

BRIDGEWATER TOWNSHIP
PLANNING BOARD
Regular Meeting
Monday, November 26, 2012
—MINUTES—

CALL MEETING TO ORDER:

Chairwoman Joanne Kane called the regular meeting of the Bridgewater Township Planning Board to order at 7:10 pm in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

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 13, 2012, 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.

SALUTE TO FLAG:

There was salute to colors.

ROLL CALL:

Steve Rodzinak – present

Filipe Pedroso, Councilman– **absent**

Joanne Kane, Chair – present

James Franco, Alt#2 – present

Barbara Kane, Vice Chair – present

Mayor Dan Hayes – present

Ron Charles – present

Robert Albano, Alt#1 – **absent**

Others present: Attorney Thomas Collins, Board Planner Scarlett Doyle, PP, Board Engineer Robert C. Bogart, PE, and Land Use Administrator Marie L. Broughman

APPROVAL OF BOARD MINUTES:

November 13, 2012– Regular Meeting (pending) – The foregoing minutes will be presented for Board consideration at the next meeting when completed. No action was taken.

MEMORIALIZATION OF RESOLUTIONS:

LUSTIG ENTERPRISES LLC (Autosport) – Route 22 West

Block 559, Lot 5.01

#12-020-PB, Amendment to Prior Approval of Site Plan (Revisions to Landscaping and Berm)

DECISION: APPROVED ON 10/22/2012

Motion by Mr. Rodzinak, second by Mr. Franco the forgoing resolution memorializing the approval on 10/22/12 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Chairman Joanne Kane, Mayor Hayes,
Mr. Franco

ABSENT: Councilman Pedroso, Mr. Albano

NOT ELIGIBLE: Mrs. Barbara Kane

LAND DEVELOPMENT APPLICATIONS:

REID/ GREENFIELD MEADOWS – Route 202/206 North

Block 477, Lots 17&18

#19-11-PB, Conversion (from age-restricted to unrestricted as to age)

TIME: Extension to 12/14/12

Attorney Jeffrey Lehrer was present to represent the Applicant. Sworn testimony was presented by Professional Engineer and Planner F. Mitchell Ardman.

The Applicant submitted two exhibits which were marked into evidence as follows:

A-1 11/26/12 Colored Rendering of Conversion Plan, sheet SP-2, dated 9/16/12

A-2 11/26/12 Colored Rendering: Overall Site Plan prepared by James DeMuro, dated 4/3/07

Attorney Lehrer summarized the history of the property stating that Woodmont II received a settlement to build 39-age restrict units. Lot 15 is not included with this application as stated in Attorney Lehrer's letter dated 6/25/12. He made it clear that this is an application for conversion from age restricted units only and it is not an application for site plan approval.

Professional Engineer Ardman referenced exhibit A-1 and provided an overview of the existing conditions. The application includes Lot 18 (15.38 acres) and Lot 17 (4.6 acres) which is to be open space via a deed conservation easement. The townhouse units are numbered 1 through 31. Each townhouse unit includes a two-car garage and driveway. The affordable units are numbered AF-1 through AF-8 and are flats which are allowed and consistent with the intent of the conversion law. A recreational area approximately 30'x60' is being proposed to entertain small children to older children including an area with benches.

Engineer Ardman referenced exhibit A-2 stating that A-1 moved the units back from the highway and rounded out the cul-de-sac for better circulation. He reviewed the criteria for the conversion indicating that 89-parking spaces are required; however, 161 parking spaces are proposed. The prior site plan proposed 156 parking spaces. Recreational needs have been met. Adequate water is available. The sanitary sewer system has sufficient capacity for 39-units as proposed. There is no need to reduce the unit count as sanitary sewer is available. There is no need to reduce the impervious coverage. The following affordable units are proposed: (1) 1-bedroom unit; (5) 2-bedroom units; and (2) 3-bedroom units. Due to the scale of the development a clubhouse is not being proposed.

Engineer Ardman reviewed the report of Township Engineer Robert C. Bogart and Township Planner Scarlett Doyle dated 11/21/12 and Fire Official Phil Langon dated 9/6/12 and agreed to comply with all outstanding issues.

Board Attorney Collins stated that affordable flat units are acceptable as part of the affordable units. It is also acceptable that COAH units can be rentals as the Township can get double credits for rentals which are useful.

Motion by Mrs. Barbara Kane, second by Mr. Charles, the REID/ GREENFIELD MEADOWS conversion application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mrs. Barbara Kane, Chairman Joanna Kane, Mayor Hayes, Mr. Franco

ABSENT: Councilman Pedroso, Mr. Albano

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.

Board Attorney Thomas Collins and Board Member Ron Charles recused themselves from discussion of the Wireless Telecommunication Facilities due to a conflict of interest. Both gentlemen stepped down from the dais and left the meeting room.

BOARD BUSINESS:

Wireless Telecommunication Facilities Ordinance Review –

Township Engineer Bogart summarized the Wireless Telecommunication Facilities draft ordinance action needed.

Board Member Franco addressed concerns regarding the section of the draft ordinance that speaks about a 10% increase in height. He preferred to review all those applications with an increase in planned height. In addition, he expressed concerns about the limitation of development on Bridgewater owned land, which is really just green acres/open space.

Board Member Barbara Kane addressed concerns regarding the appearance of existing tower sites such as Chimney Rock. She disapproved of cell tower sites near recreational land and addressed concerns regarding safety.

Mayor Hayes stated recreational land will be excluded, but to maintain the flexibility he requested inclusion of an alternate technologies assessment, i.e. antennas on telephone poles with repeaters.

Planner Doyle stated that it is state law regarding the height above 10% of the original height. In addition, she requested that the Site Plan Waiver process be used for the collocation applications in order to ensure they meet the standard. Planner Doyle questioned how a tall building roof

with antennas will be treated, i.e. will the entire roof become an area for new antennas? In addition, Planner Doyle stated that the conditional use requirements should be more definitive with a yes or no answer.

Presentation: Municipal Capital Improvement Project –

This matter was not discussed nor was any action taken.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:15 pm.

Respectfully submitted,
Marie L. Broughman,
Land Use Administrator