

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Monday, November 24th, 2014

—Minutes—

1. CALL MEETING TO ORDER:

Vise Chair Barbara Kane opened the Planning Board meeting at 7:02 p.m. in the Bridgewater Municipal Courtroom located at 100 Commons Way, Bridgewater, New Jersey 08807.

2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

The Vice Chair read the Open Public Meetings Act, as follows: “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 a salute to the flag.

4. ROLL CALL:

James Franco - **Present**

Chairman Walter Rusak - **Absent**

Steve Rodzinak - **Present**

Ron Charles - **Present**

Mayor Dan Hayes- **Absent**

Councilman Matthew Moench-**Present**

Vice Chairwoman Barbara Kane- **Present** Tricia Casamento- **Absent**

Others in attendance were Robert C. Bogart, PE, Board and Township Engineer, Thomas Collins, Esq., Board Attorney, Scarlett Doyle, PP, Board and Township Planner, Marianna Voorhees, Recording Secretary.

5. APPROVAL OF BOARD MINUTES:

October 27th, 2014, Regular Meeting – Motion by Mr. Charles, second by Mr. Franco, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Mrs. Kane

ABSENT: Chairman Rusak, Mayor Hayes, Mrs. Casamento

NOT ELIGIBLE: Councilman Moench

6. MEMORIALIZATION OF RESOLUTIONS:

No Resolutions were outstanding

7. LAND DEVELOPMENT APPLICATIONS:

AlFalah Center – 1475 Mountain Top Road

Block 653 Lots 36 & 37

#01-11-PB, PRELIMINARY Major Site Plan and Conditional Use

Time: 11/30/14 per extension

As per request Applicant’s request, the above application was carried without further notice required to December 22, 2014 and will be heard at the Municipal Courtroom located at 100 Commons Way at 7:00 pm.

Motion by Councilman Moench, second by Mr. Charles, the foregoing request was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench,
Mrs. Kane
ABSENT: Chairman Rusak, Mayor Hayes, Mrs. Casamento

PAGANO ENTERPRISES, INC. (AKA Bridgewater Crossing, LLC)- Route 22 W. Retail stores
Block 559, Lot 5.02
#13-021-PB, Preliminary and Final Major site plan with C- Variance - Retail Building

THIS MATTER WILL BE CARRIED TO DECEMBER 2ND 2014

Motion by Councilman Moench, second by Mr. Rodzinak, the foregoing request was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench,
Mrs. Kane
ABSENT: Chairman Rusak, Mayor Hayes, Mrs. Casamento

SKYMANOR PROPERTIES LLC- 317 Union Avenue
Block 32, Lots 32.01 and 32.02
#13-025-PB, Amended Application for Minor Subdivision Approval

Karen Larosa was sworn in as Applicant's Principal and accepted by the Board.

Attorney, John Balardo represented the applicant and provided introductory remarks, indicating that the application was back in front of the board for Amendment of Minor Subdivision with respect to drainage, the amended application proposes to connect directly to the public storm water system by sending the roof run off to the existing inlet at the corner of Union Ave and Ely court and would not be connected to the Mountain Meadows Estate Homeowners Association Stormwater system.

Attorney Balardo stated to the board that he was in touch with the Board Engineer and Planner to inform them that the applicant's Engineer was unable to attend tonight's meeting due to unfortunate personal circumstances.

The applicant stated they will comply with the Board Engineer's October 9th review report.

Karen Larosa, applicant's spokesperson/Principal referred to the July 15, 2014 site plan by Robert Templin to explain the applicant's desired changes to their plans. Mrs. Larosa explained in detail the original application and their proposed changes from the original. Mrs. Larosa stated that the top coarse of the road has been applied and Mrs. Larosa has acknowledged that the road has not yet been accepted by the township. Board Engineer Bogart emphasized that the road wasn't accepted even though the deed was recorded. Board Engineer Bogart also mentioned that the drainage system the applicant wants to connect to is part of the road that has yet to be constructed so it's just a timing issue and should not be connected until the road is accepted by the township from Whitestone Engineers.

Ms. Scarlett Doyle commented on #9 of her professional report and stated a simple letter would be acceptable to which Mrs. Larosa agreed and stated the applicant will comply with everything else.

Vice Chair Kane opened this portion of the meeting to the public for testimony. No one from the public wished to testify.

Motion by Councilman Moench, second by Mr. Franco, the Board approved with conditions the amended application for Minor Subdivision for Skymanor based on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench, Mrs. Kane
ABSENT: Mayor Hayes, Chairman Rusak, Mrs. Casamento

8. MEETING OPEN TO THE PUBLIC:

Vice Chair Kane opened the meeting to members of the public wishing to address the Board on any matter not listed on the agenda. There were no members of the public wishing to address the Board.

9. BOARD BUSINESS:

EDENWOODS REDEVELOPMENT PROJECT

Block 329, Lot 3.01, 13.01, & 14

14-028-PB

THIS MATTER WILL BE CARRIED TO DECEMBER 2ND 2014.

Motion by Mr. Rodzinak, second by Mr. Charles, the foregoing request to carry the matter was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench,
Mrs. Kane
ABSENT: Chairman Rusak, Mayor Hayes, Mrs. Casamento

RECIEPT of Township Council Resolution concerning the designation of a 61.95+ acre portion of Block 483, Lot 17, 18 and 19 also known as 1041 US Hwy 206 as an area in need of Redevelopment under the New Jersey Local Redevelopment and Housing Law. This Resolution was received by the Board members.

10. ADJOURNMENT:

The Board concurred to adjourn the meeting at 7:24 pm.

Respectfully Submitted:
Marianna Voorhees
Recording Secretary