TOWNSHIP OF BORDENTOWN
PLANNING BOARD AGENDA
Meeting Room, 1 Municipal Drive
Bordentown, NJ 08505
August 13, 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
_____	_____	Monise Princilus, 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 August 13, 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

- **May 28, 2026**
- **June 25, 2026**
- **July 23, 2026**

5. Resolutions:

- Resolution 2026-16: Resolution of the Planning Board of the Township of Bordentown memorializing the approval of bulk variance application made by Dianna Maurone

- Resolution 2026-17: Resolution of the Planning Board of the Township of Bordentown memorializing the approval of a minor subdivision with bulk variances application made by Ronald and Joan Mayer

6. New Business:

PB-2025-11 Received: 12-19-2025 Deemed Complete: 1-12-26 Escrow fees: Paid	***PUBLIC HEARING*** **SUNNYSHARAN 79, LLC** Applicant is seeking preliminary and final major site plan approval with bulk and use variances for the construction of a gas station with associated retail mart. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer & Jeff L'Amoreaux, Board Traffic Engineer: July 30, 2026 Jack Carman, Board Planner/Landscape Architect: July 2, 2026 Mark Mezger, Fire Official: May 11th, 2026	**ESCROW: 106600** Block:55 Lot: 4 676 US 206 Zone: HC: Highway Commercial

	PUBLIC HEARING	
Received: April 7, 2026 Deemed Complete: June 1, 2026 Escrow fees: PAID	**BKS MANAGEMENT, LLC** Applicant is seeking use variance approval for the construction of a hotel. The applicant is seeking only use variance approval at this time. REPORTS BY BOARD PROFESSIONALS: Fred Turek, Board Engineer and Jeffrey L'Amoreaux, Board Traffic Engineer: August 06, 2026 Jack Carman, Board Planner/Landscape Architect: June 18, 2026 Mark Mezger, Fire Chief: May 11, 2026	**ESCROW #** 107000 Block 132 Lot: 1.02 Zone: CC: Community Commercial

7. ADMINISTRATIVE ITEMS FROM THE COMMUNITY DEVELOPMENT OFFICE

8. PUBLIC COMMENT

9. MOTION TO ADJOURN