TOWNSHIP OF BORDENTOWN
PLANNING BOARD AGENDA
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
July 9, 2026 -- 7:00 p.m.

ATTENDANCE

PRESENT	ABSENT	
_____	_____	Aneka Miller, Mayor, Class I
_____	_____	Bill Grayson, Committeeman, Class III
_____	_____	Adam Spundarelli, Class II
_____	_____	George Chidley, Chair, Class IV
_____	_____	Danielle Esser, Vice-Chair, Class IV
_____	_____	Davinder Singh, Class IV
_____	_____	David Dietrich, Class IV
_____	_____	Abhilasha Singh, Class IV
_____	_____	Vacant, Class IV
_____	_____	David Kowalski, Alt. #1
_____	_____	Nathan Opielski, Alt. #2
_____	_____	Mark Siegle, AICP, PP, CNU-A, Board Secretary/Director of Community Dev.
_____	_____	Cindy Dziura, Alt. Bd. Secretary/Deputy Township Clerk
_____	_____	
_____	_____	
_____	_____	Salvatore Siciliano, Esq. – Attorney
_____	_____	Frederick J. Turek, PE, PP, CME, CPWM – Engineer
_____	_____	Jack Carman, RLA, FASLA, PP – Planner/Landscape Architect
_____	_____	Jeff L'Amoreaux, PE– Traffic Engineer

1. ROLL CALL

2. SALUTE TO FLAG

3. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:

In compliance with the Open Public Meetings Act, this is to announce that adequate and electronic notice of this Planning Board meeting on July 9, 2026 was provided in the following manner:

On January 9, 2026 advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building, was published by THE BURLINGTON COUNTY TIMES on January 19, 2026 and the TIMES OF TRENTON on January 15, 2026, and was filed with the Clerk of Bordentown Township and was mailed to all persons who requested and paid for such notice. In accordance with Public Law 2025, Chapter 72, public notice of this meeting and all meetings of the Planning Board was posted on January 12, 2026 on the Township Public Notice webpage.

Please note that unless otherwise modified by Resolution of the Planning Board, all meetings shall begin at 7:00 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Planning Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

The proceedings of this meeting are being electronically recorded and the recording will be on file in the Office of Community Development. Pursuant to Resolution Number P-2010-17, the electronic

recordings of the meetings act as the minutes of the meeting in conjunction with the abbreviated form of the minutes.

Those testifying before the Board on any application are required to be sworn. The Board's Engineer, Planning Consultant, and Traffic Engineer have taken an oath upon their appointment and their testimony on an application is under oath on a continuing basis.

4. New Business:

PB-2025-08 Received: 8-5-2025 Deemed Complete: 6-15-26 Escrow fees: PAID	***PUBLIC HEARING*** **RONALD AND JOAN MAYER** Applicant is seeking minor subdivision approval with bulk variances for a lot line adjustment. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: February 17, 2026	**ESCROW #** 106200 Block 48 Lot: 1.01 899 US 206 Zone: R-6

PB-2026-03 Received: 3-27-2026 Deemed Complete: 4-27-26 Escrow fees: PAID	***PUBLIC HEARING*** **SOLIDROOT HOLDINGS** Applicant is seeking preliminary and final site plan approval for the use of the former Northeastern Lumber site as a wood decking retail operation. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: July 5, 2026 Jack Carman, Board Planner/Landscape Architect: June 17, 2026	**ESCROW #** 106400 Block 127 Lot: 2 270 US 130 South Zone: Southern Gateway Redevelopment Plan Area

PB-2026-06 Received: April 20, 2026 Deemed Complete: June 3, 2026 Escrow fees: PAID	***PUBLIC HEARING*** **CARRIED TO THE AUGUST 13 2026 MEETING** **BKS MANAGEMENT, LLC** Applicant is seeking use variance relief for the construction of a hotel. No site plan approval is being sought at this time. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: Jack Carman, Board Planner/Landscape Architect:	**ESCROW #** 107000 Block 132 Lot: 1.02 Dunns Mill Rd Zone: CC-Community Commercial

5. **ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE**

6. **PUBLIC COMMENT**

7. **MOTION TO ADJOURN**