

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, June 25, 2018
—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 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. 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 – present	Urvin Pandya, Alt. #1 – absent
Councilman Howard Norgalis – present	Debra Albanese, Alt. #2 – present
Tricia Casamento – absent	

Others present: Board Attorney Thomas Collins, Board Planner Scarlett Doyle, and Municipal Services Secretary Jacqueline Pino.

5. APPROVAL OF BOARD MINUTES:

There were no minutes presented for Board approval

6. MEMORIALIZATION OF RESOLUTIONS:

RJBR HOLDINGS LLC, D/B/A ROMAN JEWELERS

Block 551 Lot 1– 500 Commons Way

#18-009-PB- Preliminary & Final Major Site Plan- Expansion of Existing Retail Business

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

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

22 WEST TAP & GRIL

Block 800 Lots 1.02 & 2 – 1601 Route 22

#18-002-PB- Preliminary & Final Major Site Plan with Variances- Expansion of Existing Restaurant

—MINUTES—

Motion by Councilman Norgalis, second by Mr. Franco, the foregoing resolution was adopted on the following roll call vote:

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

FAST FORK LLC

Block 112 Lot 1.05 – 779 US Highway 202 North
#18-006-PB- Preliminary & Final Major Site Plan with Variances – Restaurant (Char Burger & Creamery)

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

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

ALLEN HOMES

Block 224 Lots 4, 5 & 7 – Adamsville Road & Sunnyside Terrace
#16-022-PB- Final Major Subdivision – 4 Lots

Motion by Councilman Norgalis, second by Mr. Franco, the foregoing resolution was adopted on the following roll call vote:

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

7. LAND DEVELOPMENT APPLICATIONS:

There were no 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:

a. Referral from Township Council:

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-349, CLUSTER DEVELOPMENT, TO COMPLY WITH THE RECOMMENDATIONS OF THE BRIDGEWATER TOWNSHIP PLANNING BOARD PURSUANT TO A PERIODIC EXAMINATION REPORT TO BRING DEVELOPMENT REGULATIONS IN HARMONY WITH THE 1990 MASTER PLAN

Motion by Mayor Hayes, second by Councilman Norgalis, the Board finds that the ordinance is consistent with the Master Plan and authorized Board Planner Scarlett Doyle to submit a memo to the Township Council confirming that it is was recommended for adoption on the following roll call vote:

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

b. GEORGIA LEONTARAKIS PAPANASTASIOU-1101 Mountain Ave.

Block 815 Lot 34 & 35

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

Motion by Mayor Hayes, second by Mr. Franco, the request for 90 day extension was granted on the following roll call vote:

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

ABSENT: Mrs. Casamento, Mr. Lerner, Mr. Pandya

Mrs. Albanese recused herself from the courtesy review for the Somerset County Library and left the meeting.

c. SOMERSET COUNTY LIBRARY- BRIDGEWATER BRANCH

Block 557 Lot 1- 1 Vogt Drive

Courtesy Review of Outdoor Deck/Pavilion Project

Mr. Anthony Iovino, RA, the applicant's architect was sworn in for testimony and accepted by the Board as an expert witness. Mr. Iovino submitted exhibit that was marked into evidence as follows:

A-1 6/28/18 Photos of the Library

Mr. Iovino provided testimony as follows: The proposed project is a children's pavilion and educational garden. There is a 20 x 30 shed roof with a rubber surface which will be used as playground material for the children. There will also be a planting area with top soil that will have five boxes for vegetable beds. The entire area will be surrounded with a 3 ½ foot picket fence. The roof area will have lighting and ceiling fans to help with bugs and there will be some outside outlets for outdoor activities. Mr. Iovino stated this will expand the services that the library can provide.

The Board asked about the age group that will benefit from the outside gardening area. Meredith Hoyer, head of the children's department in the library was sworn in for testimony. Ms. Hoyer stated the age of the children would be primarily up to 5th grade explaining that they will have story time outside and gardening programs with the staff and teens volunteering to help the children.

The Board suggested using a different material for the fence other than wood due to splinters and maintenance. Mr. Iovino and Ms. Hoyer agreed that a type of composite would be used instead of wood.

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

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilman Norgalis, Mayor Hayes

ABSENT: Mrs. Casamento, Mr. Lerner, Mr. Pandya

10. ADJOURNMENT

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

Respectfully submitted,
Jacqueline Pino,
Secretary to Municipal Services