

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

**November 23, 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-present	Ms. Zarro- present
Mr. Fross- present	Mr. Vescio- present
Mr. Magura- present	Ms. Forino- present
Mr. Genova- absent	

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

**OPEN TO THE PUBLIC**

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

**RESOLUTIONS**

NJ AMERICAN WATER COMPANY, INC.

100 POLHEMUS/SOUTHERN END OF BUFFLEHEAD ROAD

Block 342 Lot 1

#21-022-PB PRELIMINARY AND FINAL MAJOR SITE PLAN WITH C VARIANCES

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

Affirmative: Chairman Fross, Mr. Magura, Mr. Kirsch & Mr. Vescio

Not Eligible: Ms. Zarro & Ms. Forino

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

RACKSON RESTAURANTS LLC - 44 FINDERNE AVE /1503 E MAIN STREET  
Block 317 Lot 1,2, & 4  
#21-024-PB MINOR SITE PLAN

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

Affirmative: Chairman Fross, Mr. Magura, Mr. Kirsch & Mr. Vescio

Not Eligible: Ms. Zarro & Ms. Forino

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

**DISCUSSION OF POSSIBLE ZONE CHANGE FOR BLOCK 221 LOTS 28 AND 29**

Special Planner Michael Sullivan of Clarke Caton Hintz (CCH) on potential Zoning changes for this specific property. He advised the Board that evaluated property and described the site in detail for them.

Mr. Moench stated the existing building is falling apart and is an “eyesore” that detracts from other business in the area. He opined that even if building is taken down, the idea of a new commercial develop going on an undersized lot is unrealistic. He clarified the need to make a change because previous applicant’s have been unable to justify the variance relief. Mr. Moench requested the Board support the review and approve Mr. Sullivan to proceed drafting a potential ordinance.

Mr. Peck clarified until an ordinance gets introduced, the Board cannot take official action on the consistency review. This is only a presentation to determine whether CCH should move forward with a prosed ordinance.

The Board suggested getting the surrounding resident’s input on a proposed ordinance for the lot.

Mr. Kirsch gave background on the lot, stating there was a previous desire to put a daycare on the first floor and medical facility, possible a mental health facility, on the 2nd floor. The concern was the uses, although acceptable, were not compatible.

Ms. Doyle reviewed previous issues with proposals such as insufficient parking for some of the uses.

On questioning by the Board, Mr. Sullivan confirmed uses such as retail or food establishments would be permitted.

The Board unanimously authorized Mr. Sullivan to proceed with drafting a proposed ordinance for the subject property.

**CONSISTENCY REVIEW, “AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENING**

**SECTION 126-320.2 BRIDGEWATER REGIONAL CENTER ZONE.”**

Mr. Moench gave a brief overview of the presentation, stating this is specifically due to Crate and Barrel leaving their current location. He advised the Township has strict controls of what can be built here but a medical use approached the Township to take the space. The medical facility is not currently permitted in the zone.

Mr. Moench advised the mall management strongly supports the proposed medical use facility and the Township Committee supports the use as well.

The Board engaged in a discussion on how a medical facility may impact the area.

On motion by Mr. Vescio, seconded by Mr. Magura, the Board determined the proposed ordinance is not inconsistent with the Township Master Plan based on the following roll call vote:

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

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

**LAND USE DEVELOPMENT APPLICATIONS**

MERCAL, LLC - OLD YORK ROAD AND MORRIS STREET

Block 106 Lot 5 & 6

#21-028-PB MINOR SUBDIVISION

Ms. Marcia Polgar Zalewski was present to represent the applicant. Sworn testimony was provided by Mr. James Mantz, Professional Engineer. Exhibits were entered as follows:

A-1 Colorized Sheet 1 of 4 of Subdivision Plan

A-2 Portion of Sheet 2 of 4 of Subdivision Plan

Ms. Zalewski provided a brief overview of the application. She then introduced Mr. Mantz as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Mantz introduced and described exhibit A-1 Colorized Sheet 1 of 4 of Subdivision Plan for the Board. He described the subject lot in detail stating the purpose of the application is to subdivide the land into conforming lots which includes two new building lots. Mr. Mantz confirmed there are no environmental constraints on the property such as wetlands or steep slopes.

Mr. Mantz confirmed there are no variances requested however there are two existing non-conformities; the existing detached garage encroaching in the side yard setback and the existing lot frontage.

Mr. Mantz reviewed Mr. Burr's review letter. He discussed drainage and stated the application will add dry wells to the lot at the request of Mr. Burr.

Mr. Mantz introduced and described exhibit A-2 Portion of Sheet 2 of 4 of Subdivision Plan. He then described the existing sanitary sewer system in detail. He testified the applicant is proposing to install an ejector pump to force sewage toward the manhole on Revere Ave. The Board expressed concerns with the proposed force mains.

Mr. Mantz reviewed the Township Planner's review letter. After a brief discussion, it was determined that the existing trees can be counted as street trees unless damaged or diseased. Chairman Fross opened the meeting to the public for questions.

Mr. James Winship of 200 Morris St. Bridgewater NJ. Mr. Winship asked about the forced main failing with a power outage and Mr. Mantz advised an alarm would sound.

Ms. Colleen Rodriguez of 17 Morris St. Bridgewater NJ. Ms. Rodriguez asked about the existing beam on lot 6 and Mr. Mantz confirmed the beam will be removed. She then asked about screening between the lots and Mr. Mantz confirmed the proposed plantings.

Mr. Santiago Rodriguez of 17 Morris St. Bridgewater NJ. Mr. Rodriguez expressed concerns with the subdivision, noting the perceived impacts to property values.

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

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

The Board deliberated and Mr. Peck reviewed conditions for the resolution.

On motion by Mr. Moench, seconded by Ms. Zarro, the Board voted to approve the application based on the following roll call vote:

Affirmative: Chairman Fross, Mr. Magura, Mr. Kirsch, Mr. Vescio, Ms. Zarro & Ms. Forino  
Absent: Mr. Pappas, Mr. Wang, Mr. Moench, Mr. Genova & Mr. Guirlando

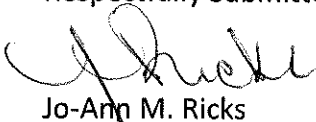
**OTHER BUSINESS**

The Board discussed their upcoming meeting dates and schedule.

**ADJOURN**

The Board unanimously voted to adjourn at 9:30 pm.

Respectfully Submitted,



Jo-Ann M. Ricks  
Certified Board Secretary