

**TOWNSHIP OF BORDENTOWN
ZONING BOARD SPECIAL MEETING**

November 2, 2017

The Bordentown Township Zoning Board SPECIAL Meeting was called to order in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Michael Carney, Chairman
Erica Bowyer, Vice-Chairwoman
Amadeo Dela Cruz
Danielle Esser
Rick Simpson
Linda Schiano, Alt. #1
Charles Klosinski, Alt. #2
Brian J. Carlin, Attorney, Law Office of Brian J. Carlin
Brian Boccanfuso, CME – Engineer
Don Meisel, CME – Planner
Brian K. Johnson, Board Secretary, Dir. of Community Development
Cindy Dziura, Recording Secretary

ABSENT: David Caldwell
Mark McTamney
James L. Kochenour, PE – Traffic Engineer

The meeting was opened by Chairman Carney at approximately 7:30 pm. The board and public participated in the salute to the flag. The open public meetings announcement was read by Chairman Carney. Roll call was taken by Recording Secretary Cindy Dziura.

MINUTES:

Mr. Klosinski made a motion to approve the minutes of September 28, 2017; seconded by Chairman Carney.

Roll call: AYE: Klosinski, Schiano, Dela Cruz, Simpson, Bowyer, Carney
NAY: None
ABSENT: Caldwell, McTamney
ABSTAIN: Esser
NOT VOTING: None

RESOLUTION(S):

**RESOLUTION #Z-2017-09 -- RESOLUTION OF THE TOWNSHIP OF
BORDENTOWN ZONING BOARD OF ADJUSTMENT MEMORIALIZING THE
DECISION GRANTING THE VARIANCE APPLICATION OF JEFFREY AND
BARBARA EGET FOR THE PROPERTY MORE COMMONLY KNOWN AS 24
INDEPENDENCE DRIVE, DESIGNATED AS BLOCK 102, LOT 5 ON THE
BORDENTOWN TOWNSHIP TAX MAP.**

Mr. Simpson made a motion to approve Resolution #Z-2017-09; seconded by Ms. Schiano.

Roll call: AYE: Klosinski, Schiano, Dela Cruz, Simpson, Bowyer, Carney
NAY: None
ABSENT: Caldwell, McTamney
ABSTAIN: Esser
NOT VOTING: None

OLD BUSINESS: None

NEW BUSINESS:

<p>ZB-2017-0144</p> <p>Received: 9-29-2017</p> <p>Escrow fees: Paid</p> <p>Taxes: PAID</p>	<p><u>KTJ 309, LLC – ABRA AUTO BODY</u></p> <p>Applicant is seeking a use variance and preliminary and final site plan approval to develop a property that was formerly a nursery into an auto body repair facility.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Don Meisel, Planner/Brian Boccanfuso, Engineer: 10/25/17</p>	<p>ESCROW # 985800</p> <p>Block 29, Lot 4.01</p> <p>60 Route 130</p> <p>Zoned: HC Highway Commercial</p>
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Attorney Carlin swore-in:
 James Miller, Planner for applicant
 Paul Tucci, Applicant
 Don Meisel of CME, New Planner representing Zoning Board

Present giving testimony representing applicant were:
 Barbara Casey, Attorney, Ballard-Spahr, LLP
 James Miller, Planner for applicant
 Paul Tucci, Representative of Oppidan, Applicant

Ms. Esser made a motion to deem complete and waive the two meeting rule on the application for KTJ 309, LLC – ABRA; seconded by Chairman Carney.

Roll call: AYE: Klosinski, Schiano, Esser, Dela Cruz, Simpson, Bowyer, Carney
 NAY: None
 ABSENT: McTamney, Caldwell
 ABSTAIN: None
 NOT VOTING: None

The Zoning Board Members listened to testimony on the application.

Chairman Carney opened the meeting to the public.

FRANK HORNER, 65 Old Amboy Road: Mr. Horner commented/asked questions regarding landscaping, storm water drainage issues, lighting, business operation hours, and the water catch system purifier. Mr. Tucci confirmed there is an oil-water separator. Mr. Horner stated that he was present representing his neighbors.

PHYLLIS HORNER, 65 Old Amboy Road: Ms. Horner asked about the garage doors and the paint booth. Mr. Tucci responded to her concerns. She also commented on the drainage and condition of Old Amboy Road, the property values, and noise on the weekends. Attorney Carlin responded that the Zoning Board cannot consider property values because they are dealing with the concept of the Municipal Land Use Law and the Zoning Plan.

Chairman Carney closed the meeting to the public.

Mr. Simpson made a motion to grant a use variance to permit an auto body repair business in the highway commercial zone with conditions as cited by Attorney Carlin; seconded by Mr. Dela Cruz.

Roll call: AYE: Klosinski, Schiano, Esser, Dela Cruz, Simpson, Bowyer, Carney
NAY: None
ABSENT: McTamney, Caldwell
ABSTAIN: None
NOT VOTING: None

ITEMS FOR DISCUSSION/ADMINISTRATIVE ITEMS: None

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

Roll call: AYE: Klosinski, Schiano, Esser, Dela Cruz, Simpson, Bowyer, Carney
NAY: None
ABSENT: McTamney, Caldwell
ABSTAIN: None
NOT VOTING: None

The Zoning Board Meeting was adjourned at 10:13 pm.