

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday August 11, 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 – absent

Ron Charles – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner, Alt. #1 – present

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

5. APPROVAL OF BOARD MINUTES:

June 22, 2015 - Motion by Mr. Franco, second by Mr. Rodzinak, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Councilman Kurdyla

6. MEMORIALIZATION OF RESOLUTIONS:

None pending

7. LAND DEVELOPMENT APPLICATIONS

Applicant: Bridgewater Township

Block 477 Lot 18

#15-001-PB, Minor Subdivision

Attorney William B. Savo was present to represent the Township. Mr. Savo explained that the minor subdivision will allow the Township to subdivide existing Block 477, lot 18 into two lots, proposed lot

18.01 and proposed lot 18.02. Lot 18.02 which consists of 4.65 acres would remain in open space and lot 18.01 which consists of 10.75 acres would be the subject of a site plan application of the Al Falah group.

Mr. F. Mitchel Ardman, engineer for the applicant was sworn in for testimony and was accepted by the board. Mr. Ardman submitted an exhibit that was marked into evidence as follows:

A-1 10/28/15 Colored rendering of sheet M-1 of plans submitted

Mr. Ardman described the property and provided testimony as follows. The subdivision is in two lots. The property in the back which is proposed lot 18.02 will remain with the township. It is 4.65 acres and has frontage on W. Foothill Rd. There is no proposed development for this lot. The property in the front is proposed lot 18.01. It is 10.75 acres and will be the subject of an upcoming application to the board.

Chairman Rusak opened the public portion of the meeting.

Pushpa Amin of 1 Arthur Rd. was sworn in for testimony. Ms. Amin asked why it was not considered to have the green acres in front of the property instead of the back. Mayor Hayes noted that ordinance requires that this type of use must be on the highway and it would not meet the ordinance if the entrance was on West Foothill Rd.

Chairman Rusak clarified for the public that this hearing is only for the approval of the subdivision. The Al Falah Center will come back at a later date to present the site plan for the application.

Chris Roberts of 737 W. Foothill Rd. was sworn in for testimony stated his concern about the increase in traffic because the amount of small children that play on the road. Mr. Roberts asked why this particular lot was chosen for this proposal. Mr. Savo stated that a number of sites were reviewed by the Township. Mr. Savo noted that there would be no access to the site from W. Foothill Rd.

James Fiorendino of 730 W. Foothill Rd. was sworn in for testimony. Mr. Fiorendino expressed concern about the amount of traffic on Route 202/206. He also stated that he did not receive the certified letter that was sent. Mr. Fiorendino also expressed concern about drainage.

Robert Kurz of 775 W. Foothill Rd. was sworn in for testimony. Mr. Kurz asked if the Township owned the property. Mr. Savo stated that the township owns the property. Mr. Kurz stated concern about whether the green acres portion at any time could be developed in the future.

Dawn Roberts of 737 W. Foothill Rd. was sworn in for testimony questioned who would be responsible for approving the application when it was presented. Attorney Mr. Molica confirmed that the Planning Board would review the application when it is presented. Ms. Roberts also expressed concerned about traffic and questioned why this area was chosen for this type of application.

Board Engineer Mr. Bogart stated that the first hearing for the Al Falah application is currently scheduled for August 24, 2015 at 7:00 pm.

Thomas Hogue of 791 W. Foothill Rd. was sworn in for testimony asked if the proposed site was entirely green acres. Mr. Savo stated that this site was not previously green acres. Mr. Hogue also expressed concern about the traffic.

Sharon Formus of Harding Road was sworn in for testimony. Ms. Formus questioned the zoning of the property. Mr. Savo confirmed that house of worships are permitted in every zone in the township including residential. He noted that the ordinance was recently changed to protect residential areas in that they must front on a major, state or country road or township roads that are capable of handling the anticipated traffic.

Cheryl Fiorendino of 730 W. Foothill Rd. was sworn in for testimony asked if the board could provide the residents with a punch list of requirements that the applicant would be required to comply with if they were approved. Board Engineer stated that the ordinance on the website which lists the criteria that the applicant has to address. Mr. Bogart stated that the residents should come to the hearing to hear what is being proposed.

Chairman Rusak closed the public portion of the meeting.

Motion by Mr. Rodzinak, second by Mr. Lerner, the resolution memorializing the foregoing application was adopted on the following roll call vote:

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

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:

Planning Review of Ordinance:

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-301 (ZONING DISTRICTS), SECTION 126-302 (ZONING MAP) CREATING A NEW SECTION 126-313.5 (C-7 NEW COMMERCIAL ENTERPRISE ZONE), AMENDING SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS); AMENDING SECTION 126-332 (MINIMUM BUFFER/EASEMENT)

Motion by Mayor Hayes, second by Mr. Franco, the Planning Board finds the foregoing ordinance, as introduced, to be consistent with the Master Plan and recommended for adoption on the following roll call vote:

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

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:10 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division