

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**June 14, 2018**

The Bordentown Township Planning Board meeting was called to order at approximately 7:34 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  
Timothy Fairlie, Class IV  
Eugene Grybowski, Class IV  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Joseph Nyzio, Alt. #1  
William Popko, Class IV  
Lou Garty, Attorney, Garty Law Firm  
Fred Turek, II PE, PP, CME, CPWM, Engineer  
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.  
Brian Johnson, Dir. Comm. Development/Planning Bd. Secretary  
Cindy Dziura, Alt. Bd. Secretary/Recording Secretary

ABSENT: Danielle Esser, Class IV  
Nicholas D'Angelo, Alt. #2  
James L. Kochenour, PE, Traffic Engineer

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.

**MINUTES:**

Mayor Benowitz made a motion to approve the minutes of June 8, 2017; seconded by Committeeman Holliday.

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

Mayor Benowitz made a motion to approve the minutes of July 13, 2017; seconded by Committeeman Holliday.

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

Mayor Benowitz made a motion to approve the minutes of May 10, 2018; seconded by Committeeman Holliday.

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

**RESOLUTIONS:**

**Resolution No. P-2018-12** – RESOLUTION GRANTING THE APPLICATION OF FOR PRELIMINARY AND FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION APPROVAL WITH BULK VARIANCE RELIEF FOR BLOCK 137.02, LOTS 1, 11.03, AND PARCEL VX35C2, MORE COMMONLY KNOWN AS THE OLD YORK BUSINESS PARK

Mayor Benowitz made a motion to approve resolution P-2018-12; seconded by Committeeman Holliday.

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

**NEW BUSINESS:**

<p><b>PB-2018-02</b></p> <p>Received 6/14/2018</p> <p>Escrow # 986300</p> <p>Escrow fees: PAID</p>	<p><b><u>VOADV PROPERTY INC.</u></b></p> <p>Applicant is seeking to construct 2 Affordable Housing Buildings.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Jack Carman, Planner/Landscape Architect: June 5, 2018                  Fred Turek, Engineer: June 7, 2018</p>	<p>Block 140.01, Lot 2.01</p> <p>Route 130 &amp; Burlington Road</p> <p>Zone: Waterfront Redevelopment</p>
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Present giving testimony representing applicant were:  
 Matthew T. Wait, Esq. of DuBois, Sheehan, Hamilton, Levin & Weissman, LLC  
 Owen McCabe, Volunteers of America  
 Greg Domalewski, Engineer, MidAtlantic Engineering Partners  
 Daniel R. Nichols, Architect, Ragan Design Group

Attorney Garty announced that proof of service and publication was received.

Mayor Benowitz made a motion to declare the application complete; seconded by Committeeman Holliday.

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

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

The meeting was opened and closed to the public by Chairman Chidley. There was no one from the public present.

Mayor Benowitz made a motion to grant preliminary major site plan approval for the development of two 4-story residential buildings by the Volunteers of America (VOA) located within the Bordentown Waterfront Community, LLC development with the conditions outlined by Planning Board Attorney Garty; seconded by Committeeman Holliday.

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

**ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE**

C.D. Director Johnson explained the necessity of the Master Plan Re-Examination Report prepared by Heyer-Gruel. He stated that it had been distributed to each Planning Board Member with a proposed timeline for adoption. A representative from Heyer-Gruel will be present at the next meeting to answer questions, and recommendations will be sent back to the Township Committee.

**ADJOURNMENT:**

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

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

The meeting was adjourned at 9:15 pm.