

## BRIDGEWATER TOWNSHIP PLANNING BOARD

Virtual Online Meeting  
Tuesday, March 9<sup>th</sup>, 2021

—MINUTES—

### 1. CALL MEETING TO ORDER:

Chairman Fross called the Virtual Online Planning Board Meeting to order at 7:00 pm via the Virtual Ring Central platform.

### 2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Both adequate and electronic notice of this meeting specifying the time, place and manner in which such notice was provided in accordance with the Open Public Meetings Act, N.J.S.A.10:4-6, and recently enacted Emergency Remote Meeting Protocols for Local Public Bodies, N.J.A.C. 5:39-1, et seq. Specifically, on **January 13, 2021** proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board at the Municipal Building. Public meetings are held with participants at remote locations, connected by conferencing software provided by RingCentral.com. Members of the public are invited to attend and participate in live meetings either by using the RingCentral client, which allows audio and video participation, or by phoning into a meeting for audio only participation. The required access information is provided in the notice, as well as set forth on the agenda.

The procedures and requirements for making public comment are as follows: Attendees are admitted to meetings via the waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. Members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually.

Regulation of conduct by members of the public on the remote public meeting shall be consistent with law and practices followed if a member of the public disrupts an in-person meeting. Specifically, if a member of the public becomes disruptive during any period for public comment, the member of the public shall be muted and warned that continued disruption may result in him or her being prevented from speaking during the remote public meeting or removed from the remote public meeting. Disruptive conduct includes sustained inappropriate behaviors, such as, but not necessarily limited to, shouting, interruption, and use of profanity. A member of the public who continues to act in a disruptive manner after receiving a warning may be muted while other members of the public are allowed to proceed with their questions or comments. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to make their comment. Should the person remain disruptive, the individual may be muted or kept on mute for the remainder of the remote public meeting, or removed from the remote public meeting.

Please be aware of the 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.

### 3. SALUTE TO FLAG:

### 4. ROLL CALL:

Mr. Michael Pappas – present  
Mr. Henry Wang – present  
Mayor Moench – present  
Mr. Alan Fross – present  
Mr. James Magura – present  
Mr. Thomas Genova- absent

Councilman Mr. Kirsh – present  
Mr. Robert Giurlando – present  
Ms. Lauren Zarro – present  
Mr. Maurizio Vescio – present  
Ms. Kimberly Forino – present

Others present: Board Attorney Mr. Mark Peck, Esq., Board Planner Ms. Scarlett Doyle, PP, Board Engineer Mr. William Burr, IV, PE, and Land Use Coordinator Ms. Zuzana Karas.

**5. APPROVAL OF BOARD MINUTE(S):**

None.

**6. MEMORIALIZATION OF RESOLUTION:**

**GIRALDI BUILDERS-302 OLD YORK ROAD**

Block 107 Lot 1, 2 & 4

APP# 20-030-PB- PRELIMINARY AND FINAL MAJOR SUBDIVISION

The resolution was approved with the condition that the board professionals would confirm a segment for accuracy.

**Roll Call Vote:**

Motion for approval was made by Mr. Kirsh with a second by Mr. Vescio.

AFFIRMATIVE: Mr. Pappas, Mr. Fross, Mr. Wang, Mr. Kirsh, Mr. Giurlando Ms. Forino, Mr. Vescio, Mr. Magura, and Ms. Zarro.

ABSENT: None.

ABSTAIN: Mayor Moench.

NOT ELIGIBLE: None.

**7. MEETING OPEN TO THE PUBLIC:**

Members of the public wishing to address the Board on any matter not listed on the agenda could do so at this time. It was announced that if any questions or comments were made about a pending application, they would need to be seized until the hearing of such application. (This being in accordance with the Municipal Land Use Law and Case Law.)

No members from the public wished to address the Board.

**8. LAND DEVELOPMENT APPLICATION:**

**MARY BEHOT - 495 KNOLLWOOD DRIVE**

Block 500 Lot 50

#20-042-PB MINOR SITE PLAN - HORSE BARN

The applicant, Ms. Mary Behot, represented herself, testified she had constructed a 16' x 16' horse barn/shed to care for a horse she adopted. Since the horse currently has health problems, the applicant explained the care would be best handled on her property. She explained that she applied to the Zoning Board and was denied after constructing the horse structure and receiving citations from the Zoning Officer. Since then, she had revised her plans to be in full compliance and was now seeking site plan approval from the Planning Board. The application presented no new variances.

The Board was provided with a sketch prepared by the applicant on a survey done by Robert J. Templin, P.E., P.L.S., Templin Surveying-Engineering of NJ, LLC, dated August 10, 2020. The Board reviewed the following joint report by the Township Planner, Scarlett Doyle, and Board Engineer, William H. Burr, IV, dated March 4, 2021.

The applicant reviewed the Board's joint professional report. She testified that there are no underground water lines, utility lines, or tanks in the proposed barn area. The maintenance of the horse was discussed in great detail. Manure, as confirmed, is disposed daily and contained in garbage cans, which are then removed

from the property twice a week. Water is accessible in the structure. As explained, the horse is fed out of a galvanized pan, hay is stored in the garage, and medication is stored in a lockable storage locker in the house. A barn cat prowls the property daily. As confirmed, the horse has not yet broken through the existing fencing. Metal wire "horse fencing" will be installed. Two rain gutters channel rain run-off from the roof of the horse shed into barrels. No exterior lighting is proposed. Since last summer, the horse has been on the property, and since then, no odor complaints have been made.

The public was invited to question the applicant and the testimony given. Mr. JP Levin, a neighbor, stated he is a professional horse trainer and knowledgeable about horse care. He continued to state that, in his opinion, the proposed fencing is not adequate. Ms. Diane Martin, another neighbor, said that the applicant takes excellent care of the horse, and that she never detected any odors. She also explained that she would not have known of the horse if she wasn't made aware.

The Board accepted the applicant's testimony and believed that the application presented an appropriate use that met the Township zoning and site plan ordinance requirements.

The Board, following deliberation, approved the applicant, Ms. Mary Behot, for site plan approval, subject to terms and conditions stipulated during the hearing.

Roll Call Vote:

Motion for approval was made by Mr. Kirsh with a second by Mr. Pappas.

AFFIRMATIVE: Mr. Pappas, Mr. Fross, Mayor Moench, Mr. Wang, Mr. Kirsh, Mr. Giurlando Ms. Forino, Mr. Vescio, and Mr. Magura.

ABSENT: None.

ABSTAIN: None.

NOT ELIGIBLE: Ms. Zarro.

**9. OTHER BOARD BUSINESS:**

**Resolution Amending the 2020 Contract for Mr. Mark Peck, Esq.**

Mr. Pappas informed the Board that this version of the resolution should be considered rather than the prior one at the last meeting since some errors were present and have now been corrected.

A Resolution to amend the 2020 Contract Agreement between the Planning Board and Board Attorney Mr. Mark Peck, Esq. was approved by the Board.

**Roll Call:**

Motion for approval was made by Mr. Pappas with a second by Ms. Forino.

AFFIRMATIVE: Mr. Pappas, Mr. Fross, Mr. Wang, Mr. Kirsh, Mr. Giurlando Ms. Forino, Mr. Vescio, Mr. Magura, and Ms. Zarro.

ABSENT: Mayor Moench lost internet connection, and his vote was not taken.

ABSTAIN: None.

NOT ELIGIBLE: None.

The board planner, Ms. Doyle, informed the Board of upcoming meetings and applications scheduled.

**10. EXECUTIVE SESSION:**

No Executive Session was needed.

**11. ADJOURNMENT:**

A motion was made by Mr. Kirsh with a second by Mr. Pappas to adjourn the meeting at 8:30 pm, followed by the Board's consensus.

Respectfully submitted,  
Ms. Zuzana Karas  
Land Use Coordinator