

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

May 21, 2024

-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

Mayor Moench-	Absent	Mr. Banga-	Absent
Councilman Kirsh-	Present	Ms. Sikora-	Present
Mr. Pappas-	Present	Mr. Choudhury-	Present
Mr. Magura-	Present	Mr. Atkins-	Present
Chairman Vescio-	Present	Ms. Chartowich-	Present
Mr. Wang-	Present		

Others present: Board Attorney Mr. Mark Peck, Ms. Katherine Sarmad, Board Planner, Mr. Bill Burr, Board Engineer & Land Use Administrator Nancy Probst.

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public. With there being no members of the public wishing to speak, this portion of the meeting was closed.

APPROVAL OF MINUTES

There were no minutes for approval.

MEMORIALIZATION OF RESOLUTIONS

#23-020-PB- Hidden River Farms (Hall Residence)

Block 429, Lot 53; 639 Meadow Rd.

Preliminary & Final Major Site Plan w/ variances.

On motion by Mr. Pappas, seconded by Mr. Choudhury, the Board adopted the resolution based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Pappas, Mr. Magura, Mr. Choudhury,
Mr. Atkins & Chairman Vescio

Nay:

Abstain: Mr. Wang, Ms. Sikora & Ms. Chartowich

Not Eligible:

Absent: Mr. Banga & Mayor Moench

LAND DEVELOPMENT APPLICATIONS

#23-024-PB; Has

Block 150, Lots 12&13; 147 Chestnut St.

Minor Subdivision with variances

Mr. Silbert reviewed his research and advised R10 Zone was established in 1977 and was subjected to some amendments. He opined that there were no ordinances that appeared to expand these lot sizes over the years. He further advised the R10 permits 10,000 sq. ft. lots since it was enacted in 1977.

Mr. Silbert reintroduced Mr. Stires as the applicant's Professional Engineer. Mr. Stires used exhibit **A1 4-16-24 Grading Plan & Soil Erosion Plan** and reviewed a list of items he had evaluated at the Boards request. He confirmed the garage will be removed and the shed will be relocated to the applicants to improve the lot coverage concerns.

Mr. Stires indicated the proposed trees and agreed to a 2-year maintenance guarantee on the trees.

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

Chairman Vescio opened the meeting to the public for comments.

Mr. Paul Vetter 148 of Chestnut St. Bridgewater NJ. Mr. Vetter advised the area floods in the low spots of Lot 12. He then opined the area can't handle anymore of runoff.

Ms. Sheryl Rafter of 153 Chestnut St. Bridgewater NJ. Ms. Rafter expressed concerns with how close the proposed house is to hers and potential drainage issues from the project.

Mr. Eugene Jeziorski of 145 chestnut St. Bridgewater NJ. Mr. Jeziorski expressed concerns with the potential flooding. He then requested to read a letter from another neighbor. Mr. Silbert objected to entering the letter into the record. Mr. Jeziorski then advised the letter is a summation of his previous concerns.

With there being no further comments from the public, the Board closed this portion of the meeting.

Mr. Silbert provided a summation of the application.

On questioning by the Board, Mr. Silbert confirmed it will take approximately 180 days for the subdivision to take place.

On questioning by the Board, Mr. Peck advised the applicant cannot be penalized for offsite conditions.

The Board expressed concerns with the lack of rationale by the applicant's Planner when requesting the Board to grant the bulk variances.

The Board deliberated.

Mr. Silbert requested the Board adjourn this application until after the Master Plan has been reviewed and updated. The Board advised Mr. Silbert that that could take months to complete.

The Board took a short recess and reconvened.

Mr. Silbert reiterated his request to adjourn the application to the October 8, 2024, meeting so that the Township has time to reevaluate the Master Plan to allow for any zoning changes in the Bradley Gardens area of Bridgewater. Mr. Peck advised Mr. Silbert that he would be obligated to renotice and Mr. Silbert agreed.

On motion by Councilman Kirsh, seconded by Ms. Sikora, the Board voted to adjourn the application to the October 1, 2024 regular meeting pending further notice based on the following roll call voted:

Affirmative: Councilman Kirsh, Mr. Wang, Ms. Sikora, Ms. Chartowich, Mr. Pappas,
Mr. Magura, Mr. Choudhury, Mr. Atkins & Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mr. Banga & Mayor Moench

**#23-02500B; Gerardo
Block 718, Lots 50&51; Mountaintop Rd.
Major Subdivision**

Mr. Silbert Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Craig Stires, Professional Engineer and Mr. Alex Dougherty, Professional Planner. Exhibits were entered as follows:

**A1 5-21-24 Colorized Rendering of Landscape Plan
A2 5-21-24 Overly Plan**

Mr. Silbert provided a brief introduction to the application and identified the variance relief requested. He then introduced Mr. Craig Stires who was sworn and accepted by the Board.

Mr. Stires introduced exhibit **A1 5-21-24 Colorized Rendering of Landscape Plan** and oriented the Board on the existing site conditions. He then described the proposed residences and driveways in detail. Due to the amount of disturbance (greater than 1 acre of land) this is considered a major project for storm water management. He advised the plans were designed to keep each lot storm water management independent. To achieve that, the driveways are made with pervious materials and each lot has a dry well proposed.

Mr. Stires introduced exhibit **A2 5-21-24 Overly Plan** and described the proposed lots moved closer to Mountaintop to reduce the amount of driveway.

Mr. Silbert confirmed there is a condition in Ms. Sarmad's review memo that the applicant would be responsible for maintaining the drainage swales and Mr. Stires agreed to that stipulation.

Mr. Stires confirmed there are no wetlands on the property.

Mr. Stires reviewed Mr. Bill and Ms. Sarmad's review memos and advised the applicant will comply with both.

On questioning by the Board, Mr. Stires discussed the proposed positioning of the homes and advised he attempted to be consistent with the existing houses on Mountaintop Rd. He confirmed the residences have a proposed setback 75' from the road.

On questioning by the Board, Mr. Stires described the pervious driveway materials proposed. He confirmed the driveway base is stone, and the aprons will be pavement.

On questioning by the Board, Mr. Stires advised there is a proposed conservation easement that lines up with the rear yard setback of 75' for each lot.

The Boards Professionals engaged in a lengthy discussion regarding storm water runoff and impervious coverage for the proposed sites.

On questioning by the Board Professionals, Mr. Stires referred to the steep slopes plan included in the packets to orient the Board on the existing slopes.

Chairman Vescio opened the meeting to the public for questions.

Ms. Dana Caporaso of 65 Twin Oaks Rd. Bridgewater NJ. Ms. Caporaso asked about soil classification and Mr. Stires advised they are generic and come from a soils map created by Somerset County. He then described the location of the proposed residences and advised the applicant is leaving the backyard conditions unchanged. Ms. Caporaso asked about the trees being removed and Mr. Stires confirmed the only trees that are being removed are where the proposed residences are to be built and that the applicant is required to replace them under

Township ordinance. He also reconfirmed the applicant agreed to a 75' conservation easement located in the backyards.

Ms. Caporaso asked what happens when the homeowners don't maintain the stormwater management systems and Mr. Stires advised the applicant to do due diligence to make the homeowners be informed as best they can within the NJDEP regulations.

Ms. Samantha Alfonso, Esq. was present on behalf the neighboring lot 49, owned by Sima Tekina. Ms. Alfonso advised an adjournment was requested earlier this afternoon and Mr. Silbert denied the request. She then began to identify an agreement the lot owners negotiated.

Mr. Silbert objected due to the Board not being privy to private agreements between two private parties. Mr. Silbert confirmed as a gesture of good faith, the applicant has agreed to relocate the proposed residences closest to the front property line.

Ms. Alfonso then asked for clarification on the proposed setbacks and where the driveways are to be located. She then asked if any pools, patios, etc. were offered. Mr. Stires identified the driveways and setbacks and then confirmed there are no pools, patios or anything of the like.

This application was carried to the July 16, 2024 at 7pm without further notice.

DISCUSSION ITEMS

Update on Master Plan Public Information Session

Ms. Sarmad provided a brief update on the information session stating that it was the next night and the public is invited to attend.

ADJOURN

On motion by Mr. Banga, the Board unanimously voted to adjourn the meeting at 10:34 pm.

Respectfully Submitted



Jo-Ann M. Ricks
Board Secretary Certified