

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

October 8, 2015

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

PRESENT: James Cann, Mayor, Class I
Roger Plew, Class II
Stephen Benowitz, Committeeman, Class III
George Chidley, Chairman, Class IV
Patricia Concannon, Class IV
Tim Fairlie, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Eugene Grybowski, Class IV
William Popko, Class IV
Nicholas D'Angelo, Alt. #2

ABSENT: Brian K. Johnson, Secretary, Dir. of Community Development

PRESENT: Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
Pamela Keintz, Recording Secretary

The meeting was opened by Chairman George Chidley. Roll Call was taken by Pamela Keintz, Recording Secretary. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman.

The minutes from the August 13, 2015 Planning Board meeting were presented. Committeeman Benowitz made a motion to approve the minutes; Mr. Hirschfeld seconded the motion.

Roll call AYE: Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley
NAY: None
ABSENT: None
NOT VOTING: Nick D'Angelo, Alt. #2
ABSTAIN: Fairlie, Cann

RESOLUTION(S):

Resolution No. P-2015-18 - ON THE APPLICATION OF W.W. GRAINGER, INC. FOR AN AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN AND MAJOR SUBDIVISION WITH VARIANCES AS TO SETBACK REQUIREMENTS FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 138.12, LOT 5.01, MORE COMMONLY KNOWN AS THE GRAINGER NE DISTRIBUTION CENTER, 400 BORDENTOWN-HEDDING ROAD.

Committeeman Benowitz made a motion to approve the resolution; Mr. Hirschfeld seconded the motion.

Motion approved.

Roll call AYE: Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley
NAY: None
ABSENT: None
NOT VOTING: Mr. D'Angelo
ABSTAIN: Fairlie, Cann

Resolution No. P-2015-19 – ON THE APPLICATION OF 237 ROUTE 130 CONVENIENCE, LLC FOR CONDITIONAL USE APPROVAL AND PRELIMINARY MAJOR SITE PLAN APPROVAL WITH BULK VARIANCES WITH RESPECT TO THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BORDENTOWN AS BLOCK 121, LOT 45, MORE COMMONLY KNOWN AS 237 ROUTE 130.

Mr. Hirschfeld made a motion to approve the resolution; Committeeman Benowitz seconded the motion.

Motion Approved.

Roll call AYE: Concannon, Grybowski, Hirschfeld, Plew, Fairlie, Popko, Benowitz, Cann, Chidley
 NAY: None
 ABSENT: None
 NOT VOTING: Mr. D’Angelo
 ABSTAIN: None

NEW BUSINESS:

<p>PB-2015-0095</p> <p>Received 8-11-15</p> <p>Escrow fees: PAID</p>	<p><u>ACME COMMONS</u></p> <p>Applicant proposes Minor Subdivision Plan</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: September 30, 2015 Fred Turek, Engineer: October 1, 2015</p> <p><u>APPLICANT SUBMISSION:</u> Application packet.</p>	<p>Block 125 Lot 1</p> <p>Dunns Mill Rd. & Rte. 130</p> <p>Zone is HC</p>
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The representatives were sworn in by Attorney Garty and the hearing commenced.

Present giving testimony representing applicant were:
 Patrick McAndrews, Attorney for Applicant
 James A. Conway Jr., PLS, Control Point Associates, Inc.

Planning Board Engineer Turek and Planning Board Planner Carman gave testimony regarding their review letters. The Township professionals commented on a few items such as the dumpster location and hedges growing together to create a headlamp barrier.

Mr. Chidley made a motion to open to the public; seconded by Committeeman Benowitz.

Roll Call AYE: Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley, Fairlie, Cann
 NAY: None
 ABSENT: None
 NOT VOTING: Mr. D’Angelo
 ABSTAIN: None

Seeing no comment, Mayor Cann made a motion to close to the public; seconded by Committeeman Benowitz.

ROLL Call AYE: Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley, Fairlie, Cann
NAY: None
ABSENT: None
NOT VOTING: Mr. D'Angelo
ABSTAIN: None

Mayor Cann made a motion to deem the application complete; seconded by Mr. Plew.

Roll call AYE:,Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley, Fairlie, Cann
NAY: None
ABSENT: None
NOT VOTING: Mr. D'Angelo
ABSTAIN: None

Application approved with conditions cited by Lou Garty. Mayor Cann made motion to approve application; seconded by Committeeman Benowitz.

Roll call AYE:,Concannon, Grybowski, Hirschfeld, Plew, Popko, Benowitz, Chidley, Fairlie, Cann
NAY: None
ABSENT: None
NOT VOTING: Mr. D'Angelo
ABSTAIN: None

Mr. Chidley read letter of continuance from Mr. Roselli, for K.Johnson Urban Renewal, LLC., requesting to come to Planning Board Meeting for November 12, 2015.

Mr. Turek commented on the letter read.

Lou Garty made comments regarding this letter.

The hazard of granary, taxes for property, operation of granary and driveway alignment running along granary were discussed.

The Board agreed if applicant is not ready by November 12, 2015, application should be deemed incomplete.

Mr. Hirschfield made a motion to grant the request adjournment to move K. Johnson to the November 12, 2015 Planning Board meeting, seconded by Mr. Plew.

Roll call AYE, Concannon, Grybowski, Hirschfeld, Fairlie, Cann ,Plew, Popko, Benowitz, Chidley
NAY: None
ABSENT:
NOT VOTING: D'Angelo
ABSTAIN: None

Lou Garty discussed a letter to Mr. Kruty, Block 27, Lot 10.01, from Mr. Johnson regarding coming in for an amended approval to delete sidewalk requirement. Ms. Garty will contact the family to come into the Board.

Motion to adjourn, Mr. Popko; seconded by Mr. Fairlie.

Roll call AYE: Concannon, Grybowski, Hirschfeld, Plew, Fairlie, Cann, Popko, Benowitz, Chidley
 NAY: None
 ABSENT:
 NOT VOTING: D'Angelo
 ABSTAIN: None

The meeting was adjourned at approximately 9:00 pm.