

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING**

December 14, 2017

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

PRESENT: Steven Benowitz, Mayor, Class I
Eric Holliday, Committeeman, Class III
George Chidley, Chairman, Class IV
Kevin Hirschfeld, Vice-Chairman, Class IV
Patricia Concannon, Class IV (entered at 7:35 pm)
Timothy Fairlie, Class IV (left at 10:30 pm)
Eugene Grybowski, Class IV
William Popko, Class IV
Nicholas D'Angelo, Alt. #2

ABSENT: Kelly Lozito, Class II
Joseph Nyzio, Alt. #1

PRESENT: Brian Johnson, Dir. Comm. Development/Planning Bd. Secretary
Cindy Dziura, Recording Secretary
Lou Garty, Attorney
Frederick J. Turek, II PE, PP, CME, CPWM, Engineer
Jack Carman, RLA, FASLA, PP, Planner / Landscape Arch.
James L. Kochenour, PE, Traffic Engineer

The meeting was opened at approximately 7:33 PM by Chairman Chidley. The Board participated in the salute to the flag. Roll call was taken by Recording Secretary, Cindy Dziura. The open public meetings announcement was read by Chairman Chidley.

MINUTES:

Mayor Benowitz made a motion to adopt the Planning Board Meeting Minutes of November 9, 2017; seconded by Committeeman Holliday.

Roll call: AYE: Fairlie, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Childley
NAY: None
ABSTAIN: Hirschfeld
NOT VOTING: None
ABSENT: Concannon, Lozito, Nyzio

7:35 PM – Patricia Concannon entered the meeting.

OLD BUSINESS:

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
December 14, 2017**

PB-2016-0167 Received: 11-14-16 Escrow fees: Taxes:	<u>WILLIAM KRUTY – HOGBACK ROAD</u> Applicant is requesting to amend the approval for the Hogback Road subdivision to remove condition requiring construction of sidewalks. <u>REPORTS BY BOARD PROFESSIONALS:</u> None	ESCROW #985000 Block 27, Lots 10.01 et. al. Hogback Rd. Zoned: R-40 residential zoning district
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Present giving testimony representing applicant were:

Michael McGee, Attorney
William T. Kruty, Applicant, 60 Hogback Rd

Attorney Garty swore in Mr. Kruty. Mr. McGee and Mr. Kruty proceeded with testimony.

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D’Angelo, Holliday, Benowitz,
 Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

Seeing no public comment, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D’Angelo, Holliday, Benowitz,
 Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

Mayor Benowitz made a motion to approve the application for Cook/Kruty to remove sidewalk construction as a requirement of the subdivision with conditions as cited by Attorney Garty; seconded by Committeeman Holliday.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D’Angelo, Holliday, Benowitz,
 Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
December 14, 2017**

<p>PB-2017-0133</p> <p>Received: 8-11-17</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>TEAM CAMPUS PHASE II, LLC</u></p> <p>Applicant is seeking preliminary and final site plan approval to construct 5 buildings: 2 retail and 3 professional/medical office buildings.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p>Jack Carman, Planner/Landscape Architect: Sept. 7, 2017; Rev. Oct. 4, 2017, October 23, 2017</p> <p>Fred Turek, Engineer: Sept. 6, 2017; Rev. Oct. 2, 2017, October 23, 2017</p> <p>James Kochenour, PE: November 3, 2017, Dec. 8, 2017</p>	<p>ESCROW #985400</p> <p>Block 58 Lot 36</p> <p>Rte. 130 & Crescent Drive</p> <p>Zoned: Highway Commercial</p>
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Present giving testimony representing applicant were:
 Mark Roselli, Attorney
 Jason Burneyko, Professional Engineer, D.W. Smith Assoc.
 Scott Kennel, Traffic Consultant, McDonough & Rea Associates

Attorney Garty swore in the professionals. The applicant's professionals proceeded with testimony. The Board's Professionals reviewed their reports.

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Committeeman Holliday.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

KATHERINE SCHWARTZ, 347 Crescent Drive: Ms. Schwartz expressed concern with the amount of traffic when trying to exit onto Route 130.

Seeing no further public comments, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Mr. D'Angelo.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

Mayor Benowitz made a motion to approve the application for Team Campus Phase II with conditions as cited by Attorney Garty; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Concannon, Fairlie, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
December 14, 2017**

NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Lozito, Nyzio

The Planning Board recessed their regular meeting at approximately 10:20 pm and reconvened the regular meeting at 10:25 pm.

10:30 PM – Tim Fairlie left the meeting.

<p>PB-2015-0162</p> <p>Received 1-28-16</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><u>CCBP II, LLC</u></p> <p>Applicant proposes minor subdivision approval with bulk variance.</p> <p><u>REPORTS BY BOARD PROFESSIONALS:</u> Jack Carman, Planner/Landscape Architect: 11-1-17. Fred Turek, Engineer Review #3: 10-30-17.</p>	<p>ESCROW #983800</p> <p>Block 138.12 Lot 5.03</p> <p>300 Bordentown- Hedding Rd.</p> <p>Zoned: REO</p>
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Present giving testimony representing applicant were:
 Robert Baronowski, Attorney, Hyland Levin
 Julia Algeo, Engineer, Maser Consulting
 Raymond Liotta, Planner, Maser Consulting

Mayor Benowitz made a motion to deem the application complete; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Concannon, Grybowski, Popko, D’Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

Attorney Garty swore in the professionals. The applicant’s professionals proceeded with testimony.

Mayor Benowitz made a motion to open the meeting for public comment; seconded by Vice-Chairman Hirschfeld.

Roll call: AYE: Concannon, Grybowski, Popko, D’Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
December 14, 2017**

Seeing no public comment, Mayor Benowitz made a motion to close the meeting for public comment; seconded by Mr. D'Angelo.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

Mayor Benowitz made a motion to approve the application for CCBP II, LLC with conditions as cited by Attorney Garty; seconded by Mr. D'Angelo.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

RESOLUTION(S):

Resolution #2017-18 entitled RESOLUTION GRANTING THE APPLICATION OF TMDEC, LLC, FOR AN AMENDMENT TO A FINAL SITE PLAN APPROVAL WITH RESPECT TO BLOCK 128.01, LOT 36, MORE COMMONLY KNOWN AS 261 RT. 130.

Mayor Benowitz made a motion to approve Resolution #2017-18; seconded by Mr. D'Angelo.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Childley
 NAY: None
 ABSTAIN: Hirschfeld
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

Resolution #2017-19 entitled A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING THE CHAIRMAN TO SIGN THE REVISED RECREATION AND OPEN SPACE INVENTORY AS ADOPTED BY THE TOWNSHIP COMMITTEE BY RESOLUTION NO. 2017-338-15.

Mayor Benowitz made a motion to approve Resolution #2017-19; seconded by Mr. D'Angelo.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld, Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

NEW BUSINESS:

Review of Township Ordinance #2017-29 entitled AN ORDINANCE TO CREATE THE AH-1 AFFORDABLE HOUSING OVERLAY ZONE, PROVIDING FOR AFFORDABLE HOUSING AND OTHER USES ON PROPERTY IN THE TOWNSHIP OF BORDENTOWN.

**TOWNSHIP OF BORDENTOWN
PLANNING BOARD MEETING
December 14, 2017**

Vice-Chairman Hirschfeld made a motion to recommend to the Township Committee adoption of this ordinance; seconded by Ms. Concannon.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld,
 Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

FOR DISCUSSION/CORRESPONDENCE: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE: None

MOTION TO ADJOURN:

Mayor Benowitz made a motion to adjourn; seconded by Committeeman Holliday.

Roll call: AYE: Concannon, Grybowski, Popko, D'Angelo, Holliday, Benowitz, Hirschfeld,
 Childley
 NAY: None
 ABSTAIN: None
 NOT VOTING: None
 ABSENT: Fairlie, Lozito, Nyzio

The meeting adjourned at approximately 11:00 pm.