

**TOWNSHIP OF BORDENTOWN
ZONING BOARD MEETING MINUTES**

November 21, 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
 Rick Simpson
 Amina Anderson, Alt. #1 (entered at 7:38 pm)
 Brian J. Carlin, Attorney, Law Office of Brian J. Carlin
 Brian Boccanfuso, CME – Engineer
 Chris Dochney, CME – Planner (for Malvika Apte)
 Mike Theokas, Board Secretary / Interim Director of C.D.
 Cindy Dziura, Alt. Board Secretary / Deputy Clerk

ABSENT: Nadia Bandukda, Alt. #2
 Malvika Apte, CME – Planner
 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. Simpson made a motion to approve the Minutes of October 24, 2019; seconded by Mr. Caldwell.

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

RESOLUTIONS: None

OLD BUSINESS:

ZB-2019-03	<u>CRYSTAL SPLASH POOLS, LLC</u>	Escrow #988200
Received 3/15/19; Revised App/Plans Received 10/24/19	Applicant is requesting to expand previously approved use variance on existing lot and expand use onto adjacent lot.	Block 18, Lots 5 & 6
Escrow fees: PAID	<u>REPORTS BY BOARD PROFESSIONALS:</u> Brian Boccanfuso, Engineer and Malvika Apte, Planner: November 15, 2019	25 & 29 Route 130
Taxes: PAID		Zone is HC

Present giving testimony in regard to the completeness of the application:
 Jonas Singer, Esquire – Wells & Singer Law Office, LLC
 James A. Miller, Licensed Engineer
 Michael Burke, Manager/Owner, Crystal Splash Pools, LLC

The representatives were sworn-in and the hearing commenced. The Planning Board Engineer reviewed his report for completeness.

The Zoning Board recessed their regular meeting at approximately 8:53 pm and reconvened at 8:58 pm.

Attorney Carlin opened the meeting to the public:

JOHN WEISS, 26 Hogback Road: Mr. Weiss said that it was stated that there was presently no business being done on the site, but they have been out there every day, and elevation is quite high now.

ROSEANN WEISS, 26 Hogback Road: Ms. Weiss said that at 5:30 am on a Saturday there is truck and gravel and other noises by dump trucks. She disagrees with what the applicant said and there are still conducting business.

TIM EIFFERT, 18 Hogback Road: Mr. Eiffert said he will be moving elsewhere in the Township on December 13, 2019. He asked that the Township do right by his former neighbors. He also indicated there were many roosters on the property.

AL BERNOTAS, 76 Groveville Road: Mr. Bernotas said he had no problem with pool storage. However, his property is at the bottom of a slope and they have built up the ground so he receives run off when there is a storm. He had to build a swale to try to divert the water. He asked if a 3-foot berm could be built. Planning Board Engineer Boccanfuso will be looking at the drainage on the site.

Chairman Carney closed the public portion of the meeting.

Ms. Schiano made a motion to deem the application incomplete for failure to provide a full preliminary and final site plan as required under their approvals from 2008, and with other conditions as cited by Attorney Carlin; seconded by Mr. Simpson.

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

This application will be relisted for the January 2020 meeting. If no additional submission has been made at that time, the Zoning Board will consider whether they will direct Zoning Officer Theokas to enforce.

ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE:

Zoning Board Secretary Theokas stated there is no new business, and we are working with some other applications that are outstanding, including Mr. Viteri.

PUBLIC COMMENT:

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

Mr. Klosinski made a motion to adjourn the meeting at 9:23 pm; seconded by Mr. Caldwell.

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