

**TOWNSHIP OF BORDENTOWN  
ZONING BOARD MEETING**

**March 22, 2018**

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

**PRESENT:** Michael Carney, Chairman  
David Caldwell  
Amadeo Dela Cruz  
Mark McTamney  
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:** Erica Bowyer, Vice-Chairwoman  
Rick Simpson  
Vacant  
Linda Schiano, Alt. #1  
James L. Kochenour, PE – Traffic Engineer

The meeting was opened by Chairman Carney at approximately 7:37 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. Attorney Carlin announced that Danielle Esser is no longer a member of the Zoning Board. She was appointed as a member of the Bordentown Township Planning Board on February 26, 2018.

**MINUTES:**

Mr. Caldwell made a motion to approve the Reorganization Open and Closed Meeting minutes of January 25, 2018; seconded by Mr. McTamney.

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

**RESOLUTION(S):**

**Resolution Z-2018-03** – 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.

7:40 pm -- Chairman Carney made a motion to approve Resolution #Z-2018-03 and enter into Closed Session for the purpose of discussing personnel.

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

7: 42 pm -- Mr. Carney made a motion to go back into Open Session; seconded by Mr. McTamney.

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

Mr. Klosinski made a motion to appoint the CME Associates with Don Meisel as being the main contact as 2018 Zoning Board Planner, and Arora Associates with James Kochenour as being the main contact as 2018 Zoning Board Traffic Engineer; seconded by Chairman Carney.

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

Attorney Carlin swore-in the professionals.

**OLD BUSINESS:** None

<p><b>ZB-2017-0144</b></p> <p>Received: 9-29-2017</p> <p>Escrow fees: Paid</p> <p>Taxes: PAID</p>	<p><b><u>KTJ 309, LLC – ABRA AUTO BODY</u></b></p> <p>Applicant is seeking a preliminary and final site plan approval to develop a property that was formerly a nursery into an auto body repair facility.</p> <p><b><u>REPORTS BY BOARD PROFESSIONALS:</u></b>                  Brian Boccanfuso, Engineer: 2/21/18                  Don Meisel, Planner: 2/20/18</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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Present giving testimony representing applicant were:  
 Barbara Casey, Attorney, Ballard-Spahr, LLP  
 Paul Tucci, Representative of Oppidan, Applicant  
 Tony Diggan, Engineer, Kimley-Horn & Associates, Princeton, NJ

Mr. Klosinski made a motion to deem complete and waive the requirement that the first meeting be held just for the purposes of completeness and allow the Zoning Board to move forward with hearing the application for KTJ 309, LLC – ABRA; seconded by Chairman Carney.

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

Attorney Carlin swore-in the applicant’s professionals.

The Zoning Board Members listened to testimony on the application.

Chairman Carney opened and closed the meeting to the public. There was no one present from the public.

Mr. McTamney made a motion to grant preliminary and final major site plan approval for the KTJ 309, LLC – ABRA facility along with variances for parking, 8 ft. fence, and the tree line, as well as additional items cited by Attorney Carlin; seconded by Mr. Dela Cruz.

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

**NEW BUSINESS:** None

**ITEMS FOR DISCUSSION/ADMINISTRATIVE ITEMS:**

Zoning Board Attorney Carlin announced that he received information from Tito Viteri’s attorney. He has changed his business plan again and would not be able to comply with the previous approval. He would like to come before board again for an informal review, and then return with a formal proposal to present to the Zoning Board. The Zoning Board was in agreement and Attorney Carlin will relay this to Mr. Viteri’s attorney.

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

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

The Zoning Board Meeting was adjourned at approximately 10:06 pm.