

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

May 7, 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-	Present
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, the Board closed this portion of the meeting.

APPROVAL OF MINUTES

There were no minutes for approval.

LAND DEVELOPMENT APPLICATIONS

#23-04-PB; Has

Block 150, Lot 12&13 (147 Chestnut St.)

Minor Subdivision with Bulk Variance(s)

Mr. Michael 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:

A3 5-7-24 Overlay of Full Development

A4 5-7-274 Aerial View

Mr. Silbert provided a brief overview of the application and the previous hearing. Mr. Silbert advised the applicant was previously requested to reevaluate the drainage for the lot. He further advised revised plans were submitted to the Township for review. He then discussed removing the garage and how that can benefit the storm water. Ms. Has has agreed to remove the garage if the Board so desires, however she would like to keep that garage, if possible.

Mr. Silbert confirmed photos were submitted to the Township to prove the basement remains unfinished and does not count towards the FAR.

Mr. Silbert clarified that the shed is expected to be relocated onto the applicant's property. A discussion ensued regarding the shed and whether it increases lot coverage.

Mr. Silbert reintroduced Mr. Stires as the applicant's Engineer. He was previously sworn and accepted.

Mr. Stires introduced and described exhibit **A3 Overlay of Full Development**. He used the plan to evaluate the drainage measures that were added and advised test pits were conducted on the property to determine the static elevation of the water. The basement for the proposed residence is now proposed higher than that elevation which will eliminate water in the basement.

Mr. Stires advised he observed the neighbor's inlets and noted one of inlets was covered by various materials. He also noted there is a patio and shed within the drainage easements on the neighboring property. He opined that these structures and the covered inlet are impacting the drainage in the area. Mr. Stires then expressed concerns about what may be in the existing pipes as well as the size of the pipes and whether they can effectively manage the runoff or not.

On questioning by the Board, Mr. Burr advised the easement is typically the homeowner's responsibility to maintain. However, there is typical language that allows the municipality the right to maintain if the homeowner fails to do so.

On questioning by the Board, Mr. Stires explained the runoff and drainage in detail. The Board then engaged in a lengthy discussion regarding the drainage. Mr. Stires clarified that the overlay depicts a scenario that maxes out the improved lot coverage.

Chairman Vescio opened the meeting to the public for questions.

Anthony Guida of 7 Obert St. Raritan NJ. Mr. Guida advised the pvc pipe entering the inlet is behind his shed and asked if the applicant would tie into the drainage pipe that enters the manhole. Mr. Stires advised the applicant will not tie into that pipe. Mr. Guida then asked where the water was expected to go from the roof of the house. Mr. Stires stated the applicant is proposing an inlet in on her own property which will enter the 8" pipe.

Mr. Guida asked if the applicant got approval from Raritan to use the pipe and Mr. Stires advised he did not but speculates the pipe was connected to the inlet. He also advised he did call Raritan

regarding the pipes and the existing drainage, and they did not have any information regarding the same.

On questioning by the Board, Mr. Peck confirmed all proper notice protocols for the hearing have been met.

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

Mr. Silbert introduced Mr. Alex Dougherty, who was previously sworn, as the applicant's Professional Planner. He reviewed his credentials and was accepted by the Board.

Mr. Dougherty used exhibit **A2 4-16-24 Planning Exhibits for Hulya Has (15 pgs)** to orient the Board. He reviewed each page and map within the exhibit. He then described the existing lot and proposed lots in detail.

Mr. Silbert confirmed the applicant has agreed to eliminate the lot coverage variances. Mr. Dougherty confirmed that the applicant still needs lot width and side yard setbacks. He identified the C2 variance relief requirements and opined that the benefit of the application will substantially outweigh the detriments.

On questioning by the Board, Mr. Stires identified the swale on the property line and showed how water runs in that area. Mr. Stires confirmed that no document has been located regarding this drainage easement. It only exists on the tax map.

On questioning by the Board, Mr. Dougherty confirmed there were 6 conforming lots and the remainder are slightly undersized. He then opined that the lot size is not a detriment.

Mr. Dougherty discussed lot widths and advised he focused on the lot widths due to neighborhood continuity and characteristics. He opined the proposed lots conform to the character in the neighborhood.

On questioning by the Board, Mr. Silbert confirmed that the historical background is pertinent to the 11' side yard setback proposal. Mr. Dougherty opined that the lack in width is made up in depth. The backyard is extensive, and the existing conditions are "in line" within the neighborhood. The Board then engaged in a lengthy discussion regarding the proposed 11' setback.

Mr. Stires introduced exhibit **A4 5-7-24 Aerial View** and used to describe the existing setbacks of the surrounding lots. The Board expressed concerns with neighborhood density with the proposed buildings. Mr. Dougherty opined the lots fit in with the neighborhood density.

After a lengthy discussion with the Board and their professionals regarding the history and the size of the lot, Mr. Stires proposed to shift the house to be off centered and then described where

the 24' total setbacks become. The Board clarified that the homeowner must be responsible for maintaining the easements and insure the responsibility does not burden the municipality. Mr. Silbert confirmed the easement is located on the property however the pipe is not the client's property.

Chairman Vescio opened the meeting to the public for questions.

Mr. Peck swore in Mary Pirres 150 Chestnut St. Bridgewater, NJ. Ms. Pirres expressed concerns with the removal of the pipe causing drainage issues.

The owner of 153 Chestnut St. asked the applicant about tree removal and expressed concerns with the drainage. She asked if her trees were taken into consideration when designing the site. Mr. Dougherty opined, although he is not a landscape architect, he believes her tree will be fine. Mr. Silbert reiterated the residence is now proposed to follow the setbacks.

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

This application was carried to May 21, 2024, at 7:00 pm without further notice.

**#23-025-PB; Gerardo
Block 718, Lots 50&51; Mountaintop Road.
Major Subdivision**

This application was carried to May 21, 2024, at 7:00 pm without further notice.

MEMORIALIZATION OF RESOLUTIONS

**#24-002-PB; Dr. Bradley McAdam c/o Kathleen O'Connor, LLC
Block 549, Lot 9; 794 Route 202 North**

On motion by Ms. Sikora, seconded by Mr. Banga, the Board approve the foregoing resolution based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible: Mr. Pappas & Ms. Chartowich

Absent: Mayor Moench

DISCUSSION ITEMS

AR Bridgewater II LLC- Agreement regarding Termination of Rights

Mr. Peck provided a brief overview of this site's previous approvals. The termination of rights renounces the Center of Excellence approvals.

On motion by Mr. Pappas, seconded by Ms. Sikora, the Board voted to adopt the resolution terminating the AR Bridgewater II LLC rights based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench

Master Pan Public Information Session

Ms. Sarmad advised the public information session will be held on Wednesday May 22, 2024.

ADJOURN

On motion by Ms. Sikora, the Board unanimously voted to adjourn the meeting at 10:26 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Board Secretary Certified