TOWNSHIP OF BORDENTOWN
PLANNING BOARD MINUTES
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
July 23, 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:

Danielle Esser, Class IV
Aneka Miller, Mayor, Class I
George Chidley, Class IV
Bill Grayson, Committeeman, Class II
Monise Princilus, Class IV
Nathan 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
Abby Singh, Class IV
David Kowalski, Alt #1
I Davinder Singh, Class IV
Cindy Dziura, Township Clerk/Alt. Bd. Secretary
Fred Turek, Board Engineer

1. **Resolutions:**
   - Resolution 2026-14: Resolution of the Planning Board of the Township of Bordentown memorializing the approval of an amended preliminary and final site plan with variance relief application made by Foggia Restaurant Group, LLC

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

   - Resolution 2026-15: Resolution of the Planning Board of the Township of Bordentown memorializing the approval of an amended preliminary and final site plan with variance relief application made by Clean Energy

     Motion made to approve by D. Dietrich, Seconded by D. Esser
     Yes: Dietrich, Esser, Chidley, Opielski

No: None
Abstentions: Princilus, Miller, Grayson
Absent: Spundarelli, Kowalski, A. Singh, D. Singh

2. New Business:

PB-2026-08 Received: 5-28-26 Deemed Complete: 6-15-26 Escrow fees: N/A	***PUBLIC HEARING*** **DIANNA MAURONE** Applicant is seeking variance relief for a portion of fencing which exceeds the maximum allowable height. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer: 7-20.-26 Jack Carman, Board Planner/Landscape Architect: 7-19-26	**ESCROW #** N/A Block: 70 Lot: 10 6 Charles Bossert Drive Zone: R-8

Ms. Maurone was sworn in and provided a brief description of the relief she was seeking. She testified that she was unaware that the addition of the 2-foot fence topper required permit approval. Ms. Maurone provide a historical overview of the relationship with the adjoining neighbor as a basis for the request for a fence height variance.

Mr. Carman questioned Ms. Maurone as to whether she believed that there would be any substantial detriment to the zone plan and zoning ordinance if the Board were to grant the variance for height and if whether she felt that the positives of granting the variance would outweigh any detriments. Ms. Maurone testified that the fence of that height was needed in order to provide enhanced safety for her and her family.

The Board and Board professionals had questions regarding safety, stability and wind load. Board members ultimately decided that any approval should be conditioned upon a proper review by the construction official for stability and if it was determined that it was not stable enough that measures should be implemented to stabilize it (at the discretion of the construction code official) or the fence should be replaced in accordance with the requirements of the uniform construction code.

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

The following members of the public provided sworn testimony in support of the application:

- Donna Brunck- 301 Cherry Ln
- MaryAnne Kelly- 1 Charles Bossert
- Kendra Burgher- 2 Charles Bossert

- Eileen Brennen- 4 Charles Bossert
- Stephen Petrosilli- 10 Charles Bossert

Motion to close to the public made by D. Esser, Seconded by D. Dietrich
Yes: Opielski, Dietrich, Esser, Chidley, Miller, Grayson, Princilus
No: None
Abstentions: None
Absent: Spundarelli, Kowalski, A. Singh, D. Singh

Motion to approve the fence height variance made by A. Miller, Seconded by D. Esser
Yes: Opielski, Dietrich, Esser, Chidley, Miller, Grayson, Princilus
No: None
Abstentions: None
Absent: Spundarelli, Kowalski, A. Singh, D. Singh

Motion to approve the conditions for approval made by A. Miller, seconded by D. Esser
Yes: Opielski, Dietrich, Esser, Chidley, Miller, Grayson, Princilus
No: None
Abstentions: None
Absent: Spundarelli, Kowalski, A. Singh, D. Singh

AP-2026-01 AND AP-2026-02 Received: 3-30-26 Escrow fees: PAID	***PUBLIC HEARING*** **ADJOURNED. APPLICANT WILL RE-NOTICE WHEN READY TO PROCEED.** **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

3. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

No items to comment on at this time.

4. PUBLIC COMMENT

Motion made to open to the public made by A. Miller, seconded by D. Esser. All in favor.

No public in attendance.

Motion made to close to the public made by D. Esser, seconded by A. Miller

5. MOTION TO ADJOURN

Motion to adjourn made by D. Esser, seconded by A. Miller. All in favor.