

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday June 22, 2015
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Rusak called the meeting to order at 7: 10 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 – absent

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 Tom Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Recording Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

April 27, 2015 - Motion by Councilman Kurdyla, second by Mr. Charles, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mr. Franco, Mr. Lerner

June 9, 2015 - Motion by Mayor Hayes, second by Councilman Kurdyla, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSTAIN: Mr. Charles

ABSENT: Mr. Franco, Mr. Lerner

6. **MEMORIALIZATION OF RESOLUTIONS:**

None pending

7. **LAND DEVELOPMENT APPLICATIONS:**

Tullo Road Associates

Block 713 Lot 9

#14-025-PB, Preliminary Major Subdivision with variances

Time: 7/12/15

Attorney Vincent Bisogno was present for the applicant. Mr. Bisogno noted that they were previously in front of the board on April 27th and had finished their testimony. He stated that at that time there were neighbors that had concerns about the application and it was the decision of the board to adjourn until this evening. He provided a brief overview of the application.

The meeting was open for comments from the public.

Brian Wood of 1871 Mountaintop Road stated he felt that ideally the best option for the property would be to become part of the Washington Valley Park. He also stated that Somerset County has been in negotiations with the applicant for several years to acquire this property for the park. Mr. Wood stated that he felt this would be a better environmental path for the township instead of cutting down over 150 mature trees. Mr. Wood noted that an offer had been made by Somerset County for the site but an agreement could not be made on the sale price. Mr. Wood stated that to assist in the process, he and his wife have been contacting non profit land preservation groups in the state to see if they can secure funding that would help close the gap in what they county is offering and what the land owner is asking for.

The public portion of the meeting was closed.

Mr. Charles asked what was done to potentially eliminate the need for variance. Mr. Charles asked if the applicant considered reducing the proposal to 3 lots instead of 4. Mr. Bisogno stated that the lot is a through lot and the only reason the variance is needed is because a rear yard cannot front on a street. Mr. Bisogno stated that he does not believe that reducing the proposal to three lots would have any impact.

Board Planner Scarlett Doyle confirmed that it a through lot so you have 2 front yards. She also confirmed that 3 of the 4 proposed lots do not meet the ordinance requirements for lot width on Kennesaw Way. Mr. Charles asked if reducing the proposal to 3 lots instead of 4 lots would allow them to meet the requirements.

Paul Fox, engineer for the applicant was recalled for testimony.

Mr. Fox stated that reducing to three lots would improve the dimensions but not to the requirements therefore still requiring a variance.

Mr. Bisogno stated that based on the board's comments they would like some time to go back and look at their plan.

The meeting was open for comments from the public.

Bill Zinnikus of 988 Tullo Road was present and thanked the board for noting the issues that the residents had previously addressed.

It was the decision of the board to carry the application until the meeting on August 24, 2015 at 7:00 p.m.

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. **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