TOWNSHIP OF BORDENTOWN
PLANNING BOARD MINUTES
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
June 11, 2026 -- 7:00 p.m.

The Bordentown Township Planning Board meeting was called to order at approximately 7:00 PM in the main meeting room of the Municipal Building on Municipal Drive.

PRESENT:

George Chidley, Class IV
Danielle Esser, Class IV
Abhilasha Singh, Class IV
Davinder Singh, Class IV
Nate Opielski, Alt. #2
David Dietrich, Class IV
Salvatore Siciliano, Esquire, Attorney
Jack Carman, Board Planner/Landscape Architect
Mark Siegle, Director of Comm. Dev./Board Secretary

ABSENT:

Adam Spundarelli, Class II
David Kowalski, Alt #1
Aneka Miller, Mayor, Class I
Bill Grayson, Committeeman, Class III
Cindy Dziura, Township Clerk/Alt. Bd. Secretary
Fred Turek, Board Engineer

The meeting was opened by Community Development Director/Board Secretary Siegle. The Board participated in the salute to the flag. The Open Public Meetings announcement was read by Mr. Chidley.

Roll call was taken by Community Development Director Siegle.

1. **Resolutions:**
   - **Resolution 2026-11: Resolution of the Planning Board of the Township of Bordentown memorializing the Boards approval of a one-year extension of the site plan approval for NFI Real Estate, LLC**

Motion made to approve D. Esser, Seconded by D. Dietrich
Yes: Opielski, A. Singh, D. Dietrich, G. Chidley, D. Esser
No: None
Abstain: D. Singh
Absent: B. Grayson, A. Miller, A. Spundarelli, D. Kowalski

2. NEW BUSINESS:

PB-2026-04 Received: 3-31-26 Deemed Complete:4-24-26 Escrow fees: PAID	***PUBLIC HEARING*** **ABBY FOMO/DAVID KOWALSKI** Applicant is seeking variance relief for the construction of an addition to the existing single-family dwelling. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer/Jeffrey L'Amoreaux, Board Traffic Engineer: June 4, 2026 Jack Carman, Board Planner/Landscape Architect: June 4, 2026	**ESCROW #** 106900 Block 40 Lot: 7 16 Oak Ave Zone: R6

The applicant was represented by Luke Grabiak, Esquire of the firm Del Ducca Lewis and Burr. Mr. Grabiak gave a brief overview of the application which was before the Board. Mr. Grabiak indicated the applicant was seeking variance relief for minimum front yard and minimum side yard setback.

Mr. Grabiak indicated the applicant would relocate the existing shed to comply with the side yard setback requirement for accessory structures and withdrew the request for an accessory structure variance.

Mr. Grabiak provided planning justifications for the granting of the variance based on a C1 analysis to the existing layout of the lot and existing improvements on the lot. Mr. Grabiak indicated that the adjoining property is a flood hazard area with a steep slope and the granting of variance relief would not have an adverse effect on the property.

Mr. Grabiak stated that the applicant did not have any objections to any of the comments found in the Board professionals review letters.

Mr. Grabiak introduced Abby Kowalski (formerly Fomo) whom was sworn in by the Mr. Siciliano. Ms. Kowalski stated that they purchased the house in 2017 and at the time they had no children, but now they have five children and have a need for additional space. Ms. Kowalski provided guided testimony to the Board for further reasons as to why the need for an addition of this nature was needed.

Mr. Siciliano stated that a motion to approve would be a motion to grant the applicants requested relief for both the front yard setback and a side yard setback with a condition of a fire officials review and installation of a silt fence.

Motion made to open up to the public by D. Esser, Seconded by D. Dietrich
Yes: Opielski, A. Singh, D. Dietrich, G. Chidley, D. Esser, D. Singh
No: None
Abstain: None
Absent: B. Grayson, A. Miller, A. Spundarelli, D. Kowalski

Motion made to close to the public by D. Esser, Seconded by D. Singh
Yes: All in favor voice vote.
Abstain: None
Absent: B. Grayson, A. Miller, A. Spundarelli, D. Kowalski

Motion made to approve D. Esser, Seconded by D. Singh
Yes: Opielski, A. Singh, D. Dietrich, G. Chidley, D. Esser
No: None
Abstain: None
Absent: B. Grayson, A. Miller, A. Spundarelli, D. Kowalski

PB-2025-03 Received: 6-9-25 Deemed Complete: 4-27-26 Escrow fees: PAID	***PUBLIC HEARING*** **APPLICATION ADJOURNED TO THE JUNE 25, 2026 MEETING** **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

The Board voted to adjourn this application with no further public or personal notice required until the June 25, 2026 meeting. Board Secretary Siegle made the announcement that the application would be heard on June 25, 2026 at 7 PM in the municipal meeting room.

3. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

Siegle informed the Board that the Township selected the firm of Clark Caton Hintz as the consultant for the Master Plan re-exam and Master Plan update.

4. PUBLIC COMMENT

D. Esser made a motion to open the meeting up for public comment. It was seconded by D. Dietrich. All in favor voice vote.

No public approached to comment.

D. Esser made a motion to close the public comment portion of the meeting. Seconded by D. Singh. All in favor voice vote.

5. MOTION TO ADJOURN

D. Singh made a motion to adjourn the meeting, which seconded by D. Dietrich. All in favor voice vote.