TOWNSHIP OF BORDENTOWN
PLANNING BOARD MINUTES
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
June 25, 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
Adam Spundarelli, Class II
Davinder Singh, Class IV
Nate Opielski, Alt. #2
David Dietrich, Class IV
Salvatore Siciliano, Esquire, Attorney
Fred Turek, Board Engineer
Jack Carman, Board Planner/Landscape Architect
Mark Siegle, Director of Comm. Dev./Board Secretary

ABSENT:

Abhilasha Singh, Class IV
David Kowalski, Alt #1
Aneka Miller, Mayor, Class I
Bill Grayson, Committeeman, Class III
Cindy Dziura, Township Clerk/Alt. Bd. Secretary

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. **Minutes:**
   - **April 23, 2026**

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

   - **June 11, 2026**

     Motion made to approve D. Esser, Seconded by D. Dietrich
     Yes: Opielski, D. Dietrich, G. Chidley, D. Esser, D. Singh
     No: None

Abstain: A. Spundarelli
Absent: B. Grayson, A. Miller, A. Singh, D. Kowalski

2. 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)

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

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

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

3. 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

The application reconvened with Mr. Roselli calling up Mr. Petry to continue direct testimony. Mr. Petry testified regarding a revised plan that was substantially similar to the originally approved plan and went through the changes that were made while working closely with the Board professionals. The Applicant agreed to address the items identified in the review letters of the Board Engineer, Frederick J. Turek, P.E., and the Board Planner, Jack Carman, P.P., including the lighting, valet parking, utility pole protection, fire lane striping, and handicap parking modifications, subject to the modifications

presented in the revised plan that both the Board Engineer and Board Planned deemed acceptable.

The Board Engineer and the Board Planner reviewed their respective reports with the Board.
Motion made to open to public by D. Esser, Seconded by D. Dietrich
All in favor

No public came up to provide comment.

Motion made to close to the public by D. Esser, Seconded by A. Spundarelli
All in favor.

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

4. 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

The Applicant was represented by Michael Magee, Esq.

All witnesses were sworn in and provided their names and addresses.

Mr. Magee began by introducing the application, which seeks an amendment to the Applicant's prior conditional use approval (Resolution #PB-2023-02), together with use variance relief and bulk variance relief for parking and side-yard setback, and a waiver of the loading space requirement, to permit the maintenance and repair of tractors at the previously approved compressed natural gas fueling station located at 1092 Route 206, Block 134.01, Lots 5 & 6.

Mr. Magee first called Greg Roche, the Owner/Applicant. Mr. Roche testified that the facility is not a truck stop, but rather a private fleet operation that is not open to the public and serves only Amazon. He explained that the fleet is serviced only on site, that no repairs are performed outside, and that the maintenance use would be exclusively for tractors operated by Amazon working from this site.

Nathan Venditti, a planner employed by Amazon, Inc., testified next. Mr. Venditti testified regarding parking, staffing, and operating characteristics of the facility. He explained that the site would provide one hundred twenty (120) time-fill fueling spaces and eighty-seven (87) standard parking spaces, and that maintenance would be performed by three (3) technicians per shift across three (3) shifts, for a total of nine (9) maintenance technicians, with the possible addition of third-party maintenance personnel. Mr. Venditti testified regarding the conditions of the operation, including that no fuel other than the approved compressed natural gas would be dispensed or stored on site and that no mobile diesel fueling would occur. Mr. Venditti addressed the number of trucks parked on site and the operating characteristics of the facility, including that parts deliveries would arrive by box truck or small flatbed, and that peak activity occurs approximately twice per year around Amazon Prime Days and during the Christmas season, a period of roughly six (6) weeks between Thanksgiving and Christmas.

Ryan Veasy, P.E., of Stantec Consulting Services Inc., a qualified expert and engineer for the Applicant, testified next. Mr. Veasy testified regarding the site plan and the proposed improvements, including the addition of the maintenance building, the removal and restriping of parking to accommodate the extended-cab tractors, a building-corner dimension of thirty-two (32) feet, the designation of employee parking, the building interior floor drain, and the landscaping. He further testified that the tractors are subject to scheduled maintenance, including oil and filter changes.

Mark Cannuli, P.P., a qualified expert and professional planner for the Applicant, testified next. Mr. Cannuli testified in support of the requested relief, including the amendment of the prior conditional use approval, the proposed ancillary structure of fifty (50) feet by one hundred (100) feet (5,000 square feet), the trash enclosure, the reduced parking, and the side-yard setback. Mr. Cannuli provided planning testimony addressing the use variance and the bulk variances for parking and setback, together with the loading waiver, and testified regarding the positive and negative criteria in support of the application.

Motion made to open to public by D. Esser, Seconded by D. Dietrich
All in favor

No public came up to provide comment.

Motion made to close to the public by D. Esser, Seconded by D. Dietrich
All in favor.

Motion made to approve D. Esser, Seconded by D. Dietrich

Yes: Opielski, A. Spundarelli, D. Dietrich, G. Chidley, D. Esser, D. Singh
No: None
Abstain: None.
Absent: B. Grayson, A. Miller, A. Singh, D. Kowalski

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

Board carried the application with no further notice until the July 9, 2026 meeting. A public announcement was made by Chairman Chidley.

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

Board carried the application with no further notice until the July 23, 2026 meeting. A public announcement was made by Chairman Chidley.

5. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

No items to report on.

6. PUBLIC COMMENT
Board Secretary reported for the record that no member of the public was present.

7. MOTION TO ADJOURN
Motion made to adjourn by D. Singh, Seconded by D. Esser

All in favor.