

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

April 11, 2023

-Minutes-

CALL MEETING TO ORDER

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

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Chairman Vescio read the OPMA Statement.

SALUTE TO THE FLAG

ROLL CALL

Mr. Pappas- Present	Councilman Ring- Present
Mr. Wang- Present	Mr. Van Eck-Present
Mayor Moench-Absent	Ms. Zarro- Present
Mr. Genova- Absent	Mr. Banga- Absent
Mr. Magura- Present	Ms. Chartowich- Absent
Ms. Sikora-Present	Mr. Vescio- Present
Mr. Van Eck-Present	

Others present: Attorney Ms. Katy Fina and Board Planner Ms. Scarlett Doyle

APPROVAL OF MINUTES

There were no minutes for approvals.

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

Ms. Madak of 540 Garretson Rd. Bridgewater NJ. Ms. Madak expressed safety concerns with with the proposed Township monument sign. Ms. Madak opined that the colors were too bright. Ms. Fina advised the applicant the appropriate time to ask questions and make comments of the sign is at April 25, 2023 meeting.

Ms. Gail Madak of 540 Garretson Rd. Bridgewater NJ. Ms. Madak expressed concerns with the proposed signs and possible distractions to drivers.

Ms. Cathy Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked the process of the proposed ordinance. Chairman Vescio advised the best time for the public to comment on the application is to attend the Township Council meeting on May 4, 2023. Ms. Franco requested the Board review the Master Plan when considering the proposed monument.

Ms. Selikoff of 16 Gibson Terrace Bridgewater NJ. Ms. Selikoff expressed numerous concerns with the safety of removing the trees for the sign, including exposing traffic at Kid Street Park.

Mr. John Arcoleo 1110 Washington Valley Rd. Bridgewater NJ. Mr. Arcoleo expressed concerns with the Catalyst company not completing projects in other towns and spoke in opposition of the project. He then expressed concerns with the removal of the trees.

Mr. Said Tour 260 Hedgerow Rd. Bridgewater NJ. Mr. Tour spoke in opposition of the project. He thanked the Board for their service and asked that they consider the residents when reviewing the proposed project.

Chairman Vescio advised the consistency review will be held on the Tuesday April 25, 2023 Regular Meeting and the Township Council will have their hearing on Thursday May 4, 2023.

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

LAND DEVELOPMENT APPLICATIONS
M&M AT ROUTE 206, LLC
Block 476, Lot 22 (721 Route 206)
#22-021-PB – Preliminary & Final Major Site Plan

Chairman Vescio announced the application will be carried to the Tuesday April 25, 2023 Regular Meeting without further notice.

MASTER PLAN CONSISTENCY REVIEW
MASTER PLAN CONSISTENCY FINDING
Ordinance #23-02
(Pending outcome of Master Plan Consistency Review)

Ms. Doyle advised this proposed ordinance is for flood plain requirements and the wording is dictated by the State. Ms. Doyle further advised she reviewed the proposed ordinance and opined that it is not inconsistent with the Township's Master Plan.

Councilman Ring advised wording and other changes can be made to the proposed ordinance however the residents would not be eligible for FEMA aid if ever needed.

On motion by Mr. Van Eck, seconded Ms. Sikora, the Board determined the proposed ordinance is not inconsistent with the Master Plan based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Mr. Wang,
Ms. Sikora, Ms. Zarro & Mr. Van Eck

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Genova, Mr. Banga & Ms. Chartowich

OTHER BUSINESS

APPROVAL OF STREET NAME AS PER TWP. CODE CHAPTER 126-241(H)

Cottages at Martinsville

Mr. Magura read the Township Code regarding the naming of streets and advised the applicant submitted a letter that does not explain why the name was not selected from the historically approved list.

On questioning by the Board, Mr. Magura stated there are streets named after historically mentioned persons, such as Tullo Rd. and Brown Rd.

Ms. Doyle advised there is a street naming section in the 2010 Master Plan. She further advised Mr. Genova has a list of the street names to track and applicants. Applicant's that select street names off this list do not need to appear before the Board.

Councilman Ring expressed concerns with approving the street name without a valid reason for the applicant not using a previously approved street name.

Ms. Doyle advised that, historically, this type of request would go to the Township Council for approval.

The Board requested the applicant be provided a list of approved names. The applicant will then need to demonstrate a reason why one of those names could not be used. Ms. Doyle will notify the applicant.

RESOLUTIONS

MASTER PLAN CONSISTENCY FINDING

Ordinance #23-02

On motion by Mr. Van Eck, seconded by Ms. Sikora, the Board voted to adopt the resolution as presented by based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Mr. Wang,
Ms. Sikora, Ms. Zarro & Mr. Van Eck

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Genova, Mr. Banga & Ms. Chartowich

****APPROVAL OF STREET NAME AS PER TWP. CODE CHAPTER 126-241(H)****
"Cottage Court, Martinsville, New Jersey"
(Pending Outcome of Board Decision)

No official action was taken with this resolution.

BRIDGEWATER ACCESSORY ASSOCIATES, LP
Block 234, Lot 5 (Chimney Rock Road/Route 22)
#21-038-PB – Preliminary & Final Site Plan

Councilman Ring advised referenced lot, Lot 5 is incorrect. The Board requested all of the lots be added to the resolution heading and referenced throughout the resolution.

On motion by Councilman Ring, seconded by Mr. Van Eck, the Board voted to adopt the amended application based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Mr. Wang,
Ms. Sikora, Ms. Zarro & Mr. Van Eck

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Genova, Mr. Banga & Ms. Chartowich

SEMA LLC
Block 905, Lot 11 (1545 Washington Valley Road)
#22-018-PB – Preliminary and Final Major Subdivision
(Pending – Scheduled for 4/25/23)

No official action was taken with this resolution.

FOGO DE CHAO CHURRASCURIA
Block 553, Lot 1 (400 – 600 Commons Way)
#23-003-PB – Minor Site Plan Approval
(Pending – Scheduled for 4/25/23)

No official action was taken with this resolution.

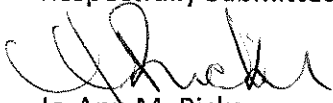
OTHER BUSINESS

Chairman Vescio polled the Board for attendance for a special meeting on May 2, 2023 meeting.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 8 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer