

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, February 13, 2018
—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 10, 2018 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 (arrived at 7:05 pm)	Mayor Dan Hayes – absent
James Franco – absent	Evan Lerner – present (arrived at 7:05 pm)
Chairman Ron Charles – present	Urvin Pandya, Alt. #1 – present
Councilman Howard Norgalis – present	Debra Albanese, Alt. #2 – present
Tricia Casamento – present	

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

5. APPROVAL OF BOARD MINUTES:

January 9, 2018- Reorganization & Regular Meeting

Motion by Mrs. Albanese, second by Councilman Norgalis the foregoing minutes were adopted on the following roll call vote;

AFFIRMATIVE: Chairman Charles, Councilman Norgalis, Mrs. Casamento, Mrs. Albanese

ABSENT: Mr. Lerner, Mr. Rodzinak, Mr. Franco, Mayor Hayes

NOT ELIGIBLE: Mr. Pandya

6. MEMORIALIZATION OF RESOLUTIONS:

There were no resolutions presented.

7. LAND DEVELOPMENT APPLICATIONS:

There were no applications on the agenda.

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.

Mr. Rodzinak and Mr. Lerner arrived

9. OTHER BOARD BUSINESS:

Referral from Township Council:

AN ORDINANCE AMENDING CHAPTER 126-248 ENTITLED “IMPROVEMENT GUARANTIES” OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER, COUNTY OF SOMERSET, STATE OF NEW JERSEY SO AS TO CONFORM TO AMENDMENTS TO THE MUNICIPAL LAND USE LAW

Board Attorney Tom Collins explained that this ordinance is to amend the Township Ordinances to comply with the new Municipal Land Use Law provision which states that there is only a certain degree of bonding that a municipality can require for onsite private development.

Motion by Mrs. Albanese, second by Mrs. Casamento, the Board finds that the ordinance is consistent with the Master Plan and authorized Board Planner Scarlett Doyle to submit a report to the Township Council confirming that it is was recommended for adoption on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilman Norgalis, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese

ABSENT: Mr. Franco, Mayor Hayes

Concept Fence Ordinance for Review and Recommendation

Board Planner Scarlett Doyle explained that as the Township Council began to evaluate the matter of installation of solid fencing, the Council inquired into any opinions the Planning Board has, or would offer regarding this issue. The Board discussed at length the existing Township Ordinance, particularly as it relates to the placement of open and solid fencing and the height of such fencing. The Board recommends that accommodation should be made for solid fencing (less than 50% open) along (near) property lines under certain circumstances and specified where the installation of solid fences would be acceptable.

1. The Board endorses a maximum 6 ft. high solid fence along (near) the rear property line.
2. The Board recommends a 6 ft. high solid fence along (near) *portions* of the side property line. For corner lots different treatment is suggested. The fencing is recommended to have a maximum height of 48” at certain locations toward the front yard. The 48” high fence should be a minimum of 50% open.

3. The Board also recommends a 6 ft. high solid fence along *portions* of the front property line. In other areas, the fencing is recommended to have a maximum height of 48” and should be a minimum of 50% open.
4. Fencing on lots, including corner lots, are recommended to be limited to be no closer than 3 feet *behind* the closest corner of any face of a principal building that faces a street.
5. The Board further recommends that fencing within the locations of the front yard, where solid fencing is not recommended, be limited to a maximum height of 48”. This 48” high fence must also be a minimum of 50% open.
6. Fences are recommended to be placed at least 6 inches from a property line.

The Board also discussed retaining walls that need a fence for safety purposes and recommended those to be limited to 4 feet in height. The fence should be a minimum of 50% open.

Mr. Rodzinak noted that the Township has recently received many inquiries about Echo Housing on existing lots with principal structures. These are primarily used for aging relatives. They are temporary units that can be removed once no longer needed. He noted that other municipalities do allow them. The Board discussed the issue and stated that they would like some additional information, including specifications and a model ordinance to further review and discuss.

GEORGIA LEONTARAKIS PAPANASTASIOU-1101 Mountain Ave.

Block 815 Lot 34 & 35

#16-006-PB – Extension of Prior Subdivision Approval

Motion by Mr. Lerner, second by Mr. Rodzinak, the foregoing request for reapproval and extension of 190 days to file minor subdivision deeds was approved on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilman Norgalis, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese

ABSENT: Mr. Franco, Mayor Hayes

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary