

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, March 23, 2015
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Rusak called the meeting to order at 7: 00 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

3. SALUTE TO FLAG:

There was salute to the flag.

4. ROLL CALL:

Stephen Rodzinak – present

James Franco – present

Chairman Walter F. Rusak – present

Councilman Allen Kurdyla – present

Ron Charles – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner, Alt. #1 – **absent**

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:

Chairman Rusak noted that the minutes from December 2, 2014 and March 10, 2015 were still pending.

6. MEMORIALIZATION OF RESOLUTIONS:

No Resolutions were outstanding

7. LAND DEVELOPMENT APPLICATIONS:

Walnut Builders LLC-570 Buena Parkway

Block 184 Lots 18

#15-007-PB, Preliminary and Final Major Subdivision (3-lots)

Time: 4/3/15

Attorney Joseph V. Sordillo was present to represent the applicant. He discussed the application with the board.

Mr. Brett Skapinetz PE was sworn in for testimony. He presented his credentials as Professional Engineer and was accepted by the Board. Mr. Skapinetz submitted exhibits that were marked into evidence as follows:

A-1 - 3/23/15 Colored Site Plan rendering and landscape plans

A-2 -3/23/15 Colored aerial photo of the property

Mr. Skapinetz explained the subdivision plans to the Board. He explained that the property consists of approximately a 2.17 acres upon which existing single family house and other accessory structures are currently located. He explained that the applicant proposes to demolish the existing home and to remove the existing accessory structures and to subdivide the lot into 3 conforming lots. He also stated that the proposed homes will be two stories with basements, two car garages and decks. The applicant is seeking waivers from two provisions of the storm water management standards exception which are as follows: 1. An exception to allow for the peak runoff generation reduction in the two-year storm event to be a flow reduction of only 21% where 50% flow reduction is required. 2. A reduction in the degree of groundwater recharge infiltration required because of the minimal permeability for recharge through the existing soils and the lack of an alternative location. Mr. Skapinetz explained that all of the lots will conform with all of the ordinance standards for bulk and for lot size and for height. He confirmed that they will meet all storm water management regulations because the proposed improvements will be limited as shown in the subdivision drawings as explained in his storm water management report and manual with the exception that he is unable to design the facility as proposed to meet the reduction by 50% of the rate of flow in a two-year storm event and is impracticable to reduce it by more than 21% because of the existing conditions on the property. He also explained that the soils on the property are not very permeable and there are no alternative locations for recharge and, therefore it is not feasible to meet the infiltration requirements. He explained that the geotechnical expert confirmed that the test pits conducted on the property demonstrated that there is no high water table problem in the areas of the proposed storm water management pipes. Mr. Skapinetz also confirmed that he will coordinate with the Applicant's attorney to prepare easements and or restrictions to ensure that the grading of the drainage counters between the lots is restricted.. He also explained that the three houses will be connected to public water and public sewer and that underground electric will be connected from the existing light poles on the street to the properties in question. In discussion with the Board Engineer, he confirmed that the drainage contours on the west side of the property will be further improved to the satisfaction of the Township Engineer to direct storm water toward the rear of the proposed new lots and away from the western property line to a reasonable extent. Mr. Skapinetz confirmed throughout his testimony that the Applicant will comply with the recommendations and conditions set forth in the report of the township's professionals.

Mr. Rusak opened the public portion of the meeting.

Suzanne Carrington of 14 Young Way was sworn in for testimony. She stated her concern about the wooded area that is behind the proposed site and asked how it would be protected. She also expressed concern about the runoff of water and how it would affect her property.

John Faenza of 65 Wexford Way was sworn in for testimony. He stated his concern about drainage of the water to his property and his neighbor's properties. He stated he already gets a lot of water that pools in his backyard and is concerned this will worsen with what is being proposed.

Lisa Faenza of 65 Wexford Way was sworn in for testimony. She stated her concern for the water runoff to her property.

Manish Khanna of 577 Buena Parkway was sworn in for testimony. He stated his concern that construction site for the proposed project will cause a lot of dust in the air and noise in the neighborhood. He also stated his concern for safety of the children in the area while the construction is being done.

Heng Wang of 571 Buena Parkway was sworn in for testimony. He stated his concern about the amount of dust and noise the construction site will cause in the neighborhood. He also stated his concern for the safety of the children while the construction is being done.

Yong Chen of 573 Buena Parkway was sworn in for testimony. He stated his concern on how the project will affect his property value. He also stated his concern about the change in his view from his home and the safety of the construction site.

Mr. Skapinetz explained to the members of the public how the construction will be managed in accordance with township ordinances and storm water management regulation and soil conservation service requirements with respect to dust control and silt and erosion protection. He explained the proposed drainage and explained that the proposed subdivision will reduce the current storm water rates of flow during peak storm events. He indicated that the current proposed area of disturbance leaves much of the wooded area remaining in the rear of the properties, and noted that additional tree removal would need to comply with the Township's tree removal ordinance.

Mr. Rusak closed the public portion of the meeting.

Mr. Sordillo provided closing comments.

Board Attorney Tom Collins discussed the conditions of approval with the board.

Motion by Councilman Kurdyla, second by Mr. Charles, the foregoing application was approved with conditions on the following roll call vote:

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

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:**

There was no Board business discussed. No action was taken.

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:50 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division