

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday, April 11, 2017**  
**—MINUTES—**

1. **CALL MEETING TO ORDER:**

Mr. Franco 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 11, 2017 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 – absent

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – absent

Mayor Dan Hayes – absent

Evan Lerner - present

Urvin Pandya, Alt. #1–present

Debra Albanese, Alt. #2 –present

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

5. **APPROVAL OF BOARD MINUTES:**

March 27, 2017 Regular Meeting

The foregoing minutes will be presented when complete. No action was taken.

6. **MEMORIALIZATION OF RESOLUTIONS:**

There were no resolutions presented.

7. **LAND DEVELOPMENT APPLICATIONS :**

**KARISHMA INVESTMENTS LLC- Union Ave. & Monroe Street**

Block 206 Lot 60.01 & 61

#16-025-PB, Amend Prior Approval for Site Plan- Child Care Learning Center & Adult Day Care

Attorney Robert Foley was present to represent the applicant. Mr. Foley requested that the application not be heard this evening and to be carried to another date when a full Board was present.

The application was carried to the meeting on June 26, 2017. New notice is not required.

**SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY-Southside Ave.**

Block 300 Lot 13

#17-004-PB, Minor Subdivision and Courtesy Review of Site Improvements

Attorney Andrew Brewer was present to represent the applicant. Mr. Brewer explained that the applicant was here for a minor subdivision with an associated Capital Improvement project that included the construction of an indoor auxiliary sewage treatment facility.

Ronald Anastasio, Executive Director of Somerset Raritan Valley Sewerage Authority, Radim Kucera, PE and James Cosgrove, PE were sworn in for testimony.

Mr. Anastasio provided testimony as follows: The need for the proposed project is due to a chronic longstanding problem of sewer overflow in the service area when there is heavy flooding. Several alternatives were evaluated and it was determined that this is the best most effective solution to the problem.

Mr. Franco opened the public portion of the meeting for questions.

William Carrera of 6 Dutch Lane was sworn and expressed concern on how the project will affect his residence and the surrounding community because they are located very close to the proposed project. Mr. Anastasio stated that they have gone to great lengths to make the impact to the neighbors as little as possible and they would like to set up a time in the near future to explain the project and address the concerns of the neighboring property owners.

Mr. Anastasio explained that this facility is needed as a solution to control the raw sewerage overflow that is occurring which is a very important public health and environmental concern.

James Cosgrove, PE was accepted by the Board as an expert witness. Mr. Cosgrove submitted exhibits that were marked into evidence as follows:

<b>A-1</b>	<b>4/11/17</b>	<b>Handout of set of slides</b>
<b>A-2</b>	<b>4/11/17</b>	<b>Site Plan</b>
<b>A-3</b>	<b>4/11/17</b>	<b>Landscape Plan</b>

Mr. Cosgrove provided testimony as follows: The sewer overflow problem has been going on for many years. During large storms, a tremendous amount of pressure is created at the SRVSA interceptor by the surrounding municipalities causing overflow at the manholes. The solution is to build an auxiliary treatment plant in addition to the SRVSA primary facility near the point where the overflows are occurring. During heavy flooding time a valve will be turned and water would be diverted to this new facility where the water would be treated and then discharged into the Raritan River. This will allow the existing facility to run more efficiently during the heavy water flow times. A 3 foot high visual screening fence will be installed on the applicant's side of the landscaping so that the landscaping will be oriented in field to maximize the screening and provide the best visual screening possible from vantage points on adjoining residential properties. The actual overflow is occurring in the Somerville sewage system but the raw sewerage is flowing to Bridgewater. The facility will be used only during peak storm water times which only occur periodically throughout the year.

Mr. Franco opened the public portion of the meeting for questions.

William Carrera of 6 Dutch Lane returned and expressed concern about how close the facility will be to his home and the surrounding neighborhood.

Radim Kucera, PE was accepted by the Board as an expert witness. Mr. Kucera explained the proposed subdivision is necessary to have the new auxiliary plant located on a portion of the lot which is outside the flood hazard area and is high and dry and is not in the wetlands. He also explained that this proposed new lot is the only area of the existing lot that is suitable for such a sewage treatment facility above the flood hazard area and that no variances were required.

Mr. Franco opened the public portion of the meeting for questions.

William Carrera of 6 Dutch Lane returned and expressed concern about the animals and wildlife in the area. Mr. Carrera also expressed concern about the safety of the neighborhood during the construction.

Mr. Franco opened the public portion of the meeting for comments.

Frantz Brunache of 4 Dutch Lane was sworn and expressed concern about the amount of noise and how it will affect the surrounding neighbors. Mr. Brunache also expressed concern about the safety of the children.

William Carrera of 6 Dutch Lane returned and continued to express concern about the safety of the families in the neighborhood as a result of the project because it is located very close to his home.

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

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

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:**

**BRIDGEWATER REGENCY LLC- (Chimney Rock Crossing)**

Block 730 Lot 1.01, Block 711 Lots 6.01 & 6.03

Appl#15-020-PB

Concept Discussion - Proposed Amendments for Site Plan Waiver

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer explained that the applicant was present for a concept review and to request a waiver of site plan for some architectural and signage improvements to the prior plans that are designed to enhance to look and feel of the center.

Charles Dietz, AIA was sworn in for testimony and accepted by the Board as an expert witness. Jack DeVilliers and John Fitzpatrick from Bridgewater Regency were also sworn.

Mr. Dietz explained the proposed changes from the originally approved site plan as follows: Different materials will be added to the exterior of the buildings to enhance the facades and provide more individuality. The sidewalk areas will be enhanced with decorative lighting, bollards and seating with umbrellas. He stated that these changes will upgrade the facility and create a more enjoyable shopping experience for the community. There is also a small increase to the footprint of Building G proposed that would make it 1, 506 square feet larger.

He also explained that the applicant would like to add some additional signage to the back of the buildings that face the highway to provide better marketing identification.

Mr. Lehrer explained that the applicant is also requesting property identification signs on the retaining walls that are at the entry to the site. The signs would be approximately 300 square feet and would read “Bridgewater Chimney Rock “with a small logo.

Mr. Franco opened the public portion of the meeting. There were no questions or comments.

The Board discussed that approval of site plan waiver could be granted for the proposed changes to the site and architectural elevations as well as the property identification signage. The additional signage requested for the buildings however will be a variance and would require a an application to the Board

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

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

Mr. Franco recused himself and left the meeting. Mr. Lerner took over as Chairman for the meeting.

**BLESSED SACRAMENT CHURCH** -1890 Washington Valley Road  
Block 707 Lot 3  
Concept Discussion for Site Plan Waiver

Dennis O’Hara, parishioner and Father Richard Rusk, pastor were present and sworn in for testimony.

Mr. O’Hara explained that the church was requesting a waiver of site plan for minor changes to the site. He stated that the church would like to install some additional parking lot lights, bollards lights for the walkway at the front of the building and a pergola for the entranceway with benches and colored materials that will represent the liturgical calendar. He also stated that they would like to add an additional stairway between the parking lot and the church. Mr. O’Hara explained that these minor improvements will improve the safety of pedestrians and people walking to and from their cars in the parking lot. He also noted that the pergola will provide for a more welcoming environment and will also create a waiting area for parishioners to stand or sit before and after services.

Mr. Lerner opened the public portion of the meeting. There were no questions or comments.

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

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

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 9:10 pm.

Respectfully submitted,  
Ann Marie Lehberger,  
Planning Division Secretary