

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday, November 13, 2018**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Acting Chairman Mr. Franco 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 – absent
James Franco – present	Evan Lerner – present
Chairman Ron Charles – absent	Urvin Pandya, Alt. #1 – absent
Councilman Howard Norgalis – absent	Debra Albanese, Alt. #2 – present
Tricia Casamento – present	

Others present: Board Attorney Stephen Gruenberg, Township Engineer David Battaglia, Board Planner Scarlett Doyle

**5. APPROVAL OF BOARD MINUTES:**

**6. MEMORIALIZATION OF RESOLUTIONS:**

The appointment of Steven P. Gruenberg, Esq. for the remainder of the 2018 calendar year.

Motion by Mr. Lerner, second by Mr. Rodzinak the foregoing the appointment of Steven P. Gruenberg, Esq of the Law firm Scholl, Whittlesey and Greunberg, LLC as special conflict Counsel for 2018 on the following roll call vote:

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

**7. LAND DEVELOPMENT APPLICATIONS:**

**BRIDGEWATER ESTATES LLC**-Foothill Road & Twin Oaks  
Block 712/718 Lot 4/63  
#18-027-PB Minor Subdivison -2 Lots

## —MINUTES—

Attorney Jeff Lehrer was present on behalf of the applicant. The applicant is seeking an approval for a minor subdivision indicating that the property is the subject of a contract for sale with the Township of Bridgewater through Green Acres funding. The property had previously been the subject of prior major subdivision approvals with resultant litigation. The applicant seeks to perform a minor subdivision to subdivide existing Lot 4. Approximately four acres will be retained by the applicant as new Lot 4.01. The remaining approximately 31 acres shall be conveyed to the Township as new Lot 4.02.

Mr. Lehrer's witness is James J. Mantz, PE, PLS and was accepted by the Board as an expert witness as a civil engineer. Mr. Mantz described the property and provided testimony as follows: The property consists of two residential lots (Lot 4 in Block 712 and Lot 63 in Block 718). The area of both existing lots is 37.297 acres before the dedications of rights of way. Lot 4 is occupied by a two story frame dwelling, a frame barn, a frame garage, and several sheds. Lot 63 is vacant. The lots are located in the R-40 Zone. The applicant proposes to subdivide Lot 4 in Block 712 into two lots. Lot 4.01 shall contain the existing residence and out-buildings and shall consist of approximately 4.3 acres. Lot 4.02 shall consist of approximately 30.48 acres and shall be conveyed to the Township of Bridgewater along with Lot 63. Road dedications shall be granted to the Township of Bridgewater to clean up the ownership of any right of ways for purposes of Green Acres Funding. The proposal is fully conforming with the Township's bulk standards. A drainage easement over Lot 4.01 is being dedicated to the Township as required by the ordinance.

The applicant agreed to all conditions contained in the Township professional reports with the exception of a comment from the Board Engineer. Mr. Battaglia's comments dated November 1, 2018 states a drainage easement is being proposed on proposed lot 4.01 but none are proposed for the wetlands or their buffers. Section 126- 331-(B) requires conservation easements to contain all wetland areas and the New Jersey Department of Environmental Protection required buffer around the wetland areas.

The applicant requested a waiver from this requirement as wetlands and transition area buffer requirements are delineated by the Department of Environmental Protection. A Conservation Easement may be overly restrictive over what the DEP may permit. Moreover, the property will be Green Acres encumbered. The Board Engineer expressed no objection to the Board granting the waiver from the ordinance standard. The drainage easement will still be required pursuant to the ordinance requirements.

Acting Chairman Franco opened the public portion of the meeting for questions or comments.

Carol Patullo of 437 Foothill Road was sworn and stated that her home is right across the street. Ms. Patullo raised concerns regarding drainage from the site and the location the drainage easement and ability of the Township and property owner to continue to maintain the swale. The Township will have the right, but not the obligation, with respect to the drainage easement to address any maintenance concerns.

Acting Chairman Franco closed the public portion of the meeting.

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

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

**Gaelic Communications LLC-Vogt Drive**

Block 557 Lot 1

#16-036-PB- Preliminary and Final Major Site Plan- Wireless telecommunications facility w/related equipment was approved as follows:

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

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mrs. Casamento, Mr. Lerner, Mrs. Albanese

ABSENT: Chairman Charles, Councilman Norgalis, Mayor Hayes, Mr. Pandya

See Attached Transcription dated November 13, 2018 prepared by: Bridget Lombardozzi, CSR of Precision Reporting Services, 405 3<sup>rd</sup> Street 3 Jersey City, NJ 07302.

**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 8:10 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary to Municipal Services