

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

**December 14, 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- present
Mayor Moench-absent	Ms. Zarro- present
Mr. Fross- present	Mr. Vescio- absent
Mr. Magura- present	Ms. Forino- absent
Mr. Genova- present	

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

**APPROVAL OF MINUTES**

August 24, 2021 Regular Meeting

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

Affirmative: Chairman Fross, Mr. Guirlando & Mr. Magura  
Not Eligible: Mr. Kirsch & Ms. Zarro  
Absent: Mr. Moench, Mr. Pappas, Mr. Wang, Mr. Vescio & Ms. Forino

September 28, 2021 Regular Meeting

On motion by Mr. Kirsch, seconded by Chairman Fross, the Board voted adopt the minutes as presented based on the following roll call vote:

Affirmative: Mr. Genova, Chairman Fross, Mr. Kirsch & Mr. Magura  
Not Eligible: Mr. Guirlando & Ms. Zarro  
Absent: Mr. Moench, Mr. Pappas, Mr. Wang, Mr. Vescio & Ms. Forino

October 12, 2021 Regular Meeting

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

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

Not Eligible: Mr. Genova

Absent: Mr. Moench, Mr. Pappas, Mr. Wang, Mr. Vescio & Ms. Forino

### **RESOLUTIONS**

MERCAL, LLC - OLD YORK ROAD AND MORRIS STREET (*pending*)

Block 106 Lot 5 & 6

#21-028-PB MINOR SUBDIVISION

### **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.

### **LAND USE DEVELOPMENT APPLICATIONS**

BRIDGEWATER REALTY CORP AND BRIDGEWATER CHOICE/GODDARD

1288 & 1298 ROUTE 22 AND MORGAN LANE

Block 222 Lot 6,7.01,10,11

#19-001-PB EXTENSION OF PB APPROVAL

Ms. Kimberly Bennet, Esq. was present to represent the applicant. She advised the applicants previously approved variance relief expired in 2020 but cited the Permit Extension Act extending approvals. She confirmed the applicant is seeking to extend the approvals as well as the preliminary and final site plan relief approvals.

On questioning by the Board, Ms. Bennet advised the project was delayed due to Covid-19 but the applicant has received all third-party approvals as required. She further advised the applicant has met with the Township Engineer and provided all the information as requested, the Developers Agreement is in place and all required funds are in escrow. The applicant is ready to proceed with project.

Ms. Doyle requested testimony regarding electric vehicle charging stations.

Ms. Bennett introduced Mr. Robert Moschello as the applicants Professional Engineer. He was sworn and accepted by the Board.

Mr. Moschello reviewed the EV charging station requirements, advising 12 spaces are required on the site since the new law went into effect. Mr. Moschello advised the applicant has added 4 EV charging spaces and will be adding 8 "make ready" spaces to reach the 12 required spaces

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

On motion by Mr. Kirsch, seconded by Mr. Genova, the Board voted to approve the application with conditions based on the following roll call vote:

Affirmative: Mr. Genova, Chairman Fross, Mr. Kirsch, Mr. Guirlando, Ms. Zarro & Mr. Magura  
Not Eligible:

Absent: Mr. Moench, Mr. Pappas, Mr. Wang, Mr. Vescio & Ms. Forino

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

Ms. Priscilla Triolo, Esq. was present to represent the applicant. Sworn testimony was provided by Ms. 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 advised Mr. Mechanic and Mr. Quintana have come to an agreement and she expects Mr. Quintana to formally withdraw his objections.

Ms. Triolo advised the proposed subdivision line was adjusted to now create one conforming lot and one undersized lot. She further advised there was a discrepancy between the neighboring surveys creating an issue with the existing fence but Mr. Mechanic's professionals determined Mr. Quintana's survey is correct. Mr. Mechanic has agreed to a condition of approval that the applicants Professional Engineer/Land Surveyor redo the survey.

On questioning by the Board, Ms. Triolo confirmed the proposed property line moved approximately 20 ft. to the north. The existing lot with residence will have 150 ft. frontage and the subdivided lot will have 115 ft frontage.

Ms. Triolo reintroduced Mr. Mechanic. He was previously sworn and remains under oath.

Mr. Mechanic met with BC Construction who conducted a 3-hour exam of the existing home. He advised the foundation is a log foundation, not concrete, and built with brick in 1723. He stated the renovations done to the home and advised as a result of the construction, the original portion

of the home has shifted. He reviewed the options given to him by the contractors to create a stable floor and foundation to ultimately save the residence.

On questioning by the Board Professionals, Mr. Mechanic confirmed there will be driveway access to the existing home and a new plan will show a driveway into a new two car garage. Ms. Doyle cautioned the applicant that the addition of a two-car garage could potentially need variance relief.

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

Mr. Mechanic confirmed he is accepting Mr. Quintana's survey and as a condition of approval and a new survey will be completed reflecting Mr. Quintana's survey. Mr. Mechanic further confirmed he will plant evergreens at Mr. Quintana's request.

Mr. Rodger Quintana, owner of 702 Foothill Rd. Bridgewater NJ. Mr. Quintana was sworn. Mr. Quintana advised he spoke with Mr. Mechanic regarding his concerns. Mr. Quintana then advised he is satisfied and requests to withdraw his opposition to the application.

Ms. Triolo introduced Mr. John Peel as the applicant's Environmental Scientist. He was sworn and accepted by the Board.

Mr. Peel advised he inspected the property and identified wetland on the property. These wetlands would require a 50' transition buffer. Mr. Peel then identified the buffer on the revised plans that were properly submitted to the Board.

On questioning by the Board, Ms. Triolo suggested the resolutions be attached to each of the deeds to insure it remains in the chain of title.

On questioning by the Boards Professionals, Mr. Peel advised that any building encroachments would require NJDEP approvals. Mr. Peel opined there are no issues constructing a dwelling on the proposed lot. Mr. Peel then agreed to stake out the wetland's buffer to ensure no construction occurs within the buffer as well as permanently marking the wetlands area.

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

Ms. Triolo reintroduced Mrs. Osterkorn as the applicant's Professional Engineer, Planner and Land Surveyor. She was previously sworn and remains under oath. Ms. Osterkorn provided additional engineering testimony.

Ms. Osterkorn advised the plans were revised to create one conforming lot and one undersized lot with one lot frontage variance relief requested. She further advised both lots still require variance relief for lot area.

Ms. Osterkorn discussed the proposed seepage pits and overall stormwater management plans for the proposed lots.

Ms. Osterkorn reviewed the previously submitted landscaping plans and indicated where the additional plantings will be placed per the agreement with Mr. Quintana.

On questioning by the Board Professionals, Ms. Osterkorn advised the tree line will continue in both an easterly and westerly direction to continue the tree line up to elevation 183, where the existing tree line is. Ms. Doyle discussed the proposed tree heights and requested specific trees be installed at specific heights. The applicant agreed.

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

Ms. Osterkorn provided planning testimony. She introduced and described exhibit A2 Color Aerial of Neighborhood to orient the Board. She compared the floor area ratios of the existing dwelling and examples of residences for the proposed dwelling.

Ms. Osterkorn identified the surrounding lots and explained their existing lot frontages and compared those lots to the applicants' proposed lots. She then identified all the surrounding residences square feet.

On questioning by the Board, Ms. Osterkorn clarified one lot frontage variance was eliminated with the proposed adjustment to the lot line.

Ms. Triolo introduced Mr. Cornelious Crawford as the applicant's contractor. He was sworn and accepted by the Board.

Mr. Crawford advised the existing residence will take approximately 6 months to renovate and the proposed dwelling will take approximately 8 months to construct.

The Board expressed concern with Somerset County paving Foothill Rd. and the applicant applying to open the road for utilities. The applicant agreed to work with Somerset County and the Township Engineer on this issue.

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.

Chairman Fross opened the meeting to the public for comments.

Mr. Timothy Ring of 17 Lawton Rd. Bridgewater NJ. Mr. Ring expressed concerns with the lawn not being mowed on the applicant's property. He requested the applicant mow and maintain the lawn and the applicant agreed.

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

Ms. Triolo provided a brief summation of the project.

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

On motion by Mr. Genova, seconded by Ms. Zarro, the Board voted to approved the application, with conditions, based on the following roll call vote:

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

Not Eligible:

Absent: Mr. Moench, Mr. Pappas, Mr. Wang, Mr. Vescio & Ms. Forino

#### **OTHER BUSINESS**

Chairman Fross announced that he will retire as Chairman and Planning Board member after 16 years of service to the Township. He expressed his gratitude to Ms. Doyle for her support over his 16 years as well as to the mayors that he has served.

Mr. Kirsch advised he will end his term as Councilman at the end of 2021. Mr. Kirsch expressed his gratitude to the Board and all members and professionals he has worked with throughout the years.

#### **ADJOURN**

The Board unanimously voted to adjourn at 9:08 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Certified Board Secretary