

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, May 13, 2014**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Rusak called the meeting to order at 7:08 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

**2. OPEN PUBLIC MEETINGS ACT 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 8, 2014, proper notice was sent to the Courier Newspaper 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 Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request.

**3. SALUTE TO FLAG:**

There was salute to colors.

**4. ROLL CALL:**

Stephen Rodzinak – <b>absent</b>	Ron Charles – <b>absent</b>
James Franco – present	Barbara Kane – present
Walter Rusak – present	Mayor Dan Hayes – present
Councilman Matthew Moench – <b>absent</b>	Tricia Casamento, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Recording Secretary Marianna Voorhees

**5. APPROVAL OF BOARD MINUTES:**

**April 28, 2014 Special Meeting** – Motion by Mrs. Kane, second by Mayor Hayes, the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Chairman Rusak, Mayor Hayes, Mrs. Kane, Mrs. Casamento.

ABSENT: Mr. Rodzinak, Councilman Matthew Moench

NOT ELIGIBLE: Mr. Charles, Mr. Franco

**6. MEMORIALIZATION OF RESOLUTIONS:**

**Bridgewater Raritan High School Basilone Field Turf - *Courtesy Review (Pending)***

Block 411 Lot 40

#14-013-PB

DECISION: Approved 4/28/14

No action was taken.

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**10 Finderne Ave Solar, LLC - Finderne Ave between railroad and Raritan River (pending)**  
Block 304 Lot 1

#14-007-PB, Preliminary and Final Major Site Plan with Variances  
DECISION: Approved w/conditions 4/28/14

No action was taken.

**7. LAND DEVELOPMENT APPLICATIONS:**

CRC Communities

Block 718 Lot 141, 142, & 142.01

# 13-028-PB, Preliminary and Final Major Site Plan with Variances

Proper notice was defective for this application. CRC Communities was not heard and carried to Tuesday, July 8, 2014.

**8. MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

**9. OTHER BOARD BUSINESS:**

Draft Amendment to the Master Plan, Reexamination Report and Redevelopment Plan was discussed. The Board discussed the report submitted by Planner Doyle and sought input from, Mr. Forgione, the assigned party who is to construct the plan. Mr. Forgione was not in attendance at the meeting.

Attorney Collins advised that a public hearing will be required including notice for a Master Plan per the Municipal Land Use Law. The design for construction will be in accordance with the terms of the Redevelopment Plan.

Ms. Kane inquired whether there would be an elevator for handicap accessible residents, and Mr. Rodzinak explained that there are requirements for this type of construction in the building codes.

Mayor Hayes mentioned that Mr. Forgione has constructed similar housing in other municipalities.

Attorney Collins indicated that COAH compliance should be specifically included; particularly noting that it is a component of the current SC-R zone. Attorney Collins will develop the language to be used in the Redevelopment Plan which will address this issue.

The Mayor stated that the township has always met its obligation and it is necessary to continue that approach.

It was noted that Mr. Forgione was to come to the meeting with a prepared booklet which would show the room layout. With Mr. Forgione not in attendance, that information was not available; however the façade and site features were in the Redevelopment Plan.

The Board discussed design requirements, including main entry and access. It is recommended that there be a Developer's Agreement. Permitted uses were discussed as well as bedroom count,

which would be 1 or 2 bedroom units, except for the obligation for 1, 2 and 3 bedrooms as required by COAH and UHAC. It was noted that the portion of Radel Avenue which was proposed to be vacated would be added to the gross acreage of the tract.

Ms. Kane discussed garbage enclosures and it was noted by Engineer Bogart that there would be individual outside closets for storage of garbage cans.

It was noted that meetings were held with representatives of the Board of Education transportation company. The conclusion was that since the Board of Education busses do not go into private developments, bus pads would be needed at two or more locations.

Setbacks were discussed. There will be a distinction of setbacks for dwellings with garages as opposed to those that do not have them.

Mrs. Doyle went over the Master Plan Amendment and discussed issues such as fences, sheds, setbacks and height, cluster developments which were identified by bullet points on Page 9 of the Draft Master Plan Reexamination Report. She further explained the process going forward from the time that the governing body ordered that a Redevelopment Plan should be prepared.

Ms. Kane discussed the spacing of buildings and it was noted that the density of the Redevelopment Plan is the same density of that permitted in the current zoning.

Chairman Rusak discussed affordable housing obligation and the Board concurred that a 15% affordable housing obligation is needed to be included in the Redevelopment Plan. A motion was made to address the COAH obligation.

Motion was moved by Mr. Franco and seconded by Mrs. Kane to authorize Mr. Collins and Ms. Doyle to work with Mr. Savo, the Township Attorney, on the Redevelopment Plan to include a fifteen percent set-aside of affordable rental housing in compliance with Uniform Housing and Affordability Controls and standard housing mix and similar requirements to include garbage and recycling in non-garage units or enclosures. Ms. Doyle is authorized to continue seeking from Mr. Forgione and the applicant the architectural and designs of units and to have Mr. Forgione show them to the Board and be available to answer questions.

The above motion was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Franco, Chairman Rusak, Mayor Hayes, Mrs. Kane, Mrs. Casamento.

ABSENT: Mr. Rodzinak, Mr. Charles, Councilman Matthew Moench

10. **ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 8:04 pm.

Respectfully submitted,  
Marianna Voorhees, Secretary to Engineering/Planning Division