

**TOWNSHIP OF BORDENTOWN  
ZONING BOARD MEETING**

**January 22, 2015**

The Bordentown Township Zoning Board Regular Meeting was called to order at approximately 7:37 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Michael Carney, Chairman  
Eric Holliday, Vice-Chairman  
Amadeo Dela Cruz  
James Kostoplis  
Rick Simpson  
James L. Whittington  
David Caldwell, Alt. #1  
Vacant, Alt. #2  
Brian K. Johnson, Secretary, Dir. of Community Development

Lou Garty, Esquire, The Garty Law Firm, LLC  
John P. Carman, RLA, FASLA, PP, Planner /Landscape Arch.,  
Design for Generations  
Robert E. Korkuch, PE, Act Engineers, Inc.

ABSENT: Mark McTamney

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

**REORGANIZATION OF THE BOARD:**

RESOLUTION #2015-3-29 FROM TOWNSHIP COMMITTEE DATED 1/3/15:

4 Year Term Expiring 12/31/18:	James Whittington
4 Year Term Expiring 12/31/18:	Eric B. Holliday
4 Year Unexpired Term Expiring 12/31/15:	Amadeo Dela Cruz
2 Year Term Expiring 12/31/16 (Alt. #1):	David Caldwell

The Oath of Office was simultaneously administered by Attorney Garty to the above individuals.

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

Mr. Holliday nominated Michael Carney for Chairman; Mr. Dela Cruz seconded the nomination. There were no other nominations. Mr. Simpson made a motion to close the nominations; Mr. Whittington seconded the motion.

Roll call: AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
NAY: None  
ABSENT: McTamney  
ABSTAIN: None

Vote on the nomination of Mr. Carney as Chairman:

Roll call: AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
NAY: None  
ABSENT: McTamney  
ABSTAIN: None

Mr. Dela Cruz nominated Eric Holliday for Vice-Chairman; Mr. Carney seconded the nomination. There were no other nominations. Mr. Whittington made a motion to close the nominations; Mr. Simpson seconded the motion.

Roll call: AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
 NAY: None  
 ABSENT: McTamney  
 ABSTAIN: None

Vote on the nomination of Mr. Holliday as Vice-Chairman:

Roll call: AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
 NAY: None  
 ABSENT: McTamney  
 ABSTAIN: None

Mr. Carney announced that for the position of Secretary, last year the Zoning Board selected Community Development Director Brian Johnson. This makes it easier administratively for signing of documents, etc.

Mr. Carney nominated Brian Johnson, Community Development Director for Secretary; Mr. Simpson seconded the nomination. There were no other nominations.

Roll call: AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
 NAY: None  
 ABSENT: McTamney  
 ABSTAIN: None

Roll call was taken by Cindy Dziura, Recording Secretary.

The minutes for Regular Meeting dated October 23, 2014 were discussed. Mr. Whittington made a motion to approve the minutes; Mr. Caldwell seconded the motion.

Roll call: AYE: Caldwell, Whittington, Kostoplis, Holliday, Dela Cruz, Carney  
 NAY: None  
 ABSENT: McTamney  
 ABSTAIN: Simpson

**NEW BUSINESS:**

<p><b>ZB-2014-0126</b></p> <p>Received 10-31-14          And 1-12-14</p> <p>Noticing: To be provided at meeting.</p> <p>Escrow fees: PAID</p>	<p><b><u>BORDENTOWN CORNER, LLC</u></b></p> <p>Applicant is seeking to develop vacant land to retail stores.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>          Jack Carman, Planner/Landscape Architect: January 9, 2015          Rob Korkuch, Engineer: January 9, 2015</p> <p><b><u>APPLICANT SUBMISSIONS:</u></b></p> <ul style="list-style-type: none"> <li>• Application packet/plans</li> </ul>	<p>Block 20, Lot 1          Block 22, Lot 1          Block 22, Lot 3</p> <p>71 Groveville Rd.          45 Route 130          4 Wilson Avenue</p> <p>Zone is HC and R-10 Med. Density Residential</p>
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Mr. Mark Roselli of Roselli, Griegel, Lozier & Lazzaro, PC presented the application on behalf of Bordentown Corner, LLC. Mr. Roselli was advised that the Zoning Board is currently seeking to retain a Traffic Engineer. To allow additional time for the Board and professionals to review the revised plans, Mr. Roselli suggested the Board consider the application for completeness, and then continue the hearing until February 26, 2015 with no additional notice or publication required. Their professionals will be present at that time. The Zoning Board Professionals recommended the applicant submit a modified Environmental Impact Statement.

Mr. Holiday made a motion to deem the application complete subject to the conditions cited by Attorney Garty and be continued to the February 26, 2015 meeting without any requirement for additional notice to be provided; seconded by Mr. Whittington.

Roll call:        AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
                     NAY: None  
                     ABSENT: McTamney  
                     ABSTAIN: None

**FOR DISCUSSION:**

C.D. Director Brian Johnson recommended to the Zoning Board hiring a Traffic Engineer. The Planning Board has appointed James Kochenour of Arora and Associates, and it is recommended that the Zoning Board also appoint him. Mr. Kochenour will review the traffic study, etc. for Bordentown Corner, LLC prior to the next meeting.

Mr. Whittington made a motion to appoint James Kochenour as the Traffic Engineer for the Zoning Board; seconded by Mr. Carney. A resolution will be submitted at the next meeting for memorialization.

Roll call:        AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
                     NAY: None  
                     ABSENT: McTamney  
                     ABSTAIN: None

At the Zoning Board's request, an abbreviated list of RFPs for the various applicants was distributed. The Zoning Board will select the 2015 professionals at the next meeting.

The Zoning Board was in agreement that a Resolution for Appreciation of Service be created for Eugene Grybowski.

C.D. Director Brian Johnson will create a draft of an annual report on the variances that were granted to be submitted to the Township Committee recommending amending the fence ordinance in the land use code. The discussion and draft will be revisited at the March meeting.

**RESOLUTIONS:**

Resolution Z-2015-01 – **Establishing the meeting dates and times for February 2015 through January 2016, designation of official newspapers, and meeting noticing.** Mr. Kostoplis made a motion to approve the resolution; Mr. Holliday seconded the motion.

Roll call:        AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
                     NAY: None  
                     ABSENT: McTamney  
                     ABSTAIN: None

The Zoning Board informally asked questions/discussed procedure. Attorney Garty and C.D. Director Brian Johnson responded.

**PUBLIC COMMENT:**

Mr. Carney made a motion to open the meeting to the public. Seeing no one present, he closed the public comment.

Mr. Holliday made a motion to adjourn the meeting; seconded by Mr. Kostoplis.

Roll call:        AYE: Caldwell, Whittington, Simpson, Kostoplis, Holliday, Dela Cruz, Carney  
                      NAY: None  
                      ABSENT: McTamney  
                      ABSTAIN: None

The Zoning Board of Adjustment meeting was adjourned at approximately 8:45 PM.