

**TOWNSHIP OF BORDENTOWN
ZONING BOARD MEETING**

April 23, 2015

The Bordentown Township Zoning Board Meeting was called to order at approximately 7:42 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Michael Carney, Chairman
Eric Holliday, Vice-Chairman
David Caldwell
Amadeo Dela Cruz
Rick Simpson
Phil Meisner, Alt. #1
Brian K. Johnson, Secretary, Dir. of Community Development

ABSENT: James Kostoplis
Mark McTamney
Vacant, Alt. #2

PRESENT: Brian J. Carlin, Attorney, Law Office of Brian J. Carlin
John P. Carman, RLA, FASLA, PP, Planner /Landscape Arch.,
Design for Generations
Paul J. Kittner, Jr., PE, PP, Engineer, CME Associates
James L. Kochenour, PE, Traffic Engineer, Arora & Associates, PC

The meeting was opened by Chairman Carney. The Board and public participated in the salute to the flag. The open public meetings announcement was read by Mr. Carney.

The Oath of Office was administered by Attorney Carlin to David Caldwell, who moved from Alternate #1 position to regular member, and Phil Meisner who is the new Alternate #1 member.

The Oath of Office was administered by Attorney Carlin to Planner Carman, Engineer Kittner, and Traffic Engineer Kochenour.

Roll call was taken by the Recording Secretary, Cindy Dziura.

As an administrative matter, C.D. Director Johnson announced that Mr. Kostoplis will be resigning from the Zoning Board. Chairman Carney asked that a resolution thanking Mr. Kostoplis for his service be created and placed on the next meeting's Agenda.

RESOLUTION(S):

Resolution Z-2015-10 – **RESOLUTION GRANTING A REQUEST FOR MODIFICATION OF A SUBMISSION REQUIREMENT ON AN APPLICATION FOR DEVELOPMENT BY BORDENTOWN CORNER, LLC WITH RESPECT TO BLOCK 20, LOT 1 COMMONLY KNOWN AS 71 GROVEVILLE ROAD, BLOCK 22, LOT 1, COMMONLY KNOWN AS 45 ROUTE 130, AND BLOCK 22, LOT 3, COMMONLY KNOWN AS 4 WILSON AVENUE.** Mr. Holliday made a motion to approve the resolution; Mr. Simpson seconded the motion.

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

Resolution Z-2015-11 – **RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR 2015.** Mr. Holliday made a motion to approve the resolution; Mr. Simpson seconded the motion.

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

Service Resolution – **RESOLUTION OF THE ZONING BOARD OF THE TOWNSHIP OF BORDENTOWN IN APPRECIATION OF THE DEDICATED PUBLIC SERVICE BY JAMES L. WHITTINGTON AS A MEMBER OF THE ZONING BOARD.** Mr. Carney made a motion to approve the resolution; Mr. Holliday seconded the motion.

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

The minutes for the Regular and Closed Session Meetings dated March 16, 2015 were discussed. Mr. Simpson made a motion to approve the minutes as amended; Mr. Dela Cruz seconded the motion.

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

NEW BUSINESS: None

OLD BUSINESS:

<p>ZB-2014-0126</p> <p>Received 10-31-14, 1-12-15, & 2-17-15</p> <p>Noticing: Complete</p> <p>Escrow fees: PAID</p>	<p><u>BORDENTOWN CORNER, LLC</u></p> <p>Applicant is seeking to develop vacant land for retail stores.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: February 19, 2015 Rob Korkuch, Engineer: February 19, 2015 James Kochenour, Traffic Engineer: To be provided Steven Scholey, Fire Official: February 10, 2015 Bordentown Twp. Environmental Comm.: February 17, 2015 Paul Kittner, Jr., Engineer: March 24, 2015</p> <p><u>APPLICANT SUBMISSIONS:</u></p> <ul style="list-style-type: none"> Application packet/plans 	<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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Present giving testimony representing applicant were:
 Mark Roselli, Esquire, Roselli, Griegel, Lozier & Lazzaro, PC
 Mark Malinowski, Professional Engineer, Stout and Caldwell Engineers, LLC
 James Miller, Professional Planner, James A. Miller Planning Consultants
 Allison Mathern Representative for Pep Boys
 Joseph Fiocco, Professional Engineer, Fiocco Engineering

Attorney Carlin gave a brief description of the variances that are being sought by the applicant and said the Zoning Board will also be doing a site plan review. He also told the Zoning Board members what their responsibility is in hearing the application.

Mr. Roselli stressed the necessity of having enough board members for a quorum and voting.

The representatives were sworn in and the hearing commenced. The representatives presented their testimony for variance relief.

The Zoning Board recessed their meeting at approximately 10:00 pm and reconvened at 10:19 pm.

There was discussion among the attorneys and the Chairman regarding the application starting time clock.

11:00 pm – Mr. Carney made a motion to extend the meeting time to 11:30 pm; seconded by Mr. Caldwell.

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

Mr. Carney opened the meeting for public comment. Seeing no comment from the public, Attorney Carlin closed the public session and the meeting resumed.

After discussion, a mutual decision was made regarding when the application will be heard next. Mr. Carney made a motion to adjourn the application to a Special Meeting to be scheduled on Tuesday, May 19, 2015 at 7:30 pm. The application will be done with consent to extension of time by date by the applicant and it will require no further advertisement. The announcement of the date at the meeting will suffice for notice for all; seconded by Mr. Simpson.

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

Brian Johnson reminded the Zoning Board Members that if they will be absent from a meeting, that they should contact the Community Development Office or the Chairman.

Mr. Carney made a motion to adjourn the meeting; seconded by Mr. Simpson.

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

The Zoning Board of Adjustment meeting was adjourned at approximately 11:20 PM.