TOWNSHIP OF BORDENTOWN
PLANNING BOARD AGENDA
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
June 25, 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 June 25, 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. Minutes:

- **April 23, 2026**
- **June 11, 2026**

5. Resolutions:

- Resolution 2026-12: Resolution of the Planning Board of the Township of Bordentown memorializing the Boards approval of a variance application for 16 Oak Avenue (Kowalski)

- Resolution 2026-13: Resolution recognizing former Board Member Keith McWhirk for his 3+ years of service to the Bordentown Township Planning Board.

6. OLD BUSINESS:

PB-2026-02 Received: 3-1-26 Deemed Complete: 3-11-26 Escrow fees: PAID	***PUBLIC HEARING*** **FOGGIA RESTAURANT GROUP, LLC** Amended Preliminary and Final Site Plan application with variances and waivers for the amendment to the previously approved plan. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: June 18, 2026 Jack Carman, Board Planner/Landscape Architect: Revised June 17, 2017	**ESCROW #** 103000 Block 57 Lot: 12.01 144 US 130 Zone: HC

7. NEW BUSINESS:

PB-2025-03 Received: 6-9-25 Deemed Complete: 4-27-26 Escrow fees: PAID	***PUBLIC HEARING*** **CLEAN ENERGY** Applicant is seeking amended preliminary and final site plan approval with conditional use variance relief for the construction of a maintenance building to permit tractor maintenance at the existing compressed natural gas alternative energy fueling station. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: June 6, 2026 Jack Carman, Board Planner/Landscape Architect: June 4, 2026	**ESCROW #** 101304 Block 134.01 Lot: 5 AND 6 1092 US 206 Zone: GC-II

PB-2026-03 Received: March 27, 2026 Deemed Complete: April 27, 2026 Escrow fees: PAID	***PUBLIC HEARING*** **APPLICATION TO BE CARRIED TO THE JULY 9, 2026 PLANNING BOARD MEETING** **SOLIDROOT HOLDINGS LLC** Applicant is seeking preliminary and final site plan approval with variances/waivers for the operation of a decking business. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: Jack Carman, Board Planner/Landscape Architect:	**ESCROW #** 106400 Block 127 Lot: 2 270 US 130 Zone: Southern Gateway Redevelopment Zone Area

AP-2026-01 AND AP-2026-02 Received: 3-30-26 Escrow fees: PAID	***PUBLIC HEARING*** **TO BE CARRIED TO THE JULY 23, 2026 MEETING** **A & C LAND MANAGEMENT** Applicant is appealing the zoning officer's determination of the following: 1. The abandonment of the prior non-conforming uses 2. The need for a use variance to use the property for a cat grooming/spa operation. REPORTS BY BOARD PROFESSIONALS: Jack Carman, Board Planner/Landscape Architect: • Abandonment Review Report 4-16-26 • Need for a use variance review report: 4-20-26	**ESCROW #** 106700 AND 106800 Block 17 Lot: 10.03 AND 12 18-22 US 130 Zone: HC

8. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

9. PUBLIC COMMENT

10. MOTION TO ADJOURN