

# BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Tuesday, June 28, 2022

—MINUTES—

## 1. CALL MEETING TO ORDER

Chairman Vescio called the meeting to order in the Bridgewater Township Municipal Building at 7:00 pm.

## 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 14, 2022, proper notice was sent to the Courier News and the Star-Ledger, 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 Board 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. FLAG SALUTE

## 4. ROLL CALL

### PRESENT

Chairman Maurizio Vescio  
Mr. Michael Pappas  
Mr. Thomas Genova  
Councilman Timothy Ring  
Mr. James Magura  
Ms. Ashley Sikora  
Ms. Lauren Zarro  
Ms. Sonja Chartowich  
Mr. Inderpreet Banga

### ALSO PRESENT

Mark Peck, Esq., Board Attorney  
Board Planner, Scarlett Doyle, P.P.  
Nancy Probst, Board Administrator  
Roger Dornbierer, Zoning Officer

### ABSENT

Mayor Matthew Moench  
Mr. Henry Wang

### NOT PRESENT

Board Engineer, William Burr, P.E.

## 5. MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any matter not listed on the agenda were invited to do so.

## 6. EXECUTIVE SESSION

**Motion** by Mr. Pappas, **seconded** by Councilman Ring and unanimously carried to enter into Executive Session in order to discuss matters of pending litigation (CIP II/AR Bridgewater Holdings, LLC).

**Roll Call:**

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

**7. ROLL CALL (RETURN TO REGULAR MEETING)**

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

**8. DISCUSSION (SETTLEMENT AGREEMENT)**

The Board Attorney provided an overview of the terms of the proposed Settlement Agreement between the Township and AR Bridgewater II, LLC including a brief discussion of alternative development standards/permitted uses in the R-SEED District, (reference made to enabling ordinance 22-11).

**Motion** by Councilman Ring, **seconded** by Mr. Pappas and unanimously carried to recommend approval of the Settlement Agreement.

**Roll Call:**

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

**Motion** by Councilman Ring, **seconded** by Ms. Zarro and unanimously carried to adopt a resolution memorializing approval of the Settlement Agreement.

**Roll Call:**

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

**9. MASTER PLAN CONSISTENCY REVIEW**

The Board Attorney provided an overview of Ordinance 22-11 which he explained, seeks to amend the provisions of the R-SEED Zoning District which is located in a Redevelopment Area. Referencing her memo of June 22, 2022, Ms. Doyle spoke about the correlation between the new development standards established by the Ordinance and amendment of the Redevelopment Plan. She related that the Ordinance was found to be consistent with the Master Plan.

**Motion** by Councilman Ring, **seconded** by Ms. Sikora and unanimously carried to find Ordinance 22-11 not inconsistent with the Master Plan and adopt a resolution memorializing the consistency finding. *The Board Administrator was directed to forward an advice copy of same to the Township Clerk.*

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

## **10. LAND DEVELOPMENT APPLICATION**

### **CIP II/AR BRIDGEWATER HOLDINGS, LLC – AR BRIDGEWATER II LLC**

Block 483, Lots 17, 18 & 19

APP#21-037-PB - EXTENSION OF PRIOR PLANNING BOARD APPROVAL

Kevin Coakley, Esq. appeared on behalf of the applicant and provided a statement with respect to the extension request in accordance with the terms of the Settlement Agreement. A brief discussion ensued and Mr. Peck explained that the applicant was entitled to three (1) year extensions, retroactive to the date of approval (February 25, 2020). He indicated that he would prepare a memorializing resolution for adoption at the next meeting.

**Motion** by Mr. Genova, **seconded** by Ms. Sikora and unanimously carried to grant an extension of Preliminary and Final Site Plan, as previously approved.

#### **Roll Call:**

Aye: Mr. Pappas, Councilman Ring, Mr. Magura, Mr. Genova, Chairman Vescio, Ms. Sikora, Ms. Zarro, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

## **11. APPROVAL OF BOARD MINUTES**

**Motion** by Councilman Ring, **seconded** by Ms. Sikora to adopt the Minutes of **May 10, 2022**, as presented.

#### **Roll Call:**

Aye: Chairman Vescio, Ms. Zarro, Ms. Sikora, Mr. Magura, Ms. Chartowich, Councilman Ring, Mr. Genova

Nay:

Abstain: Mr. Pappas, Mr. Banga\*

*\*Absent 5/10/22*

## **12. ADJOURNMENT**

**Motion** by Mr. Genova, **seconded** by Mr. Magura and unanimously carried to adjourn the meeting at 7:38 p.m.

Respectfully submitted,

*Nancy Probst*

Land Use Administrator

Approved: 7/12/22