

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, June 13, 2017
—MINUTES—

1. **CALL MEETING TO ORDER:**

Chairman 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 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 – absent	Evan Lerner – absent
James Franco – present	Urvin Pandya, Alt. #1-present
Chairman Ron Charles – present	Debra Albanese, Alt. #2 –present (arrived at 7:15 pm)
Councilwoman Christine Henderson-Rose – present (arrived at 7:15 pm)	
Tricia Casamento – present	
Mayor Dan Hayes – absent	

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

5. **APPROVAL OF BOARD MINUTES:**

April 11, 2017 Regular Meeting - Motion by Mr. Franco, second by Mr. Pandya, the foregoing minutes were adopted on the following roll call vote;

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

May 9, 2017 Regular Meeting - Motion by Mr. Franco, second by Mrs. Casamento, the foregoing minutes were adopted on the following roll call vote;

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

6. **MEMORIALIZATION OF RESOLUTIONS:**

BRIAD DEVELOPMENT LLC-Somerset Corporate Center- Commons Way

Block 411 Lot 39.02

#17-006-PB, Preliminary & Final Major Site Plan & Minor Subdivision- Hotel & Restaurant

Decision: Approved with conditions 5/9/17

Motion by Mrs. Casamento; Second by Mr. Franco, the foregoing resolution was adopted on the following roll call vote:

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

ABSENT: Mr. Rodzinak, Councilwoman Rose, Mr. Lerner, Mayor Hayes, Mrs. Albanese

NOT ELIGIBLE: Mr. Pandya

LTF REAL ESTATE COMPANY INC- Somerset Corporate Center -Commons Way

Block 411 Lot 39.07

#17-007-PB, Preliminary & Final Major Site Plan & Minor Subdivision- Lifetime Fitness Center

Decision: Approved with conditions 5/9/17

Motion by Mr. Franco; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

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

ABSENT: Mr. Rodzinak, Councilwoman Rose, Mr. Lerner, Mayor Hayes, Mrs. Albanese

NOT ELIGIBLE: Mr. Pandya

MCDONALD'S USA, LLC – 680 Promenade Blvd.

Block 350 Lot 1

Appl#13-008-PB, Request for Extension of Time of Prior Approval

Decision: Approved with conditions 5/9/17

Motion by Mrs. Casamento; Second by Mr. Franco, the foregoing resolution was adopted on the following roll call vote:

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

ABSENT: Mr. Rodzinak, Councilwoman Rose, Mr. Lerner, Mayor Hayes, Mrs. Albanese

NOT ELIGIBLE: Mr. Pandya

7. **LAND DEVELOPMENT APPLICATIONS:**

There were no land development applications heard.

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:**

ROECAR LLC & NANCARDEL LLC- 3 Caruso Court

Block 718 Lot 21

Appl#12-019-PB, Request for Extension of Time to File Subdivision Deeds

Motion by Mr. Franco, second by Chairman Charles, the foregoing request for 190 day extension was approved with conditions on the following roll call vote:

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

ABSENT: Mr. Rodzinak, Councilwoman Rose, Mr. Lerner, Mayor Hayes, Mrs. Albanese

LA ROSA BROTHERS CONSTRUCTION LLC-Foothill Estates-528 Foothill Road
Block 718 Lots 160, 161 & 164
Appl#16-014-PB, Request for Extension of Preliminary Subdivision Approval

Motion by Mr. Franco, second by Mrs. Casamento, the foregoing request for one year extension was approved with conditions on the following roll call vote:

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

Mrs. Albanese and Councilwoman Rose both arrived at the meeting at approximately 7: 15 pm

SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY- 50 Pohlemus Lane
Block 305 Lot 1
Appl# 17-015-PB, Courtesy Review for Capital Improvement Project – Mercury Emissions Control Facility

Attorney Brent Carney was present on behalf of the Somerset Raritan Valley Sewerage Authority. Ronald Anastasio, Executive Director of Somerset Raritan Valley Sewerage Authority and Thomas Laustsen PE, were sworn in for testimony.

Mr. Anastasio explained the project and provided testimony as follows. The Environmental Protection Agency has developed more stringent air regulations. The existing incinerator currently meets all of these regulations with the exception of the additional removal of mercury from the exhaust stream of the incinerator. It was determined that in order to meet these regulations, it was necessary to build an addition to the emission control system of the existing incinerator. The additional building will house all the necessary equipment to make the system function. It was originally hoped that they would be able to include this equipment in the existing building but it was impossible due to the complex nature of the equipment. An additional building will be built on their property adjacent to the existing incinerator building.

Mr. Laustsen was accepted by the Board as an expert witness and provided testimony as follows. The new building will be approximately 34 feet x 69 feet and will be approximately 36 feet tall. The proposed location is currently a grassed area. The building will house all the necessary equipment needed for the system. It will be a block type structure with a pitched shingled roof and it will not be an occupied facility.

Chairman Charles opened the public portion of the meeting. There were no questions or comments

Motion by Mr. Franco, second by Councilwoman Rose, the Board confirmed the review of the Capital Improvement Plan on the following roll call vote:

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

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 7:30 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary