

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, October 11, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Vice Chairwoman Casamento 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. 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 – absent

Chairman Ron Charles – absent

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – absent

Urvin Pandya, Alt. #1 – present

Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

September 13, 2016, Regular Meeting

September 26, 2016, Regular Meeting

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

6. MEMORIALIZATION OF RESOLUTIONS:

EDEN WOOD REALTY (PATRIOT GREENS)

Block 329 Lots 3.01, 13.01 & 14 (Main St. and Radel Ave.)

#16-004-PB, Preliminary & Final Major Site Plan –Residential Complex

Approved with Conditions: 9/13/16

Motion by Mr. Lerner; Second by Mr. Rodzinak, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mayor Hayes, Mrs. Casamento

ABSENT: Chairman Charles, Mr. Franco, Mr. Lerner

NOT ELIGIBLE: Mr. Pandya, Mrs. Albanese

7. LAND DEVELOPMENT APPLICATIONS:
SOMERSET COUNTY – 201 Cold Spring Lane
Block 413 Lot 18
#16-020-PB, Minor Subdivision

Attorney Francis P. Linnus was present to represent the applicant. Mr. Linnus stated that the applicant was present to request minor subdivision approval to allow the county to purchase property to add to their open space inventory.

James Cline, property owner and Thomas Boccino, PP principal planner of land acquisition for Somerset County were sworn in for testimony.

Mr. Boccino submitted exhibits that were marked into evidence as follows:

A-1	10/11/16	Aerial photograph of the area
A-2	10/11/16	Color rendering of survey

Mr. Boccino described the property and provided testimony as follows: The purpose of the proposed subdivision to create permanently preserved open space. This particular property would be open space that would be passive in use; no improvements on the property are proposed. It would be access for the river frontage. The property across the river, located in Branchburg, is also owned by the County and they are currently seeking to obtain an additional portion to the south.

Mr. Linnus reviewed the reports of the Township professionals.

Mr. Linnus stated that the owner, Mr. Cline, is willing to either install a fence or evergreen plantings to indicate in the field that the easement and grass drive are no longer are accessible. The Board discussed and determined that there should be removal of some of the existing paved driveway on the Cline property. The planting with evergreen plantings is to be subject to the review and approval of the Township Planner. Evergreen trees would be preferred as the required alternative over a fence.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Motion by Mr. Rodzinak, second by Councilwoman Rose, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Pandya Mrs. Albanese
ABSENT:	Chairman Charles, Mr. Franco, Mr. Lerner

MARTINSVILLE COMMERCIAL CONDO. ASSOC. INC. - 1910 Washington Valley Road
Block 707 Lots 4.01
#16-016-PB, Minor Site Plan – Enclosure for Dumpsters

Attorney Earnest Renda was present to represent the applicant. James J. Mantz, PE & LS was sworn in for testimony and accepted by the Board as an expert witness. Robert Mueller, owner of one the units at 1910 Washington Valley Road was also sworn. Mr. Renda stated that applicant received a violation notice relating to some existing issues on the site regarding lighting, the dumpsters on the property and

the buffering between the applicant's property and that of the adjoining residence. Mr. Renda stated that the purpose of the site plan application is to correct the violations by making changes to the site that will improve it.

Mr. Mantz described the current tenants on the property and provided testimony as follows: The landscaping on the site has been modified over the course of time. The applicant has proposed to install fencing and or new landscaping to shield the parking lot from the adjoining residence. The applicant has agreed to remove the dumpsters from the rear of the property and to use only the dumpsters in the front. To address lighting issues, the applicant will promptly ask PSE&G to add shields to the existing lights to make sure that the lighting in the rear is downwardly directed. All rear parking lot lights will be downward directed so as not to be an intrusion onto neighboring properties.

The Board questioned if the damaged light fixtures that are currently in the parking lot will be fixed and shielded. Mr. Mantz stated that those light poles will be removed.

Board Planner Doyle requested that the dumpster enclosure in the front of the property would be a masonry enclosure as required by the ordinance. The applicant agreed to provide a masonry enclosure with gates around the one remaining dumpster location in the front of the property. The applicant also agreed to remove the dumpsters in the rear of the building as soon as possible.

Vice Chairwoman Casamento opened the public portion of the meeting.

Leonard Frega of 1900 Washington Valley Road was sworn in. Mr. Frega stated that he has been trying to work with the Condo Association since he moved in and has not been able to get a resolution. Mr. Frega stated that the lighting has been an issue for a long time and it is worse since the buffer trees have been removed. Mr. Frega stated that there are currently four dumpsters in the rear of the building adjoining his property and he can hear garbage cans being dragged down the parking lane until late in the evening.

Jack Gray was sworn in and asked for confirmation that the dumpsters in the rear of the building would be removed.

Jennifer Michenfelder of 1900 Washington Valley Road was sworn and questioned how the planting plan would be established for the installation of the landscape buffer. Board Planner Doyle explained the process and noted that due to the season, the planting could be done in the spring. Ms. Michenfelder stated that there was a deer problem in the area and requested that be considered when determining the types of plants that will be used.

Board Planner suggested that a timeline be established as to the applicant's requirement to comply with the issues of the violation.

The Board deliberated and discussed several conditions of approval. The applicant agreed to provide a schedule to the Township for the completion of all the work and to comply with conditions as to the time frames set forth on the resolution. If the timeframes are not adhered to, the Zoning Officer will reactivate the notice of violation.

Motion by Councilwoman Rose, second by Mr. Pandya, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Pandya
Mrs. Albanese
ABSENT: Chairman Charles, Mr. Franco, Mr. Lerner

ALLEN HOMES INC. – Adamsville Road
Block 224 Lots 4, 5 & 7
#16-022-PB, Preliminary Major Subdivision – 4 Lots

Attorney Robert Foley was present to represent the applicant. Mr. Foley stated that the applicant is requesting Preliminary Subdivision approval of Block 224 Lot 4, 5 & 7. He noted that there is an existing residence on lot 4; the applicant is proposing three new residential lots on a cul -de -sac. The house on lot 4 is to remain.

Kevin Page PE and PP was sworn in for testimony and accepted by the Board as an expert witness. Mr. Page provided an overview of the proposal and provided testimony as follows: The application involves lots 4, 5 and 7 and the vacation of the existing Hamilton Place, an unimproved right-of-way. There is an existing home on lot 4 that the applicant is proposing to remain. The proposal is to reconfigure the 3 lots into 4 and vacate Hamilton Place and replace with a new cul- de- sac of approximately 175 feet in length that aligns with the center line of Sunnyside Terrace. This aligns the roads and allow for superior configuration of the lots themselves. All 4 new lots are compliant with the ordinance. The only exception is the existing home fronting on Adamsville Road that will remain. The existing home on lot is 42 feet from the existing road where 50 feet is required and its side yard to the neighbor is 5.7 feet where 20 feet is required. The utilities will placed underground. Mr. Page reviewed the comments of the reports of the Township professionals.

The Board questioned what the buffer would be between the proposed residential and the commercial properties. Mr. Page stated that they are planning on installing a board on board fence with additional landscaping.

It was noted that an additional variance would be required for the solid fence on the property line.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Motion by Mr. Rodzinak, second by Councilwoman Rose, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Pandya
Mrs. Albanese
ABSENT: Chairman Charles, Mr. Franco, 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. OTHER BOARD BUSINESS:

There were no other matters of Board business.

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:50 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division