

**TOWNSHIP OF BORDENTOWN  
ZONING BOARD MEETING**

**April 25, 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:** Michael Carney, Chairman  
 Charles Klosinski, Vice-Chairman  
 David Caldwell  
 Amadeo Dela Cruz  
 Mark McTamney  
 Linda Schiano  
 Rick Simpson  
 Amina Anderson, Alt. #1  
 Brian J. Carlin, Attorney, Law Office of Brian J. Carlin  
 Ben Matlock, 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:** Vacant, Alt. #2  
 Brian Boccanfuso, CME – Engineer  
 James L. Kochenour, PE – Traffic Engineer

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

**MINUTES:**

Mr. Caldwell made a motion to approve the Minutes of March 28, 2019; seconded by Ms. Schiano.

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

**OLD BUSINESS:** None

**NEW BUSINESS:**

	<b><u>G.S. REALTY CORP. – COMPLETENESS ONLY</u></b>	
<b>ZB-2019-01</b>	Applicant wants to construct a billboard.	Block 137.02, Lots 1 & 11.03
Received 2/15/19	<b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Brian Boccanfuso, Engineer and Malvika Apte, Planner: March 20, 2019	2473 Old York Rd.
Escrow fees: PAID #987700		Zone is REO

Attorney Carlin swore-in Zoning Board Engineer Ben Matlock of CME Associates, who is filling in for Brian Boccanfuso.

Present giving testimony representing applicant were:

Steven P. Gouin, Esq. -- Attorney  
Mark Januszewski, Maser Consulting, PA – Project Engineer

The representatives were sworn in. The professionals' letters were reviewed for completeness.

Attorney Carlin stated that there are outstanding taxes. The municipality and the owner of the land have come to a conclusion of how much taxes are due. The application clock will begin when it is certified that the check has been received. Memorialization of completeness is contingent upon this.

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

Mr. Caldwell made a motion to deem the application complete with the waivers as suggested and subject to the condition that the applicant will provide the tax certification that there are no taxes or assessments due prior to the Zoning Board adopting a resolution of memorialization; seconded by Mr. Dela Cruz.

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

The applicants will return to present their application at the next Zoning Board meeting scheduled for May 23, 2019. No further noticing is required.

**NEW BUSINESS:**

<b>ZB-2019-03</b> Received 3/15/19 Escrow fees: PAID #988200	<b><u>CRYSTAL SPLASH POOLS, LLC</u></b> Applicant is requesting to expand previously approved use variance on existing lot and expand use onto adjacent lot. <b><u>REPORTS BY BOARD PROFESSIONALS:</u></b> Brian Boccanfuso, Engineer and Malvika Apte, Planner: April 18, 2019	Block 18, Lots 5 & 6  25 & 29 Route 130  Zone is HC
---	--	--

Present giving testimony representing applicant was:

Jonas Singer, Esq., Wells & Singer, Attorney

Mr. Singer gave an explanation of the application and the background of the property to the Zoning Board members. The professional letter was reviewed for completeness.

Interim C.D. Director Theokas stated that regardless of any approvals, noise complaints have been received and the applicant must comply with the Township's noise ordinance.

Chairman Carney opened the meeting for public comment on the issue of completeness only.

Tim Eiffert, 18 Hogback Road: Mr. Eiffert expressed frustration with the noise and fluid leakage at the site. Attorney Carlin stated that he understood his frustration and referred him to Mike Theokas, Interim C.D. Director to address his complaints.

John Weiss, 26 Hogback Road: Mr. Weiss wanted to make sure the site reverts back to what it was. The grade of the property has been changed. Attorney Carlin said this will be addressed with the site plan.

Seeing no further comment from the public, the meeting was closed to the public by Chairman Carney and the meeting resumed.

Mr. Simpson made a motion to adjourn this application to the June 27, 2019 Zoning Board meeting at 7:30 pm to permit the applicant to submit an amended application for a use variance and major preliminary and final major site plan approval, and any other variances or design waivers that may be required for the Zoning Board to consider with regards to this property. The applicant will re-advertise and re-publish notice of that meeting; seconded by Mr. McTamney.

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

#### **RESOLUTIONS:**

- **Resolution Z-2019-10 – A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BORDENTOWN DEEMING COMPLETE THE APPLICATION BY INSIGHT PROPERTIES & MANAGEMENT L.L.C. FOR BLOCK 32, LOTS 2 & 3 AND WAIVING THE REQUIREMENT THAT THE APPLICATION BE REVIEWED ONLY FOR COMPLETENESS AT THE FIRST MEETING.**

Mr. Caldwell made a motion to adopt Resolution Z-2019-10; seconded by Mr. McTamney.

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

- **Resolution Z-2019-11 – A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BORDENTOWN ON THE APPLICATION OF INSIGHT PROPERTIES, L.L.C. GRANTING A USE VARIANCE AND WAIVER OF SIGHT PLAN APPROVAL FOR BLOCK 32, LOTS 2 & 3 ON THE BORDENTOWN TOWNSHIP TAX MAP.**

Mr. Simpson made a motion to adopt Resolution Z-2019-11; seconded by Ms. Schiano.

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

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

Administrator Theokas said there was nothing to report.

**PUBLIC COMMENT:**

Attorney Carlin opened the meeting for public comment. Seeing no comment from the public, Chairman Carney closed the public portion of the meeting.

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

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

The meeting was adjourned at approximately 8:48 pm.