

**TOWNSHIP OF BORDENTOWN  
ZONING BOARD MEETING MINUTES**

**June 27, 2019**

The Bordentown Township Zoning Board Meeting was called to order at approximately 7:34 PM in the main meeting room of the Municipal Building on Municipal Drive.

**PRESENT:** Michael Carney, Chairman  
Charles Klosinski, Vice-Chairman  
Mark McTamney  
Rick Simpson  
Amina Anderson, Alt. #1  
Brian J. Carlin, Attorney, Law Office of Brian J. Carlin  
Mike Theokas, Board Secretary / Interim Director of C.D.

**ABSENT:** David Caldwell  
Amadeo Dela Cruz  
Linda Schiano  
Vacant, Alt. #2  
Brian Boccanfuso, CME – Engineer  
Malvika Apte, CME – Planner  
James L. Kochenour, PE – Traffic Engineer  
Cindy Dziura, Alt. Board Secretary / Deputy Clerk

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 Board Secretary Theokas.

**MINUTES:**

Mr. Klosinski made a motion to approve the Minutes of May 23, 2019; seconded by Chairman Carney.

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

**OLD BUSINESS:**

**CRYSTAL SPLASH POOLS, LLC** – Chairman Carney announced that a letter dated June 17, 2019 was received from the applicant’s attorney requesting that the application be continued to the July 25, 2019 meeting @7:30 pm.

Attorney Carlin stated that the application was deemed incomplete at the April 25, 2019 meeting, and the applicant’s professionals have not yet filed for site plan. Rather than dismiss the matter, the Township has opted to keep the application under the jurisdiction of the Zoning Board to maintain enforcement abilities. If the site plan is submitted, the applicant will mail notification of the meeting to the residents within 200 feet.

Attorney Carlin answered various questions/comments from the public about the dates. Administrator Theokas added that the Township has done its best to address some complaints that have been received, and encouraged the public to keep submitting the complaints.

One of the residents located at 76 Groveville Road said he adjoins the property, but never received a notice by mail. Administrator Theokas will follow-up on this.

**NEW BUSINESS:** None

**RESOLUTIONS:**

- **Resolution Z-2019-14 – RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BORDENTOWN GRANTING THE APPLICATION OF G.S. REALTY CORPORATION FOR A USE VARIANCE, WITH CONDITIONAL USE APPROVAL A CONDITIONAL USE VARIANCE AND DESIGN WAIVERS FOR BLOCK 137, LOTS 1 AND 11.03 ON THE BORDENTOWN TOWNSHIP TAX MAP.**

Chairman Carney made a motion to approve Resolution Z-2019-14; seconded by Mr. McTamney.

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

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

Administrator Theokas announced that the Township Committee named Nadia Bandukda to the Alt. #2 position of the Zoning Board. She will be sworn-in as Zoning Board member Alt. #2 at the July meeting.

**PUBLIC COMMENT:**

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

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

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

The meeting was adjourned at approximately 7:53pm.