

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, August 28, 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 – present

James Franco – present

Chairman Ron Charles – present

Councilwoman Christine Henderson-Rose – absent

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1-absent

Debra Albanese, Alt. #2 –present

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

5. **APPROVAL OF BOARD MINUTES:**

July 11, 2017 Regular Meeting - Motion by Chairman Charles, second by Mr. Rodzinak, the foregoing minutes were adopted on the following roll call vote;

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

ABSENT: Councilwoman Rose, Mr. Pandya

NOT ELIGIBLE: Mrs. Casamento

6. **MEMORIALIZATION OF RESOLUTIONS:**

FALLONE GROUP -LLC (Formerly Tullo Road Assoc.) - Old Tullo Road and Kennesaw Way

Block 713 Lot 9

#14-025-PB, Final Subdivision (4 lots)

Decision: Approved with 7/11/17

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

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

LAROSA BROTHERS CONSTRUCTION LLC- 528 Foothill Road
Block 718 Lots 160, 161 & 164
#16-015-PB, Final Subdivision (4 lots)
Decision: Approved with 7/11/17

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

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

CJA INVESTMENTS LLC-460 Milltown Road
Block 198 Lot 1
Appl#17-014-PB, Preliminary & Final Site Plan with Variances – Indoor Soccer Facility
Decision: Approved with 8/8/17

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

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

7. **LAND DEVELOPMENT APPLICATIONS:**

LANG- Twin Oaks Road, Foothill Road & Steele Gap Road
Block 712 Lots 4 & 7
Block 718 Lot 63
#29-11-PB, Amended Preliminary and Final Major Subdivision (17 lots)

Attorney Jeffrey Lehrer was present on behalf of the applicant. Mr. Lehrer requested that the application be carried to the meeting on October 10, 2017 so that the applicant could have time to revise the storm water plans.

Motion by Mr. Rodzinak; Second by Mr. Franco, the application for Lang was carried to the meeting on October 10, 2017 at 7:00 pm with no new notice required on the following roll call vote:

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

Mr. Lehrer noted that the applicant would grant an extension of time for the Board to act through the end of October.

R & S REALTIES LLC-1350 Route 22 East (Ray Catena Infiniti)

Block 227 Lot 2.02
#17-008-PB, Minor Site Plan - Façade and Signage

Attorney Peter Licata was present to represent the applicant. Mr. Licata stated that applicant has revised the plan with a more scaled down version of the previously presented plan.

John Manilio, PE was sworn in for testimony and accepted by the Board as an expert witness. Mr. Manilio submitted an exhibit that was marked into evidence as follows:

A-3 8/28/17 Revised landscape plan dated 8/23/17

Mr. Manilio explained that with the applicant's revised proposal, the total signage on the building would now be 71 square feet which is about 2% of the building façade therefore making it fully confirming to the Township's ordinance requirements. Mr. Manilio noted that this number does not include the glass since the glass will not be illuminated. Mr. Manilio also explained that he met with the Township planner to review the landscape that was approved as part of the original application. He noted that some modifications were made and are reflected in the revised landscape plan dated 8/23/17. (Exhibit A-3) Mr. Manilio stated that the applicant will replace the landscaping along the frontage of the property with a new hedge row of 153 shrubs and will also replace any dead or missing trees along Foothill Road with more mature trees. He also noted that if approved the applicant would like to immediately put the planting in on the site.

On question from the Board, Mr. Manilio confirmed that the building signage would consist of 2 Infiniti signs, 1 Ray Catena Sign, 1 service sign, and 2 or 3 smaller signs at the entrance way to the sales department.

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

The board deliberated and discussed conditions of approval.

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

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

ABSENT: Councilwoman Rose, Mr. Pandya

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:**

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