

**TOWNSHIP OF BORDENTOWN
ZONING BOARD MEETING**

January 25, 2018

The Bordentown Township Zoning Board Meeting was called to order at approximately 7:30 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT: Michael Carney, Chairman
David Caldwell
Danielle Esser, Vice-Chairwoman
Erica Bowyer
Amadeo Dela Cruz
Mark McTamney
Rick Simpson
Linda Schiano, Alt. #1
Charles Klosinski, Alt. #2
Brian K. Johnson, Board Secretary/Dir. of Community Development
Cindy Dziura, Recording Secretary
Brian J. Carlin, Attorney, Law Office of Brian J. Carlin

ABSENT: Brian Boccanfuso, CME – Engineer
Don Meisel, CME – Planner
James L. Kochenour, PE, Arora & Assoc. – Traffic Engineer

The meeting was opened by Zoning Board Secretary Johnson. The Board and public participated in the salute to the flag. The open public meetings announcement was read by Board Secretary Johnson.

REORGANIZATION OF THE BOARD:

RESOLUTION 2017-7-28 FROM TOWNSHIP COMMITTEE DATED 1/6/18:

4 Year Term Expiring 12/31/21:	Rick Simpson
2 Year Term Expiring 12/31/19 (Alt. #2):	Charles Klosinski

The Oath of Office was simultaneously administered to Mr. Simpson and Mr. Klosinski by Attorney Brian Carlin.

Roll call was taken by Recording Secretary Cindy Dziura.

Nominations for Chairperson were entertained by the Board. Mr. Dela Cruz nominated Mr. Carney; seconded by Mr. Simpson. There were no other nominations.

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

Nominations for Vice-Chairman were entertained by the Board. Mr. Carney nominated Erica Bowyer; seconded by Ms. Esser. There were no other nominations.

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

Mr. Carney nominated Mr. Johnson for the position of Board Secretary; seconded by Mr. Caldwell. There were no other nominations for Board Secretary.

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

Mr. Carney nominated Cindy Dziura for the position of Alt. Board Secretary; seconded by Mr. Caldwell. There were no other nominations for Alt. Board Secretary.

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

MINUTES:

Mr. McTamney made a motion to approve the December 28, 2017 Minutes; seconded by Ms. Bowyer.

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

RESOLUTIONS:

Resolution Z-2018-01 -- Establishing the meeting dates and times for February 2018 through January 2019, designation of official newspapers, and meeting noticing.

The Zoning Board members discussed what date they would like to hold the December 2018 meeting. Consensus was to schedule it for the third Thursday, December 20, 2018.

Mr. Simpson made a motion to approve Resolution Z-2018-01; seconded by Ms. Schiano.

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

Secretary Johnson discussed feeling of Board for selection of professionals. Ms. Esser asked for materials to review. Attorney Carlin suggested holding selection of professionals to the February meeting to give everyone an opportunity to go to Town Hall to review the RFPs, then continue discussion at the February meeting. Secretary Johnson stated that the basics of their proposals (a summary) can be distributed to the Zoning Board Members.

Resolution Z-2018-02 -- A Resolution providing for a meeting not open to the public in accordance with the provisions of the New Jersey open public meetings act, N.J.S.A. 10:4-12.

7:48 pm -- Ms. Schiano made a motion to approve Resolution Z-2018-02 and enter into Closed Session for the purpose of discussing personnel; seconded by Ms. Bowyer.

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

7:59 pm -- Mr. Klosinski made a motion to go back into Open Session; seconded by Mr. Simpson.

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

Mr. Carney made a motion to appoint the Law Office of Brian J. Carlin as Zoning Board Attorney; seconded by Ms. Esser.

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

Mr. Carney made a motion to appoint the CME Associates as Zoning Board Engineer; seconded by Ms. Esser.

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

Mr. Klosinski motion to open the meeting to the public; seconded by Mr. McTamney.

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

Mr. Klosinski motion to close the meeting to the public; seconded by Mr. Dela Cruz.

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

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

1. Attorney Carlin gave an update on the Tito Viteri, Isias, LLC application heard in the spring of 2017 where the Zoning Board modified their approval to allow them to keep more than 12 trucks on the site. A timeline was established based on them obtaining a motor vehicle license and reducing their inventory over a nine month period. They obtained their motor vehicle license on August 9, 2017. According to the Zoning Board resolution, inventory should have reduced to 20 trucks by November 9, 2017, 15 trucks by February 9, 2018, and the goal of 12 trucks by May 9, 2018. There is approximately 25 trucks at the location at this time.

It is Attorney Carlin's recommendation to bring them in before the Zoning Board around May 2018 to see their intentions/modification to the site plan and hopefully they will be down to 12 trucks by then. If they are not down to 12 trucks, enforcement will be taken in May. Attorney Carlin will be in contact with their attorney.

2. The Zoning Board members inquired about the gas station/auto repair site at 1077 Route 206. Zoning Board Secretary Johnson responded that they haven't fulfilled all their requirements of the approval. They have to finish building their dumpster, plant landscaping along the highway, and then a building permit can be issued to erect the canopy.

Zoning Board Secretary Johnson also stated that the Township is in the process of rewriting the ordinance on how many cars can be kept on the property for that type of operation. Enforcement actions have been put on hold.

Mr. Klosinski motion to adjourn the meeting; seconded by Mr. Caldwell.

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

The adjourned at approximately 8:06 pm.