

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
March 1, 2022  
—MINUTES—

**1. CALL MEETING TO ORDER**

Chairman Foose called the meeting to order at 7:00 pm

**2. OPEN PUBLIC MEETING ANNOUNCEMENT**

ANNOUNCEMENT; Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 19, 2022 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

**3. SALUTE TO THE FLAG**

**4. ROLL CALL**

Jeff Froose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
Donald Sweeney-	Present	Jeff Sicat-	Absent
Dawn Guttschall-	Present	Bruce Bongiorno-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
Mr. Kulak-	Present		

Others present: Board Attorney Steven Warner, Esq., Board Engineer William Burr, IV, PE, and Zoning Officer Roger Dornbierer.

**5. APPROVAL OF MINUTES**

There were no minutes for approval.

**6. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public for comments or questions. With there being no members of the public wishing to speak, the Board unanimously voted to close the public portion of the meeting.

**7. MEMORIALIZING RESOLUTIONS**

**CHAMPION REAL ESTATE MANAGEMENT LLC** (*pending*)

EASTON TURNPIKE AND MILLTOWN ROAD

Block 170, Lot 1,2 &3

21-035-ZB; Preliminary and Final Major Site Plan with C/D Variances

**8. HEARINGS & DELIBERATIONS**

**MARTINSVILLE REALTY ASSOCIATES, LLC - 801 CHIMNEY ROCK RD**

Block 802 Lot 131

21-031-ZB– PRELIMINARY SITE PLAN AND VARIANCES

Mr. Lehrer, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Robert Berlant, Managing Member of Martinsville Realty, Mr. George Folk, Professional Engineer, Mr. William Bryne, Professional Architect, Mr. Douglas Polyniak, Professional Traffic Engineer and Mr. Michael Tobia, Professional Planner. Exhibits were entered as follows:

**A1 Photograph of the Yehle House dated 1921**

**A2 Colored Rendering of the Landscape Plan**

**A3 Rendering and Floor Plan of Proposed Community Center**

**A4 Rendering and Floor Plan of Cottage Design with No Garage**

**A5 Rendering and Floor Plan of Cottage Designed with Garage**

**A6 Compendium of 5 Photographs**

Mr. Lehrer introduced the project and gave a brief overview of the application. He then introduced Mr. Berlant as the Managing Member of Martinsville Realty. Mr. Berlant was sworn and accepted by the Board.

Mr. Berlant introduced exhibits **A1 Photograph of the Yehle House dated 1921** and **A2 Colored Rendering of the Landscape Plan** and described them for the Board. He explained that he wanted to address the ageing population in the area so the application is for 8 age restricted single story homes that will have an option for a 2<sup>nd</sup> floor. He also advised the existing "Yehle" house is proposed to be a handicap accessible clubhouse/community center.

On questioning by the Board, Mr. Berlant stated there are 11 parking spaces proposed to be near the clubhouse/community center. He then identified other proposed amenities such as the playground and community garden.

On questioning by the Board, the proposed HOA would be responsible for snow removal, grass cutting, maintenance of the roadway, maintenance for the clubhouse/community center and maintenance for the stormwater facilities.

On questioning by the Board, Mr. Berlant explained all residences will have a basement option.

The Board expressed numerous concerns with the existing state of the detention basin and the existing buffers.

Chairman Foose opened the meeting to the public. With there being no questions from the public, the Board unanimously voted to close the public portion.

Mr. Lehrer introduced Mr. George Folk as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Folk introduced and described exhibit **A2 Colored Rendering of the Landscape Plan** to orient the Board on the existing conditions. He advised 8 homes would be accessed by a cul-de-sac. He then advised there would be one dual access road from Chimney Rock Rd.

Mr. Folk discussed the drainage for the site in detail. He advised there is an open ditch wetland along the northerly property line, which drains along the easterly property line, and becomes intermediate wetland with a 50' buffer. He further advised the proposed detention basin was designed with green infrastructure.

Mr. Folk discussed the bulk variance relief requested in detail and reviewed each of the Board Professionals reports.

Mr. Folk discussed landscaping packages each individual homeowner can select. Regarding the buffer landscaping, he advised there is a sizeable buffer along the property lines to the east and south, and the lot to the east is heavily wooded. Mr. Folk confirmed the detention basin would be landscaped and fully compliant with NJ Storm Water Management Plan.

Mr. Folk discussed lighting on the site and stated lights would be at the intersection of Chimney Rock Rd. and the new street, and at the end of the cul-de-sac.

Mr. Folk reviewed Ms. Doyle's review memo and advised the applicant will comply with all comments except for the restriction on site work performance before final site plan approval. Mr. Lehrer advised, per the MLUL, applicants can perform site work prior to receiving final approvals.

On questioning by the Board, Mr. Folk advised there would be no parking on the road to ensure emergency vehicle access.

Chairman Foose opened the meeting to the public.

Mr. Dennis Consalvo of 813 Chimney Rock Rd. Bridgewater NJ. Mr. Consalvo expressed concerns with the proposed lighting.

The Board took a short recess and reconvened.

Mr. Lehrer introduced Mr. Byrne as the applicant's Professional Architect. He was sworn and accepted by the Board.

Mr. Byrne introduced and described exhibits **A3 Rendering and Floor Plan of Proposed Community Center, A4 Rendering and Floor Plan of Cottage Design with No Garage and A5 Rendering and Floor Plan of Cottage Designed with Garage** in detail. He advised the community building is in good repair and the foundation is stone. He further advised the second floor of the community center would be storage whereas the first floor would be a gathering room, kitchenette and bathroom.

On questioning by the Board Professionals, Mr. Byrne advised the design of the community center designed for assembly use and the occupancy would be maximum of 42 for the gathering room.

Mr. Byrne opined the applicant is fully compliant with the requirements set for in Martinsville Special Design District, section 126-199.2.

Chairman Foose opened the meeting to the public. With there being no questions from the public, the Board unanimously voted to close the public portion.

This application was carried to the Tuesday April 19, 2022 Regular Meeting without further notice.

**DAVID SCAGLIOTTA - 208 ADAMSVILLE ROAD**

**Block 222.02 Lot 3**

21-029-ZB – VARIANCE

Eligible to vote: All Members

This application was carried to the Tuesday April 19, 2022 Regular Meeting without further notice.

**9. OTHER BOARD BUSINESS**

There was no other business.

**10. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 9:45 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer