

BRIDGEWATER TOWNSHIP PLANNING BOARD

Special Meeting

May 2, 2023

-Minutes-

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 6:30 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- Absent	Mr. Van Eck-Absent
Mayor Moench-Absent	Ms. Zarro- Absent
Mr. Genova- Absent	Mr. Banga- Present
Mr. Magura- Present	Ms. Chartowich- Present
Ms. Sikora-Present	Mr. Vescio- Present

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

APPROVAL OF MINUTES

There were no minutes for approvals.

EXECUTIVE SESSION- Litigation

The Board unanimously voted to go into Executive Session based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Sikora,
Mr. Banga & Ms. Chartowich

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Genova, Mr. Wang, Ms. Zarro, & Mr. Van Eck

On motion by Councilman Ring, seconded by Ms. Sikora, the Board unanimously voted to return to public session based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Sikora,
Mr. Banga & Ms. Chartowich

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Genova, Mr. Wang, Ms. Zarro, & Mr. Van Eck

Mr. Peck advised the Board discussed a litigation matter involving Route 22 Holdings LLC and stated no action will be taken.

CATALYST MONUMENT

This hearing was carried to the Tuesday June 13, 2023 Regular Meeting. No notice is required.

M&M AT ROUTE 206, LLC

Block 476, Lot 22

#22-021-PB – Preliminary & Final Major Site Plan (Continuance)

This application was carried to the Tuesday June 13, 2023 Special Meeting without further notice.

MEETING OPEN TO THE PUBLIC

Ms. Regina Tegler of 3 Loft Dr. Bridgewater NJ. Ms. Tegler asked if the public would be given the opportunity to speak on the Catalyst application. Chairman Vescio advised the Board previously determined the public would have an opportunity to speak. She proceeded to spoke in opposition of the Catalyst Monument stating the application is misleading. She then expressed traffic safety concerns with the monument.

Mr. John Tegler of 3 Loft Dr. Bridgewater NJ. Mr. Tegler expressed concerns with potential traffic accidents and potential lawsuits. Mr. Peck advised the appropriate time to speak on this review is at the next meeting when Catalyst anticipates being heard.

Mr. John Ercolio of 1110 Washington Valley Rd. Bridgewater NJ. Mr. Ercolio advised he spoke with Ms. Probst and asked how to get a letter to the Planning Board regarding the Catalyst project. Ms. Doyle advised there is a policy that letters do not go directly to the Board. Instead, the public should speak at the public portion of the meetings. Mr. Peck confirmed Mr. Ercolio should bring sufficient copies and provide testimony on the record.

Mr. Ercolio asked for information on the Catalyst application and Mr. Peck advised the appropriate time to ask questions.

Ms. Cathy Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked the process of a consistency review for an ordinance. Mr. Peck described the process in detail. Chairman Vescio advised Ms. Franco to come to the June 13th meeting to speak about the Catalyst.

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

LAND DEVELOPMENT APPLICATIONS

GCP BRIDGEWATER, LP – 530 Route 22
Block 400, Lot 7
#23-001-PB – Minor Site Plan Approval

Mr. Peter Lanfrit, Esq. was present to represent the application. Sworn testimony was provided by Mitchell Ardman, P.E., P.P., and Elizabeth Dolan, P.E. Exhibits were entered as follows:

A-1 Color Rendering – site plan

A-2 Summary of Calculations Regarding School-Aged Children (2 pages)

Mr. Lanfrit provided a brief history of the site and overview of the application stating the site plan approval is required due to the parking requirements for affordable housing.

Mr. Lanfrit introduced Mr. Mitch Ardman as the applicant's Professional Planner. He was sworn and accepted by the Board.

Mr. Ardman introduced exhibit **A-1 Color Rendering – site plan** to orient the Board on the site. He reviewed the proposed changes including the expanded parking area to meet the ITE standards. The increased parking is to account for the conversion of the proposed apartments, which includes 40 affordable units. He then reviewed the bedroom counts in detail.

Mr. Ardman reviewed the parking counts and stated there will be 196 parking spaces which includes 10 EV spaces. There will be no assigned parking and the applicant will work with the Township Engineer for the placement of the ADA spaces.

Mr. Ardman advised the applicant is proposing an underground catch basin for stormwater that will connect to the existing basin.

Mr. Ardman introduced exhibit **A-2 Summary of Calculations Regarding School-Aged Children (2 pages)** and stated the applicant estimates approximately 42 school age children in the complex. He then advised the applicant will work with the Township Engineer and Board of Education to determine the best placement of a bus stop.

On questioning by the Board, Mr. Ardman advised the complex will continue to use single meters. He further advised the amenities on site (pool and sports court) will remain.

Mr. Ardman advised the buildings do not have elevators so handicap accessible units will be located on the first floor. He further advised there is no plans to retrofit other units.

Mr. Ardman advised there is no security on site but they will have security cameras. He then advised a representative from the property management company will be on the property daily. The existing pool house will be converted to the management office.

Mr. Lanfrit stated the hotel will cease operations once the memorializing resolution for this application is adopted.

Chairman Vesio opened the meeting to the public for questions.

Mr. John Ercolio of 1110 Washington Valley Rd. Bridgewater NJ. Mr. Ercolio asked if this application is part of the affordable housing deadline. Mr. Peck advised Mr. Ercolio stated this portion of the meeting is for questioning on testimony only.

Mr. Ercolio asked if the applicant will be installing sidewalks and the applicant stated no.

Ms. Cathy Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked if all 3-bedroom apartments would be COAH and Mr. Lanfrit advised they would be. He then advised as a condition of approval, the applicant is required to comply with COAH Regulations for bedroom counts.

Ms. Regina Tegler of 3 Loft Dr. Bridgewater NJ. Ms. Tegler asked where the handicap accessible units would be located. Mr. Lanfrit advised they would be on the first floor and explained how the delegation of units occurs.

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

Mr. Lanfrit introduced Elizabeth Dolan as the applicant's Professional Traffic Engineer. She was sworn and accepted by the Board.

Ms. Dolan reviewed the ITE and RSIS standards in detail and explained the applicant is required under the ITE standards to provide 168 parking spaces. The applicant is providing 196 actual parking spaces, including EV spaces. After a discussion with the Board, the applicant has agreed to bank parking spaces should they be needed in the future.

Ms. Dolan opined there is sufficient parking and traffic circulation on the site. She stated that not having assigned spaces provides flexibility as residents and guests use the site.

Ms. Dolan advised the applicant received a letter of no interest from NJDOT.

Chairman Vescio opened the meeting to the public for questions.

Ms. Cathy Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked about the parking ratios and Ms. Dolan clarified the ITE and RSIS standard ratios.

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

Chairman Vescio opened the meeting to the public for comments.

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

The applicant provided a summation of the proposal and the Board deliberated.

On motion by Councilman Ring, seconded Ms. Sikora, the Board voted to approve the application with conditions based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Sikora,
Mr. Banga & Ms. Chartowich

Nay:

Abstain:

Not Eligible:

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

GALLERIA CONSTRUCTION – Buena Pkwy & Levan Ct.

Block 172, Lot 11

#22-009-PB – Minor Subdivision with Variances

Mr. Patrick Cerillo, Esq was present to represent the applicant. Sworn testimony was provided by Mr. Pasquale Casuscelli, Owner and Mr. Antoine Hajjar, Professional Engineer.

Mr. Cerillo introduced Mr. Casuscelli as the Owner of Galleria and he was sworn. Mr. Casuscelli described the application and advised the proposed residences will fit into the neighborhood.

On questioning by the Board, Mr. Casuscelli confirmed the estimated square footage of the residences will be approximately 3200 SF with a full basement. He then described the existing conditions of the lot in detail.

Mr. Cerillo confirmed there are no variances requested with the application.

On questioning by the Board, Mr. Casuscelli deferred stormwater management questions to Mr. Hajjar. Mr. Cerillo confirmed Mr. Hajjar will review the proposed impervious coverage for the lots as well.

Chairman Vescio opened the meeting to the public for questions.

Mr. Bill Fusco of 398 St. Route 28 Bridgewater NJ. Mr. Fusco asked about the size of the residences and Mr. Casuscelli stated the homes will be approximately 3000 SF. Mr. Fusco then asked about stormwater and Ms. Cerillo deferred this questioning to the applicant's Professional Engineer.

Mr. Anthony Casale of 338 St. Route 28 Bridgewater NJ. Mr. Casale asked about the existing oil tank removal and soil samples. Mr. Casuscelli advised the inspector will determine if there is evidence of contamination.

Mr. Casale asked if the applicant would agree to a condition to assist surrounding homeowners if stormwater run off is an issue. Mr. Cerillo advised no stormwater management is required as part of a minor subdivision application however the applicant opted to create a plan to manage runoff.

Mr. Kalaivan Subramaniadevar of 26 Levan Ct. Bridgewater NJ. Mr. Subramaniadevar asked about the variance relief and Mr. Cerillo confirmed there was an error on the application and the applicant is not creating a variance with the proposed subdivision. Mr. Subramaniadevar asked about stormwater and he was deferred to the applicant's Professional Engineer.

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

Mr. Cerillo introduced Mr. Tony Hajjar as the applicants Professional Engineer. He was sworn and accepted by the Board.

Mr. Hajjar reviewed the grading plan and stated the lot facing Levan Ct. will have 2 swales on the property to address runoff. This will direct the water into the inlet on Levan Ct. which mimics the existing drainage conditions. He continued to review the proposed grading in detail.

Mr. Hajjar advised he conducted a site inspection and evaluated the existing homes in the area. He stated the proposed residences have approximately 5 steps entering into the residence. With the way the property slopes, the residence will be approximately 5' higher than Levan Ct. The proposed residence will be set back 50' from the road.

Mr. Hajjar reviewed the Township Engineer and Township Planner's review comments in detail and advised which items the applicant would comply with. He discussed the sidewalk recommendation on Buena Parkway and stated that requirement would add impervious coverage to the lots.

On questioning by the Board, Mr. Hajjar the water is mostly going toward the pavement but a small amount is traveling towards lot 10.06. He clarified the proposed grading and the swale will divert water from traveling towards lot 10.06.

On questioning by the Board, Mr. Burr advised the surface water can be managed with the swales. He then discussed lot 11.02 and advised the water appears to be directed to lot 10.06 (existing residence) front lawn. Mr. Burr requested the applicant address this run off and suggested various methods designed to handle stormwater.

Mr. Hajjar advised the applicant has authorized him to add drywells to the proposed lots to help with the stormwater runoff.

This application was carried to the Tuesday July 18, 2023 Special Meeting without further notice.

OTHER BOARD BUSINESS

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

“Cottage Court, Martinsville, New Jersey”

(Carried from 4/25/23)

This hearing was carried to the Tuesday July 18, 2023 Special Meeting.

RESOLUTIONS

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

“Cottage Court, Martinsville, New Jersey”

(Pending Outcome of Decision)

This hearing was carried to the July 18, 2023 Regular meeting without further notice.

SEMA LLC

Block 905, Lot 11 (1545 Washington Valley Road)

#22-018-PB – Preliminary and Final Major Subdivision

No official action taken.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 10:22 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer