

**TOWNSHIP OF BORDENTOWN
ZONING BOARD MEETING**

October 22, 2015

The Bordentown Township Zoning Board Meeting was called to order at approximately 7:38 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
Mark McTamney
Rick Simpson
Erica Bowyer, Alt. #1
Brian K. Johnson, Secretary, Dir. of Community Development

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

ABSENT: Vacant
Ryan Munoz, Alt. #2
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 the Chairman. Roll call was taken by the Recording Secretary, Cindy Dziura.

RESOLUTION(S):

Resolution Z-2015-14 -- **RESOLUTION OF ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BORDENTOWN MEMORIALIZING THE DECISION GRANTING THE BULK VARIANCE APPLICATION FOR PROPERTY DESIGNATED AS BLOCK 146, LOT 3.03 ON THE BORDENTOWN TOWNSHIP TAX MAP. (Stepan Chemical)**

Mr. Caldwell made a motion to adopt the resolution; Mr. Carney seconded the motion.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

MNUTES:

The minutes of the Meeting dated August 27, 2015 were discussed. Mr. Caldwell made a motion to approve the minutes; Mr. McTamney seconded the motion.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

CORRESPONDENCE: An email dated September 29, 2015 was received from Phil Meisner resigning from the Zoning Board.

Mr. Simpson made a motion to accept Mr. Meisner’s resignation and adopt a service resolution that will be mailed to him; Mr. Holliday seconded the motion.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
 NAY: None
 ABSENT: Munoz
 ABSTAIN: None
 NOT VOTING: None

NEW BUSINESS: None

<p>ZB-2015-0134 Received 10-9-15 Noticing: Complete Escrow fees: Expected to be paid before meeting</p>	<p><u>BORDENTOWN CORNER, LLC</u> Applicant is requesting Minor Subdivision Approval-Preliminary & Final Major Site Plan Approval <u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 10-16-15 Paul Kittner, Jr., Engineer: 10-20-15 <u>APPLICANT SUBMISSIONS:</u> <ul style="list-style-type: none"> • Application packet/plans </p>	<p>Block 20, Lot 1 Block 22, Lots 1 3 & 4 71 Groveville Rd. Bordentown Zone is HC and R-10 Med. Density Residential</p>
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The hearing commenced. 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
 Tim Kalavruzos, Property Owner
 Joe Walsh, Asst VP of Real Estate, Pep Boys
 Joe Diamond, Direction of Corporate Development, Pep Boys
 Sean Kaplan, Representing Dollar General
 The representatives were sworn in by Attorney Carlin.

Mr. Caldwell made a motion to deem the application complete; seconded by Mr. McTamney.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
 NAY: None
 ABSENT: Munoz
 ABSTAIN: None
 NOT VOTING: None

The Zoning Board recessed their meeting at approximately 8:37 pm and reconvened at 8:45 pm.

Mr. Carney opened the meeting for public comment.

The Board’s Professionals, Paul Kittner and Jack Carman, presented their review letters.

Mr. Carney announced that the meeting was open to the public.

AL BERNOTAS, 76 Groveville Road: Mr. Bernotas expressed concerns about the existing bike path, a bus stop, and an inlet pipe that crosses under New Jersey Avenue. He also commented on the Route 130 traffic pattern, lighting and signage.

Mr. Carney closed the public comment portion.

11:03 pm – Mr. Carney made a motion to extend the meeting time to 11:30 pm; seconded by Mr. Holliday.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

The Zoning Board recessed their meeting at approximately 11:05 pm and reconvened at 11:11pm.

There were three (3) motions:

Mr. Holliday made a motion to grant a use variance for Block 22, Lot 4 for commercial use; seconded by Mr. McTamney.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

Mr. Holliday made a motion to motion grant conditional use variance for a repair service station for Block 22, Lots 1, 3, & 4; seconded by Mr. Simpson.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

Mr. Holliday made a motion to grant preliminary and final major subdivision and site plan approval with conditions as cited by Attorney Carlin ; seconded by Mr. Caldwell.

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

OLD BUSINESS: None

Mr. Carney opened the meeting for public comment. Seeing no comment from the public, Chairman Carney closed the public session.

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

Roll call: AYE: Bowyer, Simpson, McTamney, Dela Cruz, Caldwell, Holliday, Carney
NAY: None
ABSENT: Munoz
ABSTAIN: None
NOT VOTING: None

The Zoning Board of Adjustment meeting was adjourned at approximately 11:21 PM.