

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, February 26, 2018
—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 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	Mayor Dan Hayes – present
James Franco – present	Evan Lerner – absent
Chairman Ron Charles – absent	Urvin Pandya, Alt. #1 – present
Councilman Howard Norgalis – present	Debra Albanese, Alt. #2 – present
Tricia Casamento – present	

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

5. APPROVAL OF BOARD MINUTES:

February 13, 2018- Regular Meeting

Motion by Mr. Rodzinak second by Councilman Norgalis the foregoing minutes were adopted on the following roll call vote;

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

Vice Chairwoman Casamento stated for the members of the public that the application for CIP II Bridgewater Holdings LLC & Avalon Bay Communities Inc. would not be heard this evening. Board Attorney Collins confirmed that the applicant had requested a 30 day extension and stated that the application is planned to be heard on March 26, 2018 pending notice and the receipt of additional copies of plans.

MEMORIALIZATION OF RESOLUTIONS:

**GEORGIA LEONTARAKIS PAPANASTASIOU-1101 Mountain Ave.
Block 815 Lot 34 & 35**

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

Motion by Mr. Rodzinak, second by Mrs. Albanese, the foregoing resolution was adopted on the following roll call vote:

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

6. LAND DEVELOPMENT APPLICATIONS:

RGJJ PROPERTY INVESTORS LLC- 1336 & 1340 Crim Road

Block 700 Lots 82 & 83

#17-018-PB- Preliminary & Final Major Subdivision with Variances- Create 3 lots from 2 existing lots

Attorney Frederick B. Zelle was present on behalf of the applicant. Mr. Zelle reviewed the application and explained the variances that the applicant was seeking for a preliminary and final major subdivision to create 3 lots from 2 existing lots.

David A. Stires, P.E & P.P., the applicant's engineer, Robert Fallone, builder, Darin Gerow and Robert Schlow, principals of the applicant were sworn in for testimony.

Mr. Stires was accepted by the board as an expert witness in both engineering and planning. Mr. Stires described the existing conditions on the property and provided testimony as follows. The property consists of two through lots that extend from Crim Road to Brookdale Drive. Each lot is approximately 2 acres in size and both currently have homes on them that will remain. The applicant is seeking to subdivide the two lots to create a third building lot. The proposed new lot will front on the existing Brookdale Drive cul-de-sac. The new lot has 43 feet of frontage, where 66 feet is required by ordinance. The existing home lots will also require variances for the setbacks for accessory structures from the lot lines; one for proposed lot 82.01 for an existing shed located 6.3 feet from the sideline where 25 feet is required and the other for proposed lot 82.02 for a shed located 17.6 from the sideline where 25 feet is required. The applicant is also seeking variances to allow for four accessory structures that currently exist on lot 82.02 where only two are allowed. The proposed new home to be built would be approximately 3,600 square feet. Based on their review of the property it was determined that there are no wetlands present however the applicant agrees to get a second opinion from an environmental consultant to confirm. The applicant also agrees to either replace or bond any trees that are removed for the construction of the new home. Mr. Stires reviewed the reports of the Township professionals and noted that a well is proposed for the new home.

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

- A-1 2/26/18 **Colored rendering of plans**
- A-2 2/26/18 **Letter dated 9/22/16 from Title Company confirming that it will insure that the gore area is under the ownership of the applicant's property.**

The Board questioned if either of the sheds could be relocated to comply with the setback requirements. The applicant agreed to either remove or relocate the shed on proposed lot 82.01 to be within the setback and not in the sewer easement. The applicant also agreed to remove the gazebo from proposed lot 82.02 to reduce the number of accessory structures on the property.

The Board questioned if the applicant consider a water main extension to the new home to allow them to have city water instead of a well. The applicant agreed to request approval from the water company on Crim Road to make an individual connection to the proposed new home.

The applicant also confirmed that they will set the new home at least 110 feet back from the Brookdale Drive right-of-way even though 75 feet is required.

Vice Chairwoman Casamento opened the public portion of the meeting for questions.

Frank Tenzer of 1643 Brookdale Drive was sworn and stated that his home is right next to where the proposed new home will be built. Mr. Tenzer explained that it is a quiet private road and expressed concern about any additional flooding that may occur as a result of the construction of the new home noting that the area already gets a lot of water.

Deborah Lo Brace of 1648 Brookdale Drive was sworn and also expressed concern about the drainage explaining that she currently gets a lot of water on her property. Ms. Lo Brace also noted that they often experience power outages in the area. Ms. Lo Brace also explained that she has two ill family members that live in her home and is concerned about noise and disruption of the new construction.

Mr. Stires stated that the applicant will work on the grading plan and present it to the Township Engineer for his review and approval that will direct the stormwater toward the existing swale to the southwest of the property and away from Brookdale Drive.

Kathy Tenzer of 1643 Brookdale Drive was sworn and expressed concern about the possibility of underground springs since trees would be removed to construct the new home.

Douglas Haggan of 1332 Crim Road was sworn and reiterated what the other residents had said stated that the area is very wet and expressed concern that once they regrade the area that the water will flow towards Crim Road.

Deborah LoBrace returned and asked for clarification as where the stormwater from the new home will be redirected.

Mr. Tenzer returned and expressed concern that the residents would have no recourse if there is increased flooding after the new home is built.

It was noted that the revised grading plan and drainage design will be submitted for review by the Township engineering department prior to the issuance of a building permit for the new home,

Tom Walfish of 1649 Brookdale Drive was sworn and expressed concern about the stormwater flowing to the park and trails that are located in the nearby park. Mr. Walfish also noted that the roads were in poor condition and in need of repair.

Kathy Tenzer returned and questioned how long the project will take and expressed concern about

the disruption to the neighbors. Mrs. Tenzer also expressed concern about the size of the proposed home in relation to the other homes that are currently in the neighborhood.

Mr. Fallone, the builder explained that the project should take approximately 6-8 months from start to finish noting that the noise will lessen once the outside is closed in. Mr. Fallone showed a sample front elevation of the proposed model home stated that it was similar to other homes that he has constructed in Bridgewater. Mr. Fallone explained that the house will be larger but not out of character with the neighborhood.

Mrs. Tenzer returned and questioned if the new home would be elevated. Mr. Stires stated that the Township has height requirements that they would have to adhere to.

Mr. Schlow, principle of the applicant stated he is also a real estate agent and that they believe that new home will enhance and add value to the homes in the neighborhood.

Vice Chairwoman Casamento opened the public portion of the meeting for questions.

Mr Tenzer returned and stated that he does not believe his home value will increase because it will no longer be the last home one the cul-de-sac.

Vice Chairwoman Casamento opened the public portion of the meeting for comments.

Kathy Tenzer of 1643 Brookdale Drive stated that she does not see any benefit to the residents on Brookdale Drive because they will be losing privacy, wildlife and a wooded area

Deborah Lo Brace of 1648 Brookdale Drive stated that the quality of life for those ill members in her home would change as a result of the proposed new home.

Vice Chairwoman Casamento closed the public portion of the meeting.

Mr. Zellely provided closing comments and the Board deliberated.

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

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

7. 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.

8. OTHER BOARD BUSINESS:

9. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 9:30 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary