

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday October 13, 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 – present

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:

August 11, 2015, Regular Meeting (*pending*)
September 22, 2015, Special Meeting (*pending*)
September 28, 2015, Regular Meeting (*pending*)

The foregoing minutes will be presented for Board consideration when completed. No action was taken.

6. MEMORIALIZATION OF RESOLUTIONS:

MIDJERSEY HEALTH CORP. – (HUNTERDONHEALTHCARE) - 1121 Route 22 West (*pending*)
Block 559 Lot 3
#15-027-PB, Minor Site Plan w/c-variances
Time: 12/19/15
DECISION: Approved with conditions 9/22/15
Eligible to Vote: Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Mr. Rusak, Mayor Hayes, Mrs. Casamento

BRIDGEWATER ACCESSORY ASSOCIATES, LP (*pending*)

Block 234 Lot 5

#15-016-PB, Minor Site Plan

Time: 9/22/15

DECISION: Approved with conditions 9/22/15

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

The foregoing resolutions will be presented for Board consideration when completed. No action was taken.

AL FALAH CENTER

Block 477 Lot 17 & 18

#15-025-PB, Preliminary and Final Site Plan

DECISION: Approved with conditions 9/28/15

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

Motion by Mr. Rodzinak, second by Mr. Charles the foregoing resolution memorializing the approval with conditions on 9/28/15 was adopted as presented on the following roll call vote:

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

NOT ELIGIBLE: Mrs. Casamento

7. LAND DEVELOPMENT APPLICATIONS:

Tullo Road Associates

Block 713 Lot 9

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

Time: 10/30/15

Attorney Vincent Bisogno was present for the applicant. Mr. Bisogno noted that they were previously in front of the Board on June 22nd and gave a brief recap of the application. He stated that they are seeking preliminary subdivision approval to divide the 8.5 acres into four lots. The property fronts on Old Tullo Road and Kennesaw Way. The applicant proposes access from Kennesaw Way for the lots.

The applicant's engineer Paul Fox, PE was recalled for testimony. Mr. Fox reviewed the changes that were made on the plans since the prior meeting in June. Mr. Fox explained that the applicant, in response to the comments from the public and the Board, had revised the plans to move the proposed houses further from Old Tullo Road, and to show on the plans a typical improved yard between the rear of the home and the right-of-way of Old Tullo Road with a possible swimming pool area and play area.

He explained that the applicant is requesting variances from the lot width for two of the lots. Mr. Fox stated that while a conforming plan with frontage on Old Tullo Road could be constructed provided the applicant improved Old Tullo Road, the applicant feels it is a better option to pursue the proposed revised subdivision plan with a cul-de-sac on Kennesaw Way. He noted that there is already a stub roadway, sewer line and sidewalk leading directly to the applicant's property on Kennesaw Way.

Board Planner Scarlett Doyle noted that the ordinance requires two front yards for thru lots, and that, in such a situation as this, the applicant is also required to provide one of the side yards as a rear yard for a minimum of rear yard setback of 85 feet and that some of these lots do not meet that designated rear yard as a side yard requirement. She confirmed that the neighborhood that exists on Kennesaw Way is logically interrelated with this property. She confirmed that it is unlikely to have a significant negative impact upon the neighborhood if the proposed variances and subdivision plan, as revised, are approved.

Mr. Fox reviewed the reports of the board professionals.

Chairman Rusak opened the public portion of the meeting. There were no questions or comments.

Mr. Bisogno provided closing comments.

It was noted that a Developer's Agreement would be required.

Motion by Mr. Franco, second by Mrs. Casamento, 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

NOT ELIGIBLE: 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. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division