

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting
September 5, 2023
-Minutes-

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 7:00 pm.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Chairman Vescio read the OPMA Statement.

SALUTE TO THE FLAG

ROLL CALL

Mr. Pappas-	Absent	Councilman Ring-	Present
Mr. Wang-	Absent	Mr. Van Eck-	Present
Mayor Moench-	Absent	Ms. Zarro-	Absent
Mr. Genova-	Absent	Mr. Banga-	Absent
Mr. Magura-	Present	Ms. Chartowich-	Present
Ms. Sikora-	Present	Chairman Vescio-	Present

Others present: Board Attorney Mr. Doug Steinhardt, Board Planner Scarlett Doyle, Board Engineer William Burr & Land Use Administrator Nancy Probst.

MEMORIALIZATION OF RESOLUTIONS

Application No. 23-019-ZB; Cottages at Martinsville
Block 802, Lot 131; Chimney Rock Rd. (South of Washington Valley Rd.)

On motion by Ms. Sikora, the Board voted to adopt the resolution as amended based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Magura, Ms. Sikora, Mr. Banga, Mr. Van Eck
& Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mr. Banga, Mayor Moench, Mr. Pappas Ms. Zarro & Mr. Genova
& Mr. Wang

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

With there being no members from the public wishing to speak, the Board unanimously closed the public portion.

APPROVAL OF MINUTES

August 15, 2023 Regular Meeting

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to adopt the minutes as amended based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Magura, Ms. Sikora, Mr. Van Eck & Chairman Vescio

Nay:

Abstain:

Not Eligible: Ms. Chartowich

Absent: Mayor Moench, Mr. Genova, Mr. Pappas, Mr. Wang, Ms. Zarro & Mr. Banga

LAND DEVELOPMENT APPLICATIONS

Application No. 23-006-PB; Kumar Realty LLC

Block 418.02, Lot 14; 386 Van Holten Rd.

Minor Subdivision with Variances

Jay Bohn, Esq. was present to represent the applicant. Sworn testimony was provided by Manish Kumar, Principal, Cathy Mueller, Professional Engineer, Christine Cofone, Professional Planner. Exhibits were entered as follows:

A1 NJ American Water Correspondence

Mr. Bohn introduced Mr. Kumar as the Principal of Kumar Realty LLC. He was sworn and accepted by the Board. Mr. Kumar provided a brief description of the application and advised he is requesting subdivision approval to build two homes.

On questioning by the Board Engineer, Mr. Kumar confirmed the existing shelter shown on the plans is for the well and will be removed upon the decommissioning of the well.

Chairman Vescio opened the meeting to the public for questions.

Mr. Adam Alb of 2002 Washington Valley Rd. Bridgewater NJ. Mr. Alb asked the size of the lots and Mr. Bohn deferred the question to the Engineer's testimony.

With there being no further questions, the Board closed the public portion of the meeting.

Mr. Bohn introduced Ms. Mueller as the applicants Professional Engineer. She was sworn and accepted by the Board.

Ms. Mueller identified the site using the previously submitted site plans and oriented the Board on the subject property. She then identified the existing conditions on the site. She testified all

of the improvements will be removed from the lots however the applicant will be using the existing curb cuts.

Ms. Mueller identified the variances requested by the applicant.

Ms. Mueller reviewed the concept plan and advised the dwellings are proposed to be 4192 SF. She advised the houses are conceptual at this time and confirmed that, should the dwellings not comply with bulk standards; the applicant would have to return for variance approval at that time.

Ms. Mueller discussed the water runoff and the soil and sediment control plans in detail.

On questioning by the Board, Ms. Mueller confirmed the houses will have wells. They did contact NJ American Water and the closest main is 2,000 feet to the east from the properties. The Board expressed concerns with the accuracy of the testimony. Ms. Mueller introduced exhibit **A1 NJ American Water Correspondence** to identify the existing mains and confirmed there is not an existing main on Spring Valley Rd.

On questioning of the Board, Ms. Mueller confirmed there are no electric vehicle charging stations within the proposed garages.

On questioning of the Board Professionals, Ms. Mueller confirmed the proposed residences will not exceed the permitted FAR for the zone.

After a discussion regarding the water tables, the applicant agreed to do soil testing once the machines are on site.

On questioning by the Board, Ms. Mueller advised the proposed residences will comply with all of the bulk standards and side yard setbacks.

Chairman Vescio opened the meeting to the public for questions. With there being no questions, the Board closed the public portion.

Mr. Bohn introduced Ms. Christine Nazzaro Cofone as the applicants Professional Planner. She was sworn and accepted by the Board.

Ms. Cofone reviewed the proposed subdivision application and identified each of the variances requested by the applicant in detail.

Ms. Cofone reviewed the C1 and C2 variance criteria the applicants must meet to obtain Board approval. She discussed the existing residences and confirmed only one lot has the conforming 150 ft of frontage. The majority of the lots are similar in size to the lot sizes the applicant is proposing. She then discussed the existing residences in the area in detail.

On questioning by the Board, Ms. Cofone opined the proposed subdivision follows the existing pattern of lots on Van Holten Rd. She further opined the project is appropriate for the area as presented.

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

The Board requested the applicant submit proposed renderings of the residences.

This application was carried to the Tuesday September 19, 2023 Regular Meeting at 7:00 pm without further notice.

**Application No. 20-010-PB; NYSMSA Limited Partnership dba Verizon Wireless
Block 168, Lot 18; 551 Milltown Rd.
Extension of Approval Request**

Mr. Purcell, Esq. was present to represent the applicant. Sworn testimony was provided by Gabe Halpern, AT&T Representative and Samantha Mertz, Migratory Bird Specialist. Exhibits were entered as follows:

A1 Photos of Osprey Nest

Mr. Purcell reviewed the application that was previously approved and advised an osprey nest has been built within the temp tower that was scheduled to be removed. Osprey are protected by law migratory birds therefore; the applicant can't remove the tower. The applicant is seeking a 6-month extension until January 2024.

Mr. Purcell introduced Ms. Mertz as the expert in migratory birds. She was sworn and accepted by the Board.

Ms. Mertz introduced and described exhibit **A1 Photos of Osprey Nest**. Ms. Mertz confirmed this nest is on the temp tower located at 551 Milltown Rd. Bridgewater NJ.

Chairman Vescio opened the meeting to the public for questions and comments. With there being no questions or comments from the public, the public portion of the meeting was closed.

The Board deliberated.

On motion by Ms. Sikora, seconded by Ms. Chartowich, the Board voted to grant the extension based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Magura, Ms. Sikora, Ms. Chartowich, Mr. Van Eck
& Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mr. Genova, Mr. Wang, Mr. Pappas, Mayor Moench, Ms. Zarro & Mr. Banga

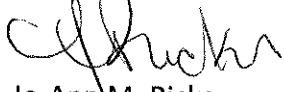
OTHER BUSINESS

There was no other business.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 7:42 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer