

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, March 10, 2015
—MINUTES—

1. CALL MEETING TO ORDER:

Board Attorney Thomas Collins called the meeting to order at 7: 15 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 19, 2015, 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.

Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the planning department secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary

Chairman Rusak arrived at 7:20 and took over meeting.

3. SALUTE TO FLAG:

There was salute to the flag.

4. ROLL CALL:

Stephen Rodzinak – present	Ron Charles – present
James Franco – present	Tricia Casamento – absent
Chairman Walter F. Rusak – present	Mayor Dan Hayes – present
Councilman Allen Kurdyla – present	Evan Lerner, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Recording Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

January 13, 2015 Reorganization & Regular Meeting - Motion by Councilman Kurdyla, second by Mayor Hayes, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Chairman Rusak, Mayor Hayes, Mr. Lerner
ABSENT:	Mrs. Casamento
ABSTAIN:	Mr. Charles

6. **MEMORIALIZATION OF RESOLUTIONS:**

None pending

7. **LAND DEVELOPMENT APPLICATIONS:**

No applications presented.

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:**

The board conducted a workshop discussion on the Master Plan and Reexamination Report. Chairman Rusak thanked Chairman Mr. John Schmitt and members of the Economic Development Advisory Committee for their work with the board and the township.

Board Planner Scarlett Doyle discussed with the board the reexamination report. She explained that the report highlights the need for the study of the R20 residential pod that exists for the property on 202 across from Wegmans. She stated that the study of this area including the M-1 Thermo Fisher Scientific area should be considered as well. She explained that the R-20 pod is surrounded on the highway of Route 202 by the Thermo Fisher Scientific Property and M-1 zone and that is why further study is recommended. Ms. Doyle stated another amendment recommended for study is the redevelopment plan area along Route 202/206 north where an entire tract of over 109 acres was evaluated and the question that was posed to the planning board by the municipal governing body was whether or not a 61.95 area in this tract was an area in need of redevelopment. Ms. Doyle suggests that the reexamination report recommend that an ordinance amendment to implement changes to the existing SED zone be studied. In addition, she recommends that the Planning Board endorse the study along Route 202/206, the 202 corridor and the 22 corridor for studying several zones including the residential zone to eventually come up with Master Plan recommendations that the board would want to consider.

Chairman Rusak opened the meeting to the public regarding the Master Plan Reexamination report. There were no questions or comments from the public. Chairman Rusak thanked Ms. Doyle for all her hard work on the plan.

Motion by Mr. Charles second by Mr. Franco to confirm that the board reviewed the Master Plan Periodic Reexamination by Ms. Doyle dated March 2015 with the revised pages 13 and any revisions described and that the board conceptually confirms its agreement with the report and will schedule a date for public hearing.

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Kurdyla, Chairman Rusak, Mayor Hayes, Mr. Lerner

ABSENT: Mrs. Casamento

Ms. Doyle began discussion on the Master Plan Land Amendment of the Land Use Element. Ms. Doyle stated the Economic Development Advisory Committee has dedicated hours on the study

of the area being discussed this evening. She stated that the area is Fisher Scientific and the pod of the R-20 residential area that is across from Wegman's.

Mr. John Schmitt, Chairman of the Economic Development Advisory Committee gave some background to the board on their research on the site being discussed. He explained that due to the location people did want to move to or live in the area. He stated that the only potential buyers were people interested in commercial uses; however once they found out what would be required for approval due to the area being a residential zone they backed away and were no longer interested. Chairman Schmitt stated that based on their extensive studies of the area the committee came to the conclusion that the lots are longer suitable for residential zoning. He stated the committee established several goals on deciding on how to proceed. They agreed that the residential lots be merged, commercial uses that offer benefits to Bridgewater residents and people driving by and improved traffic flow. Chairman Schmitt discussed the positive aspects of the proposed master plan amendment of the new C-7 zone with the board.

Chairman Rusak opened the meeting to the public

Attorney Timothy Prime was present. Mr. Prime stated that he represents the developer of the proposed project for the current residential portion of the site. Mr. Prime stated that his client endorsed the plan and discussed the proposed project and the potential benefits.

Thomas Verrichia, developer, was present and described the project that is being proposed in the area being discussed. He stated that the tenant they are working with is a convenience fuel operator.

Dave Wyher of Delta Homes was present and stated they are in support of the proposed project and are willing to relocate their home from its current location to another location in Bridgewater.

Jason Stone from Thermo Fisher was present and stated that Thermo Fisher is in favor of the proposed project. Mr. Stone asked that the line be shifted to afford Thermo Fisher to convey more land to the proposed area for rezoning. Since this would leave less land between the future development and those along Charlotte Drive, the board did not endorse expanding the zone to include more area behind the houses on Charlotte Drive.

Mr. Rusak closed the public portion of the meeting.

Ms. Doyle provided a summary for the board.

It was the consensus of the Board to schedule the draft as written of the Periodic Reexamination Report and Master Plan Amendment of the Land Use Element for a public hearing at 7:00 pm on Monday April 27, 2015

Mayor Hayes thanked Mr. Schmitt and the members of Economic Development Advisory Committee for the time spent on this project.

10. **EXECUTIVE SESSION:**

At 8:10 pm, Board Attorney Collins gave a motion to go into executive session pursuant to section 7 & 8 of the Open Public Meetings Act to discuss matters of attorney client privilege communication and possible litigation relating to the decision of the NJ Supreme Court in the matter of the COAH regulations. The matter is to be revealed to the public upon the completion of all litigation and appeals and the removal of the need for confidentiality.

Motion by Councilman Kurdyla second by Mr. Franco the foregoing resolution was approved on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Kurdyla, Chairman Rusak, Mayor Hayes, Mr. Lerner

ABSENT: Mrs. Casamento

The Board returned to open session with all present as before at approximately 8:24 pm.

11. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:25 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division