

**TOWNSHIP OF BORDENTOWN  
PLANNING BOARD MEETING**

**June 8, 2017**

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: Steven Benowitz, Mayor Class I  
Roger Plew, Class II  
Eric Holliday, Committeeman, Class III  
Kevin Hirschfeld, Vice-Chairman, Class IV  
Timothy Fairlie, Class IV  
Patricia Concannon, Class IV (arrived at 7:34 pm)  
Eugene Grybowski, Class IV  
William Popko, Class IV  
Joseph Nyzio, Alt. #1  
Nicholas D'Angelo, Alt. #2

ABSENT: Chairman Chidley, Chairman, Class IV

PRESENT: 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  
Pamela Keintz, Recording Secretary

The meeting was opened by Vice-Chairman Hirschfeld at 7:30 p.m. The Board participated in the salute to the flag. The open public meetings announcement was read by Vice-Chairman Hirschfeld. Roll Call was taken by Pamela Keintz, Recording Secretary.

**MINUTES:**

A motion to approve the minutes of April 13, 2017 was made by Mayor Benowitz; seconded by Mr. D'Angelo.

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

7:34 pm -- Ms. Concannon arrived at the meeting.

Vice-Chairman Hirschfeld and Mayor Benowitz said a few words on the passing of township resident, Mr. Walter Kosul.

**NEW BUSINESS:**

**Township Ordinance #2017-8 entitled ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN AMENDING SECTION 25:501 OF THE LAND DEVELOPMENT ORDINANCE , which addresses accessory buildings with the Township, that there should be no more than two (2) accessory structures per lot; excluding swimming pools.**

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Mr. Plew made a motion for the Planning Board to recommend to the Township Committee the adoption of Ordinance #2017-8; seconded by Mayor Benowitz.

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

The Planning Board authorizes the board attorney be able to report the findings to the governing body so they can act on it promptly, pending memorialization at the next Planning Board meeting scheduled for July 13, 2017.

<p><b>PB-2016-0053</b></p> <p>Received: 5/2/2016</p> <p>Escrow fees: PAID</p> <p>Taxes: PAID</p>	<p><b><u>TC BORDENTOWN ASSOCIATES, LLC</u></b></p> <p>Applicant is seeking one-year extension to June 30, 2018 of Final Major Site Plan Approval.</p> <p><b><u>APPLICANT SUBMISSION:</u></b> Application packet.</p>	<p><b>ESCROW #984400</b></p> <p>Block 137.02 Lot 5.01</p> <p>Rising Sun Rd. near intersection of I-295</p> <p>Zoned: REO</p>
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Present giving testimony representing applicant were:  
 Robert Buckman, Esquire, Archer & Greiner  
 Kevin Webb, Project Engineer, Langan Engineering  
 George Laigaie, Trammell Crow Company, Land Developer

The applicant's professionals were sworn-in by Attorney Garty.

Mr. Buckman explained that they appeared before the Planning Board in May 2016. The final approval was extended to June 30, 2016. The applicant could not move forward with the project because of difficulties related to sewage conveyance and other issues. The Board granted a one-year extension to June 30, 2017. The applicant has been diligently proceeding with the project.

Testimony commenced. The applicant's professionals gave an overview of the application and the progress that has been made for benefit of the new Planning Board members.

Attorney Garty stated that this project would be new non-residential development. Mr. Buckman said it would be their obligation to comply with the Township's ordinance with respect to affordable housing contributions.

At this time, Mayor Benowitz made a motion to grant another 1-year extension to June 30, 2018 with conditions as stated by Attorney Garty; seconded by Committeeman Holliday.

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

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<b>PB-2017-0011</b>	<b><u>MATRIX REALTY, INC.</u></b>	<b>ESCROW # 984100</b>
Received 1-30-17	Applicant is seeking Preliminary and Final Site Plan Approval and Submission and Design Waiver requests.	Block 130, Lot 2
Proof of Publication: received	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> waiting for Jack Carman, Planner/Landscape Architect: May 24, 2017 Fred Turek, Engineer: May 30, 2017 James Kochenour, PE: June 1, 2017	201 Old York Rd., Bordentown
Escrow fees: PAID	<b><u>APPLICANT SUBMISSIONS:</u></b> • Application	Zone is REO

Present giving testimony representing applicant were:  
 Glenn Pantel, Attorney for Matrix Realty Inc.  
 Ken Griffin, Principal of the Matrix Companies  
 Edward Potenta, Principal, Potenta Environmental Consultants (noise expert)  
 Mr. Potenta left the meeting after his testimony.  
 Scot Murdoch, Architect, KSS Architects  
 Mark Janiszewski, Professional Engineer, Maser Consulting  
 Karl Pehnke, Professional Engineer (traffic engineer)

The applicant's professionals were sworn-in by Attorney Garty.

With recommendation from the Planning Board Professionals, Mayor Benowitz made a motion to deem the application complete based upon the submission waivers; seconded by Mr. Fairlie.

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

Testimony commenced; noise, building exterior, and traffic were discussed.

At this time, Vice-Chairman Hirschfeld opened the meeting to the public to ask questions related to Mr. Potenta's testimony. (motions inaudible)

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

SAL SCHIANO, 9 Farmington Court: Mr. Schiano inquired about the yard jockey noise. Mr. Potenta responded to his questions.

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

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

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ABSENT: Chidley  
ABSTAIN: None

The Planning Board recessed the meeting at approximately 9:05 pm and reconvened the meeting at 9:15 pm.

A motion to re-open the meeting to the public was made by Mayor Benowitz; seconded by Committeeman Holliday. Vice-Chairman Hirschfeld announced that Mr. Potenta was not present to answer questions.

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

GLEN ASHTON, 12 Windingbrook Road: Mr. Ashton asked what the plans were for directing trucks how to maneuver around the circle. Mr. Pehnke responded that the County is looking at a slip-ramp at that location to accommodate the direct right of a truck. Mr. Ashton asked if it was taken into account the slowness of trucks with other traffic. Mr. Pehnke responded yes, trucks are reflected by creating into multiple vehicles. Mr. Ashton asked about the berm. (Unidentified) responded that the houses would look out over the water, but the site line does not look directly at the warehouse, and there are a significant number of plantings. Mr. Ashton expressed his concern about the sharp turn on Georgetown Road and asked what the total number of trucks the warehouse will hold. (Unidentified) responded there are 133 loading docks and they are expecting 182 trucks visiting the site; total of 1000 vehicles (both cars and trucks going in and going out per day). It is a 24/7 operation. Mr. Ashton asked if there will be sirens going off. (Unidentified) responded he has never heard of it at any of their facilities.

SAL SCHIANO, 9 Farmington Court: Mr. Schiano asked if anything is being done about the creek that goes under Georgetown Road that backs up into Clifton Mills. Mr. Janiszewski responded that they are not touching it, and they are getting N.J. DEP approval because there is a flood plain on the site.

Seeing no further comment from the public, Mayor Benowitz made a motion to close the meeting to the public; seconded by Committeeman Holliday.

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

Mr. Pantel stated that the Route 206/Georgetown Road and Route 130/Farnsworth Avenue intersections have been investigated, and they are aware from previous applications before this Board that the intersections are problematic. The applicant would be prepared to contribute to the Route 130/Farnsworth Avenue intersection project the sum of \$75,000 payable upon issuance of building permit, or guaranteed by a letter of credit or bond upon issuance of their building permit. The guarantee would remain outstanding for 5 years from the issuance of the building permit with a possibility of a 3-year extension if at that the end of the 5 years the project has not been implemented but there still appears to be a reasonable prospect of it being completed.

Vice-Chairman Hirschfeld announced that the application for TC Bordentown Associates, LLC (Matrix) will be continued to the next Planning Board Meeting scheduled for Thursday, July 13, 2017 at 7:30 pm. No further noticing is required.

A motion to open the meeting to the public was made by Mr. Fairlie; seconded by Mayor Benowitz.

Roll call: AYE: Concannon, Fairlie, Grybowski, Plew, Popko, Holliday, Benowitz, Hirschfeld

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NAY: None  
NOT VOTING: D'Angelo, Nyzio  
ABSENT: Chidley  
ABSTAIN: None

Seeing no comment from the public, Mr. Fairlie made a motion to close the meeting to the public; seconded by Mayor Benowitz.

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

**RESOLUTIONS:** None

**FOR DISCUSSION/CORRESPONDENCE:**

The Board discussed appointment of a Planning Board Secretary and Alternate Secretary.

Mayor Benowitz nominated Tim Fairlie as Planning Board Secretary; seconded by Mr. D'Angelo.

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

Committeeman Holliday made a motion to appoint Eugene Grybowski as Alternate Planning Board Secretary; seconded by Mayor Benowitz.

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

A motion to adjourn was made by Mr. Fairlie; seconded by Mr. Plew.

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

The Planning Board meeting adjourned at 11:05 pm.