Member of the Township of Bordentown Planning Board.

Mayor Benowitz made a motion to approve the resolution; Committeeman Holliday seconded the motion.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
                  NAY: None  
                  ABSENT: Concannon, Lozito, D'Angelo  
                  ABSTAIN: None

**Resolution No. P-2018-01 - ESTABLISHING THE MEETING DATES AND TIMES FOR FEBRUARY 2018 THROUGH JANUARY 2018, DESIGNATION OF OFFICIAL NEWSPAPERS, AND MEETING NOTICING.**

Mayor Benowitz made a motion to adopt Resolution P-2018-01; Committeeman Holliday seconded the motion.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

**Resolution No. P-2012-02** – The Planning Board did not meet in Closed Session. Brian Johnson will create a summary of RFPs that were received to be reviewed at the February 8, 2018 meeting.

**ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:**

Memorandum dated December 29, 2017 from C.D. Director Brian Johnson regarding **RESOLUTION #Z-2017-12 OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BORDENTOWN ADOPTING A REPORT ON VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.1.**

C.D. Brian Johnson said the Zoning Board's report indicates there were no recommendations for any ordinance changes this year.

**PUBLIC COMMENT:**

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

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

Seeing no one in attendance, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Mr. Hirschfeld.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

**ADJOURNMENT:**

At this time, Mayor Benowitz made a motion to adjourn the meeting; seconded by Mr. Hirschfeld.

Roll call    AYE: Fairlie, Grybowski, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley  
              NAY: None  
              ABSENT: Concannon, Lozito, D'Angelo  
              ABSTAIN: None

The meeting was adjourned at approximately 8:17 pm.