

**TOWNSHIP OF BORDENTOWN
ZONING BOARD MEETING MINUTES**

October 24, 2019

The Bordentown Township Zoning Board Meeting was called to order at approximately 7:31 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
Nadia Bandukda, Alt. #2
Brian J. Carlin, Attorney, Law Office of Brian J. Carlin
Cindy Dziura, Alt. Board Secretary / Deputy Clerk

ABSENT: Rick Simpson
Amina Anderson, Alt. #1
Brian Boccanfuso, CME – Engineer
Malvika Apte, CME – Planner
James L. Kochenour, PE – Traffic Engineer
Mike Theokas, Board Secretary / Interim Director of C.D.

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.

REORGANIZATION OF THE BOARD:

Nadia Bandukda was sworn-in by Attorney Carlin as a new member of the Zoning Board.

ROLL CALL:

Roll call was taken by Alt. Board Secretary Dziura.

MINUTES:

Mr. McTamney made a motion to approve the Minutes of June 27, 2019; seconded by Mr. Caldwell.

(Mr. Caldwell was not present at the June 27, 2019 meeting, however, he listened to the Minutes, signed an affidavit attesting to this, and is eligible to vote.)

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

Mr. Caldwell made a motion to approve the Minutes of September 26, 2019; seconded by Mr. McTamney.

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

RESOLUTIONS:

- **Resolution Z-2019-15 – A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF BORDENTOWN TOWNSHIP DEEMING COMPLETE THE APPLICATION OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL WITH USE VARIANCE RELIEF FOR BLOCK 134.01, LOTS 1 & 2, AND WAIVING THE REQUIREMENTS THAT THE APPLICATION MUST BE REVIEWED ONLY FOR COMPLETENESS AT THE FIRST MEETING.**

Mrs. Schiano made a motion to adopt Resolution Z-2019-15; seconded by Mr. Klosinski.

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

- **Resolution Z-2019-16 – A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF BORDENTOWN TOWNSHIP GRANTING THE APPLICATION OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY GRANTING PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL WITH USE VARIANCE RELIEF FOR BLOCK 134.03, LOTS 1&2 ON THE BORDENTOWN TOWNSHIP TAX MAP.**

Mr. McTamney made a motion to adopt Resolution Z-2019-16; seconded by Mrs. Schiano.

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

OLD BUSINESS:

ISAIAS V., LLC -- A letter dated October 22, 2019 was received from Wells & Singer Law Office regarding Isaias V., LLC requesting adjournment to the November 21, 2019 meeting. Zoning Board Attorney Carlin stated that at the last meeting the Zoning Board had requested that the applicant be contacted to find out what their status is, and if they weren't ready to proceed that they would return tonight and explain the reason for the delay. There is an issue with compliance from the non-conformities at the site from the 4-5 previous approvals. The applicant does not think they have to file a site plan, but have not been able to produce any evidence of an approval by Township Officials. They will probably have to file a full site plan, and will be meeting with our Professionals.

Mr. Carney made a motion to grant an adjournment of the application for Isaias V., LLC to the November 21, 2019 Zoning Board Meeting, not realizing it may be carried over if they file a site plan; seconded by Mr. Klosinski.

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

CRYSTAL SPLASH POOLS, LLC -- A letter dated October 22, 2019 was received from Wells & Singer Law Office regarding Crystal Splash Pools, LLC requesting adjournment to the November 21, 2019 meeting. Zoning Board Attorney Carlin stated that at the last meeting the Zoning Board had requested that if the applicant did not have a site plan approved for tonight's meeting, there would be no further adjournments. They would be required to come in and either convince the Zoning Board there is a reason for the adjournment or we would do a completeness determination. Yesterday, the applicant filed an amended application and an amended site plan. Zoning Board Attorney Carlin stated that we are going to adjourn this application until the Board's professionals are ready.

Mr. Carney made a motion to grant an adjournment of the application for Crystal Splash Pools, LLC to the November 21, 2019 Zoning Board Meeting; seconded by Mrs. Schiano.

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

NEW BUSINESS: None

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Alternate Board Secretary Dziura announced that Administrator Theokas and his wife gave birth to a son on October 12, 2019, and everyone is doing well.

PUBLIC COMMENT:

Chairman Carney opened the meeting for public comment.

DEBRA EIFFERT, 18 Hogback Road: Ms. Eiffert inquired about the timeline for the Crystal Splash application. She said it has been a year and they do what they want on a daily basis without any regard to the rules of the Township. Attorney Carlin responded that the Zoning Board received the application in April. He also explained that the Municipal Land Use Law has specific timelines, and the process is slow and the Township is limited on what we can do. Now that there is a site plan in place, our Board professionals can proceed.

Chairman Carney closed the public portion of the meeting.

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

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

The meeting was adjourned at approximately 8:02 pm.