

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, January 25, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Ron Charles 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 13, 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.

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 Ron Charles – present

Councilwomen Christine Henderson-Rose – absent

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – absent

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Planning Secretary Ann Marie Lehberger

5. RESOLUTIONS FOR REORGANIZATION:

6. APPROVAL OF BOARD MINUTES:

November 23, 2015, Regular Meeting - Motion by Mr. Franco, second by Mr. Rodzinak, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Mrs. Casamento

ABSENT: Councilwoman Rose, Mr. Pandya

NOT ELIGIBLE: Mayor Hayes, Mr. Lerner

January 12, 2016, Reorganization & Regular Meeting - Motion by Mrs. Casamento, second by Mr. Lerner, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Councilwoman Rose, Mr. Pandya

7. MEMORIALIZATION OF RESOLUTIONS:

GENOVA BUILT LLC- Country Club Road

Block 437 Lots 5

#15-037-PB, Minor Subdivision

Time: 1/25/16

DECISION: Approved with conditions 1/12/16

Eligible to Vote: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner

Motion by Mr. Franco, second by Mr. Lerner the foregoing resolution memorializing the approval with conditions on 1/12/16 was adopted as presented on the following roll call vote:

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

ABSENT: Councilwoman Rose, Mr. Pandya

8. LAND DEVELOPMENT APPLICATIONS:

UNIMARE LLC – 477 Union Ave.

Block 230 Lot 7

#15-023-PB, Minor Site Plan with Variances (signs)

Time: 2/29/16

Attorney Daniel Bever was present to represent the applicant. Mr. Bever noted that this application was being carried from November 23, 2015. The applicant was not present with the signage plan as requested by the board.

Mr. Bever asked the board for an adjournment of the matter so that his applicant could come back with the signage plan and move forward.

Motion by Mr. Lerner, second by Mr. Rodzinak the foregoing application was carried to February 22, 2016 at 7:00 pm with no new notice required and with the condition that the applicant's attorney would notify the board in advance of the meeting if they would be unable to provide the signage plan as requested on the following roll call vote:

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

ABSENT: Councilwoman Rose, Mr. Pandya

NOT ELIGIBLE: Mayor Hayes

9. 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.

10. OTHER BOARD BUSINESS

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER IN THE COUNTY OF SOMERSET AND STATE OF NEW JERSEY ADOPTING A "REDEVELOPMENT PLAN" FOR AN AREA IN NEED OF REDEVELOPMENT, CONSISTING OF PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 483, COMMONLY KNOWN AS THE FORMER SANOFI-AVENTIS PROPERTY, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 AND AMENDING AND SUPPLEMENTING CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF

BRIDGEWATER, WITH SPECIFIC REFERENCES TO EXISTING SECTION 126-320 (SED SPECIAL ECONOMIC DEVELOPMENT ZONE), EXISTING SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS), EXISTING SECTION 126-302 (ZONING MAP), EXISTING SECTION 126-301 (ZONING DISTRICTS) AND TO A NEW SECTION 126-321.6 ENTITLED "R-SEED REDEVELOPMENT SPECIAL ECONOMIC AND EMPLOYMENT DEVELOPMENT DISTRICT ZONE"GOVERNING THE DEVELOPMENT OF A BRIDGEWATER REDEVELOPMENT PLAN.

Mr. Franco noted a few corrections that were needed as follows:

On page 16 of the ordinance, Item# 1 should read that the Maximum improved lot coverage is 60% and Item # 6 should read that Floor Area Ratio is .4

On page 13 and Page 14 of the ordinance under the intent portion in the paragraphs it should read that all buildings shall be neo traditional design

The meeting was opened to the public. There were no questions or comments.

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

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

ABSENT: Councilwoman Rose, Mr. Pandya

11. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 7:35 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division