

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

APRIL 12, 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
Bill Grayson, Class II
Eric Holliday, Committeeman, Class III
George Chidley, Chairman, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Danielle Esser, Class IV
Timothy Fairlie, Class IV
William Popko, Class IV
Joseph Nyzio, Alt. #1
Nicholas D'Angelo, Alt. #2
Lou Garty, Attorney
Fred Turek, II PE, PP, CME, CPWM, Engineer
Administrator Michael Theokas
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

ABSENT: Eugene Grybowski, Class IV
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
James L. Kochenour, PE, Traffic Engineer
Brian Johnson, Dir. Comm. Development/Planning Bd. Secretary

The meeting was opened by Chairman Chidley. The Board participated in the salute to the flag. Roll call was taken by Cindy Dziura. The open public meetings announcement was read by Chairman Chidley.

REORGANIZATION OF THE BOARD:

Chairman Chidley announced that Patricia Concannon resigned from the Planning Board and Danielle Esser has been appointed.

Attorney Garty administered the Oath of Office to Danielle Esser as a Class IV member and Nick D'Angelo as an Alternate 2 member.

MINUTES:

Mayor Benowitz made a motion to approve the minutes of February 8, 2018; Mr. Hirschfeld seconded the motion.

Roll call: AYE: Fairlie, Grayson, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: Esser, Popko
NOT VOTING: D'Angelo

OLD BUSINESS: None

NEW BUSINESS: Review by Planning Board of draft of Township Ordinance #2018-13 regarding the Nissim Redevelopment Plan, and adoption of resolution

This ordinance was introduced by the Township Committee at their last meeting and referred it to the Planning Board for review. The plan dated March 23, 2018 was drafted by Susan Gruel & Fred Heyer of Heyer, Gruel, and Associates, the Township Planners for Special Projects.

Attorney Garty administered the Oath of Office to Township Administrator Mike Theokas who would also be speaking about the matter.

Township Administrator Theokas and Engineer Turek gave background and answered questions on this Plan. The property was originally deemed for redevelopment in 2003 for senior housing and will give the Township an opportunity to significantly fulfill its affordable housing obligation.

Chairman Chidley opened and closed the discussion for public participation. There was no one from the public in attendance.

Mayor Benowitz made a motion that based upon the comments brought forth and the members' independent review to report back to the Township Committee the recommendations that the ordinance be adopted and the Planning Board finds that the proposed Redevelopment Plan is consistent with the Township's Master Plan, that the Board supports the ordinance in terms of including its suggested revision to the Township Code and amending the Zoning Map as stated in the ordinance and with the instruction that the Solicitor provide to the Township Clerk the findings of the Board; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: Popko
NOT VOTING: D'Angelo

Mayor Benowitz made a motion to make a recommendation that the adoption dates be added for clarity to Section III of Township Ordinance #2018-13; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: Popko
NOT VOTING: D'Angelo

RESOLUTION(S):

Resolution of Appreciation to Patricia Concannon. An email resigning from the Planning Board was received on February 14, 2018 from Patricia Concannon. Chairman Chidley read the resolution into the record.

Mayor Benowitz made a motion to appoint Cindy Dziura as Alternate Board Secretary; seconded by Mr. Fairlie.

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

Resolution No. P-2018-07 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A SOLICITOR.

Mayor Benowitz made a motion to approve resolution P-2018-07; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

Resolution No. P-2018-08 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL ENGINEER.

Mayor Benowitz made a motion to approve resolution P-2018-08; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

Resolution No. P-2018-09 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL PLANNER.

Mayor Benowitz made a motion to approve resolution P-2018-09; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

Resolution No. P-2018-10 – A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN APPOINTING A PROFESSIONAL TRAFFIC ENGINEER.

Mayor Benowitz made a motion to approve resolution P-2018-10; seconded by Mr. Hirschfeld.

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

Mr. Chidley opened the meeting to the public. There was no one in attendance so the meeting was closed to the public.

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

The Planning Board members discussed the request from Old York Business Park (Amboy Bank/GS Realty) to have a SPECIAL meeting on May 3, 2018. Chairman Chidley read the Request for

Continuance letter into the record. There is an affordable housing applicant scheduled for the regular meeting of May 10, 2018. An announcement was made that the Old York Business Park application will be continued to the next meeting, May 10, 2018, without needing to re-notice. If they do get a special meeting, then they would have to advertise. The Secretary will poll the Board Members and Professionals for a May meeting date.

ADJOURNMENT:

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

Roll call: AYE: Esser, Fairlie, Grayson, Popko, Nyzio, Holliday, Benowitz, Hirschfeld, Chidley
NAY: None
ABSENT: Grybowski
ABSTAIN: None
NOT VOTING: D'Angelo

The meeting was adjourned at approximately 8:44 pm.