

BRIDGEWATER TOWNSHIP PLANNING BOARD
Special Meeting
Monday, October 17, 2022
—MINUTES—

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 6:00 p.m. in the Bridgewater Township Municipal Building.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT & FLAG SALUTE

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. 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.

ROLL CALL

PRESENT

Chairman Maurizio Vescio
Mayor Moench
Councilman Timothy Ring
Ms. Ashley Sikora
Mr. Henry Wang
Mr. James Magura
Ms. Sonja Chartowich
Mr. Inderpreet Banga

ALSO PRESENT

Mark Peck, Board Attorney
Board Planner, Scarlett Doyle, P.P.
Nancy Probst, Board Administrator

ABSENT

Mr. Michael Pappas
Mr. Thomas Genova
Ms. Lauren Zarro

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. There was no public comment.

MASTER PLAN PUBLIC HEARING

MASTER PLAN RE-EXAM REPORT [A MASTER PLAN AMENDMENT] AND AMENDMENT TO THE LAND USE ELEMENT OF THE MASTER PLAN

Ms. Doyle explained that the State Planning Commission's Draft Warehouse Siting Guidance publication (received by the Board at a prior meeting) prompted this Re-exam/Amendment.

Chairman Vescio solicited comments from the Board at 6:04. Calling it an important first step, Mayor Moench explained that this guidance from the State would allow municipalities to "hit the pause button" while looking at the impacts of warehouse development. Councilman Ring clarified that this would not impact pending applications.

Motion by Mayor Moench, **seconded** by Councilman Ring to adopt the Master Plan Re-examination and Amendment to the Land Use Element of the Master Plan, as presented.

Roll Call:

Aye: Chairman Vescio, Mayor Moench, Councilman Ring, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

Ms. Doyle endorsed adoption of a memorializing resolution, as presented by the Board Attorney. **Motion** by Mayor Moench, **seconded** by Councilman Ring to adopt a resolution memorializing adoption of the Master Plan Re-examination and Amendment to the Land Use Element of the Master Plan.

Roll Call:

Aye: Chairman Vescio, Mayor Moench, Councilman Ring, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

MASTER PLAN CONSISTENCY REVIEW

AN ORDINANCE REMOVING WAREHOUSE USES AS A PERMITTED PRINCIPAL USE IN THE M-1, M-1A, M-1B, M-1C AND M-2 ZONES AND AMENDING SECTION 126-2 TO CLARIFY THE DEFINITION OF WAREHOUSE USES.

Chairman Vescio solicited questions/comments from the Board. Ms. Doyle provided an overview of the process and suggested that the Board could find that the Ordinance is not inconsistent with the Master Plan.

On a finding that the Ordinance was NOT inconsistent with the Master Plan, the Board moved to recommend it for adoption, as written.

Motion by Councilman Ring, **seconded** by Ms. Sikora to recommend the Ordinance, as presented for adoption.

Roll Call:

Aye: Chairman Vescio, Mayor Moench, Councilman Ring, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga, Ms. Chartowich

Nay:

Abstain:

DISCUSSION

Ms. Doyle provided an update on matters scheduled for the next Board meeting. Mayor Moench thanked everyone for accommodating the special meeting.

ADJOURNMENT

Motion by Ms. Sikora, **seconded** by Mr. Wang and unanimously carried to adjourn the meeting at 6:11 p.m.

Respectfully submitted,



Nancy Probst, Land Use Administrator

Approved: _____

12/13/22