

**TOWNSHIP OF BORDENTOWN  
ZONING BOARD MEETING**

**March 28, 2019**

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

**PRESENT:** Charles Klosinski, Vice-Chairman  
 David Caldwell  
 Amadeo Dela Cruz  
 Mark McTamney  
 Linda Schiano  
 Rick Simpson  
 Amina Anderson, Alt. #1 (entered at 7:40 pm)  
 Brian J. Carlin, Attorney, Law Office of Brian J. Carlin  
 Kurt Otto, CME – Engineer (for Brian Boccanfuso, CME)  
 Malvika Apte, CME – Planner  
 Mike Theokas, Board Secretary / Interim Director of C.D.  
 Cindy Dziura, Alt. Board Secretary / Deputy Clerk

**ABSENT:** Michael Carney, Chairman  
 Vacant, Alt. #2  
 Brian Boccanfuso, CME – Engineer  
 James L. Kochenour, PE – Traffic Engineer

The meeting was opened by Vice-Chairman Klosinski. The Board and public participated in the salute to the flag. The open public meetings announcement was read by Board Secretary Theokas. Roll call was taken by Alt. Board Secretary Dziura.

**MINUTES:**

Mr. Simpson made a motion to approve the Minutes of February 28, 2019; seconded by Mr. McTamney.

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

**OLD BUSINESS:** None

**NEW BUSINESS:**

<p><b>ZB-2019-02</b></p> <p>Received 3/4/19</p> <p>Escrow fees: PAID #987800</p>	<p style="text-align: center;"><u>INSIGHT PROPERTIES &amp; MANAGEMENT</u></p> <p>Applicant wants to add a take-out restaurant.</p> <p style="text-align: center;"><u>REPORTS BY BOARD PROFESSIONALS:</u></p> <p style="text-align: center;">Brian Boccanfuso, Engineer &amp; Malvika Apte, Planner: March 21, 2019</p>	<p>Block 32, Lots 2 &amp; 3</p> <p>Hilltop Plaza, 13 Mission Rd.</p> <p>Zone is CC. Community Commercial District</p>
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Present giving testimony representing applicant were:

Jonas Singer, Esquire -- Wells & Singer  
Vince Schino -- Property Owner  
Jeffrey Henke, Franchisee -- Rita's Water Ice  
James Miller, Planner -- J.A. Miller Planning Consultants

The representatives were sworn in.

7:40 pm – At this time, Amina Anderson entered meeting.

The hearing commenced.

Vice-Chairman Klosinski opened the meeting for public comment. Seeing no comment from the public, the meeting was closed to the public by Vice-Chairman Klosinski and the meeting resumed.

Mr. Caldwell made a motion to deem the application complete; seconded by Mr. McTamney.

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

Mr. Simpson made a motion to approve a use variance to permit a Rita's Water Ice at this location, and for a waiver of site plan; seconded by Mr. McTamney.

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

**RESOLUTIONS:** None

**ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:**

Administrator Theokas said there will be applications for consideration at the April 25, 2019 and May 23, 2019 meetings.

Mr. McTamney made a motion to adjourn the meeting; seconded by Mr. Caldwell.

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

The meeting was adjourned at approximately 9:20 pm.