

NOTE: THIS AGENDA IS PROVIDED FOR GENERAL INFORMATION. IT IS NOT TO BE USED AS A BASIS FOR IDENTIFYING THE ORDER IN WHICH APPLICATIONS WILL BE PROCESSED. THE ORDER WILL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF THE BOARD MEETING

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Monday, February 22, 2016

—AGENDA—

1. CALL MEETING TO ORDER:

Time: 7:00 p.m.
Place: Municipal Courtroom
100 Commons Way
Bridgewater, New Jersey 08807

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 18, 2016, 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:

4. ROLL CALL:

5. APPROVAL OF BOARD MINUTES:

November 30, 2015, Special Meeting (*pending*)
December 22, 2015, Special Meeting (*pending*)
January 25, 2016, Regular Meeting (*pending*)

6. MEMORIALIZATION OF RESOLUTIONS:

NONE PENDING

7. LAND DEVELOPMENT APPLICATIONS:

BRIDGEWATER TRANSPORT INC. - 831 East Main Street.
Block 348 Lots 17, 18 & 22
#15-040-PB, Minor Site Plan - Addition
Time: 2/28/16

UNIMARE LLC – 477 Union Ave.
Block 230 Lot 7
#15-023-PB, Minor Site Plan with Variances (signs)
Time: 2/29/16

8. MEETING OPEN TO THE PUBLIC:

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

9. EXECUTIVE SESSION:

10. OTHER BOARD BUSINESS:

REFFERALS FROM TOWN COUNCIL

A. AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-195 (SIGNS) OF ARTICLE XXIV (DESIGN DETAILS AND CRITERIA) OF PART 8 (SITE PLAN REVIEW) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION F (GENERAL REGULATIONS), TO NEW SUBSECTION 7c, BY SETTING FORTH THE METHOD OF COMPUTATION UTILIZED TO DETERMINE THE SQUARE FOOTAGE OF TWO SIDED FREESTANDING SIGNS.

B. AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-201 (INTERPRETATION; VARIANCES) OF ARTICLE XXV (TITLE; INTERPRETATION) OF PART 9 (SUBDIVISIONS) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO CLARIFY THAT,

UNDER CERTAIN CIRCUMSTANCES, DEVELOPMENT SHALL ALSO BE IN ACCORDANCE WITH PART 8 (SITE PLAN REVIEW)

- C. AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) OF ARTICLE XLII (USE REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION 7 (MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE) OF SUBSECTION F (BULK REQUIREMENTS FOR THE GC ZONE) OF SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) SO AS TO CHANGE THE MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE FROM 0.50 TO 0.40 UNDER CERTAIN CIRCUMSTANCES
- D. AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-329 (IMPROVED LOT COVERAGE) OF ARTICLE XLIV (SUPPLEMENTARY LOT, HEIGHT AND YARD REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO 1) DELETE THE TITLE OF SUBSECTION A ENTITLED "RESIDENTIAL USES" WITH ALL OTHER LANGUAGE OF SUBSECTION A REMAINING, 2) DELETE THE ENTIRETY OF SUBSECTION B (INSTITUTIONAL AND CONDITIONAL USES) AND 3) DELETE THE ENTIRETY OF SUBSECTION C (BONUS FOR DECREASE IN IMPROVED LOT COVERAGE); SUBSECTION D (BUILDING, GRAVEL AND/OR OTHER STONE SURFACES USED FOR PARKING, DRIVEWAYS OR WALKWAYS) SHALL REMAIN IN ITS ENTIRETY
- E. AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SUBSECTION C (CRITERIA FOR CLUSTER DEVELOPMENT) OF SECTION 126-349 (CLUSTER DEVELOPMENT) OF ARTICLE XLVI (CONDITIONAL USES) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO ADD A NEW SUBSECTION (5) a & b FOR THE PURPOSE OF SETTING FORTH THE METHOD OF COMPUTATION OF LOT AREA, LOT COVERAGE, LOT WIDTH AND FLOOR AREA RATIO (FAR) FOR EACH LOT

11. ADJOURNMENT