

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday June 9, 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 – absent
Tricia Casamento – present
Mayor Dan Hayes – present
Evan Lerner, Alt. #1 – present (arrived at 7:20 p.m.)

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

5. APPROVAL OF BOARD MINUTES:

May 12, 2015 - Motion by Councilman Kurdyla, second by Mr. Franco, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mr. Charles, Mr. Lerner

6. MEMORIALIZATION OF RESOLUTIONS:

Metropolitan Life Insurance Inc- Route 22 and Garretson Rd.

Block 408 Lot 5 & 6

#15-012-PB, Minor Site Plan and Lot Line Adjustment

Time: 5/22/15

DECISION: Approved with conditions 5/12/15

Eligible to Vote: Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Mr. Rusak, Mayor Hayes,
Mrs. Casamento, Mr. Lerner

Motion by Mr. Franco, second by Mrs. Casamento, the foregoing resolution memorializing the approval with conditions on 5/12/15 was adopted as presented on the following roll call vote:

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

Bridgewater Commons Mall II LLC- Redstone Grill
Block 553 Lots 1 & 1.07
#15-010-PB, Preliminary Major Site Plan and Final Major Site Plan
Time: 5/22/15

Eligible to Vote: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Kurdyla, Mr. Rusak, Mayor Hayes,
Mrs. Casamento

Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing resolution memorializing the approval with conditions on 5/12/15 was adopted as presented on the following roll call vote:

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

7. **LAND DEVELOPMENT APPLICATIONS:**

None Pending

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 BUISNESS:**

The Board discussed the Council Referral – Introduction (First Reading) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER ADOPTING A "REDEVELOPMENT PLAN" FOR AN AREA IN NEED OF REDEVELOPMENT, CONSISTING OF LOTS 3.01, 13.01 AND 14 IN BLOCK 329 KNOWN AS THE FORMER WEYERHAUSER PROPERTY, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 AND AMENDING AND SUPPLEMENTING CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGWATER, WITH SPECIFIC REFERENCES TO EXISTING SECTION 126-309.3 (SC-R SENIOR CITIZEN RESIDENTIAL ZONE), EXISTING SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS), EXISTING SECTION 126-302 (ZONING MAP), EXISTING SECTION 126-301 (Zoning Districts) of ARTICLE XLI (Establishment of Zones) AND TO A NEW SECTION 126-309.3 ENTITLED R- RMDU-13 MULTIFAMILY RESIDENTIAL REDEVELOPMENT ZONE GOVERNING THE DEVELOPMENT OF A BRIDGWATER REDEVELOPMENT PLAN.

Mr. Lerner arrived at 7:20 pm

The board reviewed the above referenced ordinance and found that it was consistent with the Master Plan and that it is designed to effectuate the Redevelopment Plan and the controls recommended in the Master Plan and Reexamination report as adopted on December 9, 2014.

Chairman Rusak opened the meeting for comments from the public.

John Kulak of 13 Ramsey Street expressed concern about the traffic study that was previously done. Mr. Kulak noted that the streets are ill designed to accommodate the additional traffic of a new development.

Joe Kordziowski 27 Field Street expressed concern about the traffic. He noted that there a lot of kids who play in the neighborhood streets.

Yvonne Craven of 21 Field Street expressed her concern about the increase in traffic due to the poor condition of the roads. Ms. Craven noted that the streets in the neighborhood are currently quiet with no traffic. Ms. Craven also asked for clarification on the vacation of Radel Ave.

Pat Hamilton of 704 Kline Place asked for an explanation of the process and what would need to happen going forward in order to obtain approval for the project.

Mr. Rusak closed the public portion of the meeting.

Motion by Mr. Rodzinak, second by Mr. Franco, finding that the ordinance is consistent with the Master Plan and authorizing Board Planner Scarlett Doyle to submit a report to the Township Council confirming that it is was approved on the following roll call vote:

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

I & L Enterprises, Inc.

Block 382 Lot

Concept Review of The Learning Experience – Application# SD 379

Attorney Frank Linnus was present to represent I&L Enterprises on a Concept Plan. He explained what a concept plan was and stated that they were in front of the board tonight to show an overview of what they would like to present in terms of a site plan. He also noted that under the municipal land use law whatever was discussed was not binding to the planning board or the applicant.

Michael Tobia, PP was present and provided an overview of the Concept Plan as follows. The property is a vacant lot located at 1940 Route 22 East. He described the adjoining properties, which are a large PSE&G substation to the west and an office building to the east. The property is a triangular shaped piece of land. The back of the property is severely impacted by wetlands, a flood hazard area, a drainage ditch and a buffer required by the DEP. The applicant, The Learning Experience, is proposing a 10,797 square foot child care center on the property. The building would be 2 stories with 12 classrooms in the building, a fenced in play area to the west side of the building and a parking lot. The parking lot would have 33 stalls. The hours of operation would be 6:30 am to 6:30 pm on weekdays only. The age of the children attending would range from 6 weeks of age to 6 years old. The maximum number of children that the child care center could accommodate is 169 children. There would be 22 employees present at the facility during peak hours. There would be no large events held at the location. The building would have a

—MINUTES—

78 foot setback from Route 22. The parking lot would have a 10 foot setback from Route 22. It was also noted that due to the restrictions in the back of the property, the play area could not be put in the back of the building.

The board expressed concern about the environmental impact of the childcare center being so close to the substation. There was also concern raised by the board about this location for a childcare center as well as if there would be adequate parking. Board Planner, Scarlett Doyle raised the concern about the parking lot in violation of the minimum setback to Route 22.

Ed Kuh of Eastern States Environmental Associates was present. Mr. Kuh noted that if the applicant submitted a site plan based on the concept plan presented, it would be permitted by the DEP.

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:40 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division