

BRIDGEWATER TOWNSHIP PLANNING BOARD

Reorganization & Regular Meeting

February 6, 2024

-Minutes-

CALL MEETING TO ORDER/ OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Nancy Probst called the meeting to order at 6:46 p.m. in the Bridgewater Township Municipal Building and read the open public meetings statement into the record.

OATHS OF OFFICE

The following members were sworn in by Mr. Peck: Mr. Banga, Ms. Chartowich, Mr. Atkins.

SALUTE TO THE FLAG

ROLL CALL

PRESENT

Mr. Vescio
Councilman Kirsh
Mr. Pappas
Mr. Magura
Mr. Banga
Ms. Chartowich
Mr. Choudhury (arrived late)*
Mr. Atkins

ALSO PRESENT

Mark Peck, Board Attorney
William Burr, Board Engineer
Nancy Probst, Land Use Administrator

ABSENT

Ms. Sikora
Mayor Moench
Mr. Wang

APPOINTMENTS

CHAIRPERSON

Ms. Probst opened nominations for Chairperson. **Motion** by Mr. Pappas, **seconded** by Mr. Banga and unanimously carried to elect **Maurizio Vescio** as Chairman. Mr. Pappas moved to close nominations. Seeing no further nominations, a single ballot was cast and Mr. Vescio was elected Chairman.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Atkins

Nay:

Abstain:

VICE CHAIRPERSON

Chairman Vescio opened nominations for Vice Chairperson. **Motion** by Chairman Vescio, **seconded** by Mr. Banga to elect **Ashley Sikora** as Vice Chairperson. Chairman Vescio moved to close nominations. Seeing no further nominations, a single ballot was cast and Ms. Sikora was elected Vice Chairperson.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Atkins

Nay:

Abstain:

*Mr. Choudhury arrived at 6:50 and was sworn in by Mr. Peck.

SECRETARY

Chairman Vescio opened nominations for Secretary. **Motion** by Chairman Vescio, **seconded** by Ms. Chartowich to elect **Nancy Probst, Land Use Administrator** as Secretary. Councilman Kirsh moved to close nominations. Seeing no further nominations, a single ballot was cast and Ms. Sikora was elected Vice Chairperson.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

ASSISTANT SECRETARY

Chairman Vescio opened nominations for Assistant Secretary. There was a **Motion** by Mr. Magura which was **seconded** by Mr. Choudhury and unanimously carried to elect **Sonja Chartowich** as Assistant Secretary. Chairman Vescio moved to close nominations. Seeing no further nominations, a single ballot was cast and Ms. Chartowich was elected Assistant Secretary.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

BOARD ATTORNEY

Chairman Vescio opened nominations for appointment of the Board Attorney. **Motion** by Mr. Pappas, **seconded** by Councilman Kirsh to appoint **Mark Peck, Esq.** Board Attorney and adopt a resolution memorializing his appointment, as presented.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

BOARD ENGINEER

Chairman Vescio opened nominations for appointment of the Board Engineer. **Motion** by Mr. Pappas, **seconded** by Councilman Kirsh to appoint **William Burr, P.E.** Board Engineer and adopt a resolution memorializing his appointment, as presented.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

BOARD PLANNER

The Board did not designate a Planner.

CONSULTING ENGINEER

Chairman Vescio opened nominations for appointment of a Consulting Engineer. **Motion** by Mr. Kirsh, **seconded** by Mr. Magura to appoint **CME Associates** as Consulting Board Engineer and adopt a resolution memorializing the appointment, as presented.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

CONSULTING PLANNER

The Board did not designate a Consulting Planner.

CONSULTING TRAFFIC ENGINEER

Chairman Vescio opened nominations for appointment of a Consulting Traffic Engineer. **Motion** by Mr. Pappas, **seconded** by Ms. Chartowich to appoint **Bright View Engineering** as Consulting Traffic Engineer and adopt a resolution memorializing the appointment, as presented.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

2024 MEETING DATES

New business for the February 20, 2024 meeting was discussed. **Motion** by Councilman Kirsh, **seconded** by Mr. Pappas and unanimously carried **by voice vote** to adopt a resolution, [as amended] establishing the meeting dates for 2024, *(excepting 2/20/24)* which the Board ordered to be eliminated/cancelled. Chairman Vescio read the meeting dates into the record.

2024 OFFICIAL NEWSPAPERS

Motion by Ms. Chartowich, **seconded** by Mr. Choudhury and unanimously carried **by voice vote** to adopt a resolution (as presented), designating the **Courier News Bridgewater** and **Star Ledger** as the Official Newspapers of the Planning Board for 2024.

ADJOURN

Motion by Mr. Banga, **seconded** by Ms. Chartowich and unanimously carried to adjourn the Reorganization Meeting and enter into the Regular Meeting at 7:01.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Chairman Vescio called the meeting to order at 7:01 p.m. in the Bridgewater Township Municipal Building and read the open public meetings statement into the record.

PRESENT

Mr. Vescio
Councilman Kirsh
Mr. Pappas
Mr. Magura
Mr. Banga
Ms. Chartowich
Mr. Choudhury
Mr. Atkins

ABSENT

Mayor Moench
Mr. Wang
Ms. Sikora

ALSO PRESENT

Mark Peck, Board Attorney
William Burr, Board Engineer
Nancy Probst, Land Use Administrator

PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

There was no public comment.

MINUTES

November 21, 2023 Regular Meeting

Motion by Mr. Magura, **seconded** by Mr. Banga and unanimously carried to adopt the Minutes of 11/21/23, as presented.

Roll Call

Aye: Mr. Vescio, Mr. Magura, Mr. Banga, Ms. Chartowich

Nay:

Abstain or Not Eligible: Councilman Kirsh, Mr. Pappas, Mr. Choudhury, Mr. Atkins

RESOLUTIONS

#23-004-PB – Cellares Corp. (Block 485, Lot 3) 95 Corporate Drive) Preliminary & Final Site Plan with bulk variances – Approved with Conditions

Councilman Kirsh spoke in support of the application and commended all involved with bringing the approval to completion. He spoke briefly about a recent site visit with Council as well as the nature of operations. Chairman Vescio echoed his sentiments.

Motion by Ms. Chartowich, **seconded** by Mr. Banga and unanimously carried to adopt a resolution memorializing the approval.

Roll Call

Aye: Mr. Vescio, Mr. Magura, Ms. Chartowich

Nay:

Abstain: Mr. Pappas, Mr. Choudhury, Mr. Atkins

LAND DEVELOPMENT APPLICATIONS

- **#23-020**

HIDDEN RIVER FARMS (HALL RESIDENCE)

Block 429, Lot 53 (639 Meadow Road)

Preliminary & Final Major Site Plan with Bulk Variance(s)

An announcement was made to carry the Hidden River Farms/Hall Residence application to March 5, without further Notice.

Resident **Leah Funkhouser** expressed frustration at the matter being carried, particularly because of the delay in hearing due to the previous meeting cancellation (when it was originally scheduled to be heard).

EXECUTIVE SESSION

Mr. Peck provided an overview of the reason for the executive session.

Motion by Mr. Pappas, **seconded** by Councilman Kirsh and unanimously carried to enter into Executive Session in order to discuss matters of litigation at 7:12.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

The Board returned from Executive Session at 7:28.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

Nay:

Abstain:

DISCUSSION

- Settlement Agreement between AR Bridgewater, II, LLC and the Planning Board

On a **motion** from Mr. Pappas which was **seconded** by Mr. Choudhury, the Board authorized execution of the First amendment to the Settlement Agreement.

Roll Call

Aye: Mr. Vescio, Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins

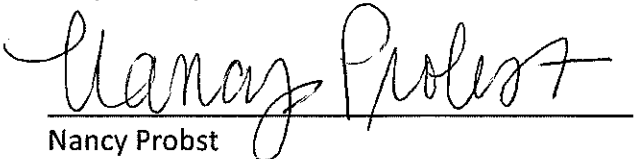
Nay:

Abstain:

ADJOURN

The Chairman adjourned the meeting at 7:31 p.m.

Respectfully Submitted,



Nancy Probst

Land Use Administrator

DATE OF APPROVAL: 3/19/24