

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

November 12, 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
Eugene Grybowski, Class IV
William Popko, Class IV
Joseph Nyzio, Alt #1
Nicholas DøAngelo, Alt. #2

ABSENT: Kevin Hirschfeld, Vice-Chairman, Class IV

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

The meeting was opened by Chairman George Chidley. The Board participated in the salute to the flag. The open public meetings announcement was read by the Chairman.

New Board member Joseph Nyzio, Alt. #1, was sworn in by Attorney Lou Garty.

Roll Call **AYE:** Concannon, Fairlie, Grybowski, Plew, Popko, Benowitz, Cann Chidley DøAngelo,
 NAY: None
 ABSENT: Kevin Hirschfeld
 NOT VOTING:
 ABSTAIN: Joseph Nyzio, Alt. #1

MINUTES:

The minutes from the October 8, 2015 Planning Board meeting were presented. Committeeman Benowitz made a motion to approve the minutes; Mr. Plew seconded the motion.

Roll call **AYE:** Concannon, Fairlie, Grybowski, Plew, Popko, Benowitz, Cann Chidley DøAngelo,
 NAY: None
 ABSENT: Kevin Hirschfeld
 NOT VOTING:
 ABSTAIN: Joseph Nyzio, Alt. #1

RESOLUTION(S):

Resolution No. P-2015-20 - RESOLUTION GRANTING THE APPLICATION OF GCCFC-2007-GG11 RT 130 RETAIL, LLC, AKA LNR PARTNERS TO FOR PRELIMINARY AND FINAL APPROVAL OF A MINOR SUBDIVISION WITH RESPECT TO BLOCK 125, LOT 1, MORE COMMONLY KNOWN AS ROUTE 130 & WASHINGTON STREET

Committeeman Benowitz made a motion to approve the resolution; Mayor Cann seconded the motion.

Roll call AYE: Concannon, Fairlie, Grybowski, Plew, Popko, Benowitz, Cann, Chidley,
 NAY: None
 ABSENT: Kevin Hirschfeld
 NOT VOTING: DøAngelo
 ABSTAIN: Joseph Nyzio

NEW BUSINESS:

<p>PB-2015-0141</p> <p>Received 10-28-15</p> <p>Escrow fees: PAID</p>	<p><u>PETRO TRUCK STOP (TA OPERATING, LLC) PB2015-0141</u></p> <p>Adjourned with emailed request from applicants attorney, dated November 12, 2015, application to be carried to the December 3rd Planning Board Meeting.</p>	<p>Block 134.01 Lot 12.02</p> <p>402 Rising Sun Road</p> <p>Zone is GC II</p>
<p>PB-2015-0092</p> <p>Received 7-30-15</p> <p>Escrow fees: PAID</p>	<p><u>K.JOHNSON URBAN RENEWAL, LLC</u></p> <p>Applicant proposes 2nd Amended Major Preliminary & Final Site Plan Approval</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: September 30, 2015 Fred Turek, Engineer: October 2, 2015</p> <p><u>Correspondence:</u> Department of Agriculture July 27, 2015</p> <p><u>APPLICANT SUBMISSION:</u> Application packet.</p>	<p>Block 57 Lot 6</p> <p>122 Rte. 130</p> <p>Redevelopment Zone</p>

Motion to grant adjournment was made by Mr. Fairlie, seconded by Mr. Plew.

Roll Call AYE: Concannon, Fairlie, Grybowski, Plew, Popko, Benowitz, Cann, Chidley,
NAY: None
ABSENT: Kevin Hirschfeld
NOT VOTING: DøAngelo
ABSTAIN: Nyzio

Engineer Turek and Planner Carmen reviewed the letters with respect to completeness. Attorney for applicant, Mark Roselli, presented the applicants case regarding current status of tax payments. The Board agreed that completeness requirement for payment of taxes could be waived.

Present giving testimony representing the applicant was:

Mark Roselli, Esq.
Engineer Timothy Lurie, DW Smith & Associates, PE, PP, CME
Kevin Boyle, Property & Project Manager
Abel Gutierrez, Health Facility Manager

Applicant representatives were sworn in by Attorney Garty.

Mr. Lurie gives testimony for applicant providing an overview of the application and summarized exhibits presented seeking approval of application.

Mr. Boyle and Mr. Gutierrez, gave testimony providing an overview of project.

Engineer Turek and Planner Carmen gave their overview of plans submitted to allow for circulation of all vehicles. Township Ordinance requires road to be paved. Discussion of lighting, curbing and landscaping for granary also took place.

Mr. Cann made a motion to carry K. Johnson application to December 3rd Planning Board meeting, seconded by Committeeman Benowitz.

Roll Call AYE: Concannon, Fairlie, Grybowski, Plew, Popko, Benowitz, Cann, Chidley, Nyzio
NAY: None
ABSENT: Kevin Hirschfeld
NOT VOTING: DøAngelo
ABSTAIN: None

Chairman Chidley made a motion to open to the public; seconded by Mayor Cann.

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

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

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

Mr. Brian Johnson discussed with the board the following:

1. A joint meeting with Investors Bank with the City of Bordentown and Township of Bordentown
2. Meeting dates for the 2016 calendar year. Planning Board Meetings will be held on the second Thursday of the month with special meetings to be scheduled when needed

Motion to adjourn, Mr. DeAngelo; seconded by Committeeman Benowitz.

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

The meeting was adjourned at approximately 11:10 pm.