

BRIDGEWATER TOWNSHIP PLANNING BOARD
Reorganization & Regular Meeting
Tuesday, January 12, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Board Attorney Thomas Collins called the meeting to order at 7: 03 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.

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. SWEAR IN MEMBERS:

Board Attorney Collins read the Oath of Office and each of the following members was sworn in: Mayor Daniel J. Hayes, Jr., Class I, Stephen Rodzinak, Class II, Christine Henderson-Rose, Class III, Ron Charles, Class IV, Evan Lerner, Class IV, and Urvin Pandya, Alt. #1

5. ROLL CALL:

Stephen Rodzinak – present	Tricia Casamento – present
James Franco – present	Mayor Dan Hayes – present
Chairman Ron Charles – present	Evan Lerner – present
Councilwomen Christine Henderson-Rose – present	Urvin Pandya, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Recording Secretary Marianna Voorhees

6. RESOLUTIONS FOR REORGANIZATION:

Election of Chairperson

Councilwoman Rose nominated Ron Charles as Chairman for 2016. There were no other nominations. Motion by Councilwoman Rose, second by Mr. Lerner, Ron Charles was elected Chairman for 2016 on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner
NOT ELIGIBLE:	Mr. Pandya

Election of Vice-Chairperson

—MINUTES—

Chairman Charles nominated Tricia Casamento as Vice-Chairwoman for 2016. There were no other nominations.

Motion by Chairman Charles, second by Mayor Hayes, Tricia Casamento was elected Vice-Chairwoman for 2016 on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose,
Mayor Hayes, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Mr. Pandya

Appointment of Board Secretary

Mr. Franco nominated Planner Scarlett Doyle as Board Secretary for 2016. There were no other nominations.

Motion by Mr. Franco, second by Mayor Hayes, Planner Scarlett Doyle was appointed Board Secretary for 2016 on the following roll call vote.

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose,
Mayor Hayes, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Mr. Pandya

Appointment of Assistant Board Secretary

Mr. Franco nominated Ann Marie Lehberger as Assistant Board Secretary for 2016. There were no other nominations.

Motion by Mr. Franco, second by Mrs. Casamento, Ann Marie Lehberger was appointed Assistant Board Secretary for 2016 on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose,
Mayor Hayes, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Mr. Pandya

Appointment of Board Professionals:

- Board Attorney – Thomas Collins, Esq.
- Board Engineer – Robert C. Bogart, P.E.
- Board Planner – Scarlett Doyle, P.P.

Motion by Councilwoman Rose, second by Mayor Hayes the foregoing professionals were appointed Board Professionals for 2016 on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose,
Mayor Hayes, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Mr. Pandya

Designation of Meeting Dates, Time and Place

BE IT RESOLVED by the Planning Board of the Township of Bridgewater that the following schedule of dates and times for Regular Meetings respectively be established for 2016 and that all scheduled meetings shall convene at 7:00 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ.

January 25
May 10, 23

February 9, 22
June 14, 27

March 8, 28
July 12, 25

April 12, 25
August 9, 22

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September 13, 26

October 11, 24

November 28

December 13

BE IT FURTHER RESOLVED that the 2017 Annual Reorganization Meeting followed by the Regular Meeting shall be held on January 10, 2017, at 7:00 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ. Certified as duly adopted by the Bridgewater Township Planning Board at their Reorganization Meeting held on January 12, 2016 Motion by Chairman Rusak, second by Councilman Kurdyla, the foregoing designation of meeting dates, time and place were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner
NOT ELIGIBLE: Mr. Pandya

Designation of Official Newspapers

BE IT RESOLVED by the Planning Board of the Township of Bridgewater that **The Courier News** is hereby designated the official newspaper of the Planning Board for **2016**; and

BE IT FURTHER RESOLVED, that **The Courier News** and **The Star Ledger** are hereby designated to receive all notices of Planning Board meetings in **2016** as required under the Open Public Meetings Act.

Certified as duly adopted by the Bridgewater Township Planning Board at their Reorganization Meeting held on **January 12, 2016**.

Motion by Councilwoman Rose, second by Mrs. Casamento, the foregoing designation of official newspapers was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner
NOT ELIGIBLE: Mr. Pandya

7. APPROVAL OF BOARD MINUTES:

December 8, 2015, Regular Meeting - Motion by Mr. Franco, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mayor Hayes, Mrs. Casamento
ABSENT: Chairman Charles
NOT ELIGIBLE: Councilwoman Rose, Evan Lerner, Mr. Pandya

8. MEMORIALIZATION OF RESOLUTIONS:

None pending

9. LAND DEVELOPMENT APPLICATIONS:

GENOVA BUILT LLC- Country Club Road
Block 437 Lots 5
#15-037-PB, Minor Subdivision
Time: 1/25/16

—MINUTES—

Attorney Robert J. Foley was present to represent the Applicant. Sworn testimony was presented by Principal/Applicant Thomas Genova and David A. Stires PE & PP of David A. Stires Associates.

The Applicant submitted exhibits which were admitted into evidence as follows:

- A-1** **1/12/16** Filed map entitled, “Map of the second section of Somerville Lawns Bridgewater TWP., Somerset Co. NJ, Property of the Somerville Lawns Co, World Building, N.Y.” dated 7/22/09, known as filed map No. 52A.
- A-2** **1/12/16** Filed Map entitled, “Parcel Property Map for Country Club Road Sidewalks”, dated May 1973
- A-3** **1/12/16** Tax map, page 8
- A-4** **1/12/16** Tax map, page 25

Applicant Mr. Genova introduced himself, stating that he is the president of Genova Built, LLC. He summarized the application providing the history of the property, 787 Country Club Road as evident in exhibit A-1. Mr. Genova stated he came across a Deed for the property that was recorded on February 9, 1954 where the Grantee was William Sauer and Almena Sauer which was recorded in Deed book 818, Pages 33 and 34. Mr. Genova continued with some historical facts about the Sauer family background. He stated he came across another Deed, recorded January 10, 1978. The Grantor was Mr. and Mrs. William Sauer and the Grantee was the Township of Bridgewater where 1400 s.f. for sidewalk project as shown on exhibit A-2 was dedicated to the Township of Bridgewater.

There were no questions from the Board or public for the Applicant.

Mr. Stires described the location of the property and what the applicant is proposing. Mr. Stires explained the applicant’s proposal to divide the lot in question (block 437 Lot 5) in half for a minor subdivision, each lot is slightly less than two percent below what is required for the R-40 zone. Each lot is proposed to be 39,299 s.f., and the applicant is asking for a hardship variance. Mr. Stires testified before the board that this was de minimis and consistent with the neighborhood theme. Mr. Stires explained the surrounding lots are similar in size and under the requirements for the zone as well.

Mr. Stires reviewed the professional reports, starting with the Board Engineer’s and Board Planner’s joint report, dated January 12, 2016 with the board members, stating his applicant will comply with all the necessary setbacks and restrictions of the R-40 zone with the exception of the de minimis lot area for the R-40 zone for each of the proposed lots. Mr. Stires stated his applicant will comply with professional review report all items except for item 6, to which Mr. Stires asked permission to demo the building on one of the lots prior to the issuance of a building permit. Mr. Genova agreed with the Board to demolish the building on the one lot before he conveys it out to a third party so he can move forward and perfect the subdivision by deeds.

The Chairman revisited item 8 of the Engineer’s and Planner’s report asking for clarification to which Mr. Stires stated that the requirement for minimum side yard is 20 feet and 50 feet combined, the applicant, Mr. Genova will meet the ordinance requirements.

Mr. Stires stated they will agree with the Sewer Utility Engineer, Robert Reich’s report dated December 18, 2015 with the understanding that this application is for a subdivision and not for formal plot plans.

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Mr. Stires reviewed the Fire Official's report dated January 6, 2016 requesting installation of a fire hydrant. Mr. Stires asked that this be waived as there is a fire hydrant located on Steeple Chase Lane and Country Club, a few 100 feet down from the property in question. There is also one down on Dow Road within the required feet.

Mr. Stires stated the applicant will comply with the Somerset County Planning Board letter, dated December 10, 2015.

Chairman Charles opened the meeting for comments from the public.

David Hayward of 784 Country Club Road asked the Mr. Stires where the closest fire hydrants are located. He also asked if there will be wells on the future properties.

Mark Hengemuhle of 774 Eisenhower Avenue asked if there will be two structures built; Mr. Stires stated that the applicant is here for a subdivision only into two lots. Presuming two structures will be built in the future, Mr. Hengemuhle expressed his concern for more standing water on his property which is behind the properties in review. Mr. Stires stated he will design and provide a grading plan and the Township Engineer will review that plan and we are not going make the standing water worse. Mr. Genova also interceded and stated he will make sure, his (Mr. Hengemuhle's) water problem will not be made worse and he takes pride in his work here in Bridgewater.

Chairman Charles closed the public portion of the meeting.

Motion by Mr. Franco, second by Mrs. Casamento, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Henderson-Rose,
Mayor Hayes, Mrs. Casamento, Mr. Lerner
NOT ELIGIBLE: Mr. Pandya

10. 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.

11. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 7:55 pm.

Respectfully submitted,
Marianna Voorhees,
Recording Secretary