

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

**October 12, 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- Absent	Councilman Kirsh- present
Mr. Wang- Absent	Mr. Guirlando- absent
Mayor Moench-Absent	Ms. Zarro- present
Mr. Fross- Present	Mr. Vescio- present
Mr. Magura- Present	Ms. Forino- present
Mr. Genova- Present	

Others present: Attorney Mr. Mark Peck, Planner Ms. Scarlett Doyle, Engineer Mr. William Burr and Land Use Coordinator Ms. Zuzana Kara

**PRESENTATION BY OWNER FOR AN AMENDMENT TO THE BRIDGEWATER REGIONAL CENTER DEVELOPMENT PLAN**

Chairman Fross announced this presentation will not be heard and their new hearing date has not yet been set.

**MEETING MINUTES**

April 27, 2021 Virtual Online Regular Meeting

On motion by Mr. Kirsch, seconded by Mr. Magura, the Board voted to adopt the minutes based on the following roll call vote:

Affirmative: Chairman Fross, Mr. Magura, Mr. Genova, Mr. Kirsch, Ms. Zarro, Mr. Vescio & Ms. Forino

Absent: Mr. Pappas, Mr. Wang, Mr. Moench & Mr. Guirlando

July 27, 2021 Regular Meeting

On motion by Mr. Kirsch, seconded by Mr. Magura, the Board unanimously voted to approve the minutes based on the following roll call vote:

Affirmative: Chairman Fross, Mr. Magura, Mr. Genova, Mr. Kirsch, Ms. Zarro, Mr. Vescio  
& Ms. Forino

Absent: Mr. Pappas, Mr. Wang, Mr. Moench & Mr. Guirlando

### **MEMORIALIZATION OF RESOLUTIONS**

NJ American Water Company Inc. *(Pending)*

100 Polhemus Ln/Southern End of Bafflehead Rd.

Block 342, Lot 1

#21-022-PB Preliminary and Final Major Site Plan with C Variances

Rackson Restaurants LLC *(Pending)*

Block 317 Lots 1,2 &4

#21-04-PB Minor Site Plan

### **OPEN TO THE PUBLIC**

Chairman Fross opened the meeting to the public. With their being no members of the public wishing to speak, the Board unanimously voted to close the public portion of the meeting.

### **LAND USE DEVELOPMENT APPLICATIONS**

**Crawford Customs LLC- 700 Foothill Rd.**

**Block 638, Lot 21**

**#21-034-PB Subdivision**

Ms. Priscilla Triolo, Esq. was present to represent the applicant. Sworn testimony was provided by Kiersten Osterkorn, Professional Engineer, Planner and Land Surveyor, Mr. Steven Mechanic, Owner Mr. John Peel, Environmental Scientist and Mr. Cornelius Crawford, Applicant/Builder. Exhibits were entered as follows:

A1 Bridgewater Township Tax Map Sheet 32

A2 Color Aerial of Neighborhood

A3 Photographs of Neighboring Foothill Road Residences

A4 Architectural Evaluations

Ms. Triolo provided a brief overview of the application stating this application is for a minor subdivision of one existing lot into two proposed lots.

Ms. Triolo introduced Mr. Steven Mechanic, Owner speaking on behalf of Crawford Customs LLC. Mr. Mechanic reviewed the application stating he purchased the property approximately 15 years ago for his family. He is now taking the property back from his family to subdivide the land. On questioning by the Board, Mr. Mechanic confirmed the existing residence is unoccupied.

Chairman Fross opened the meeting to the public for questions. With there being no questions, the Board unanimously voted to close the public portion of the meeting.

Ms. Doyle reiterated the applicant already testified to the proposed residence fitting into the neighborhood at the 3200 SF as proposed. The Board expressed concerns with the applicant not providing the sizes of the surrounding homes to compare with the proposed plans.

The Board took short recess and reconvened.

Chairman Fross opened the meeting to the public for questions.

Mr. Oswind Hadley, Esq. was present to represent Objector Roger Quintana of 702 Foothill Rd. Mr. Hadley asked if Ms. Osterkorn evaluated the history of the land or determined if there are any wetlands on the property. Ms. Osterkorn advised she did not prepare the survey that was used and confirmed she did review state maps for wetlands. There was a discussion regarding which maps were used and Mr. Hadley stated his research indicates there is 25% of protected freshwater wetlands on the property. Mr. Hadley then reviewed Sheet 5 of the plan set to discuss the subject property slopes onto Mr. Quintana's property.

There was a discussion regarding the best approach to subdividing the subject property and Ms. Osterkorn reiterated her opinion that creating two undersized lots was better for the characteristics of the neighborhood.

Mr. Hadley asked Ms. Osterkorn about the size of the drywell and Ms. Osterkorn advised the Township Engineer will have updated plans showing the correct size of the drywell during compliance review.

Mr. Hadley asked if proper notification was made to Raritan Borough, Somerville Borough and Somerset County. Ms. Triolo confirmed the notifications.

On questioning by the Board, Mr. Burr agreed with the Mr. Hadley, stating the Geoweb shows wetlands on the property in the far easterly quarter. Mr. Burr advised he did request an LOI so the NJDEP can confirm whether wetlands exist on the property.

Kathleen Angelosanti of 8 Kathleen Place expressed concerns with the addition of the two homeowners adding future improvements, such as pools and patios etc., which could create future flooding and drainage issues. Ms. Osterkorn advised those homeowners would have to comply with Township Ordinances.

With there being no further questions from the public, the Board unanimously voted to close the public portion.

This application was carried to the December 14, 2021 Regular Meeting without further notice pending proper escrow.

On motion by Mr. Kirsch, seconded by Ms. Forino, the Board unanimously voted to adjourn at 9:42 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" and "A".

Jo-Ann M. Ricks

Certified Board Secretary