

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

**August 24, 2021**

-Minutes-

**CALL MEETING TO ORDER**

Chairman Fross called the meeting to order at 7:00 pm.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

Chairman Fross read the OPMA Statement.

**SALUTE TO THE FLAG**

**ROLL CALL**

Mr. Pappas- Present	Councilman Kirsh- present
Mr. Wang- Absent	Mr. Guirlando- absent
Mayor Moench-Absent	Ms. Zarro- absent
Mr. Fross- Present	Mr. Vescio- present
Mr. Magura- Present	Ms. Forino- absent
Mr. Genova-Present	

Others present: Attorney Mr. Mark Peck, Planner Ms. Scarlett Doyle, and Engineer Mr. William Burr.

**PRESENTATION FOR AN AMENDMENT TO THE BRIDGEWATER REGIONAL CENTER REDEVELOPMENT PLAN**

Mr. Kevin Coakley was present to represent the applicant. Sworn testimony was provided by Eric Keller, Professional Traffic Engineer. No exhibits were entered.

Mr. Coakley provided a brief overview of the purpose of the redevelopment plan and advised the intent is to rent space to a private medical practice.

The Board expressed concerns with the applicant seeking the equivalent to a use variance. Mr. Coakley reiterated this is only a presentation to the Planning Board asking for consideration for an amendment to the redevelopment plan.

The Board suggested the applicant submit a formal site plan application in order for the Board to make an informed recommendation to the Township Council.

At the request of the Board, Mr. Peck explained the redevelopment plan process in detail.

Mr. Coakley introduced Mr. Eric Keller as the Professionals Traffic Engineer. He was sworn and accepted by the Board.

Mr. Keller advised the total square feet of the Village is 92,466 SF with 523 parking spaces. He referenced Township Ordinance requirements 4 per 1,000 and advised the Village has over 5 spaces per 1,000. He opined there is more than enough parking spaces. Mr. Keller continued to describe the site in detail to orient the Board.

On question by the Board, Mr. Coakley confirmed Summit Medical Group will be the only tenant. Mr. Coakley clarified the purpose of the presentation is the need for an amendment to the Redevelopment Plan.

The Board expressed numerous concerns with the presentation and suggested the applicant make a site plan application for Board review. Specifically, the Board wants to see the exterior of the building, hear in-depth testimony regarding the parking as well as in-depth traffic testimony.

Mr. Coakley confirmed the applicant made public notice even though it was not required. Chairman Fross announced the presentation was carried to the next regular Planning Board meeting, September 14, 2021 at 7:00 pm.

#### **APPROVAL OF MINUTES**

There were no minutes for approval.

#### **MEMORIALIZATION OF RESOLUTIONS**

There were no resolutions for adoption.

#### **MEETING OPEN TO THE PUBLIC**

Chairman Fross opened the meeting to the public. With there being on questions or comments from the public, the Board unanimously voted to close the public portion.

#### **LAND DEVELOPMENT APPLICATIONS**

CRAWFORD CUSTOMS LLC - 700 FOOTHILLROAD  
Block 638 Lot 21  
#20-034-PB SUBDIVISION

This application was carried to the Tuesday October 12, 2021 Regular Meeting without further notice.

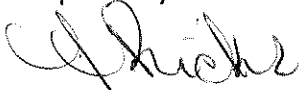
#### **OTHER BUSINESS**

There was no other business.

#### **ADJOURN**

On motion by Mr. Genova, seconded by Mr. Kirsh, the Board unanimously voted to adjourn the meeting at 8:08 PM.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Jo-Ann M. Ricks". The signature is written in a cursive style with a large initial "J".

Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer