

BRIDGEWATER TOWNSHIP PLANNING BOARD

Special Meeting

July 11, 2023

-Minutes-

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 7:09 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	Ms. Sikora-Present
Mayor Moench-Absent	Ms. Zarro- absent
Mr. Genova- Absent	Mr. Banga- Absent
Mr. Magura- Present	Ms. Chartowich- present

Others present: Attorney Mr. Don Souders Jr., Board Planner Ms. Scarlett Doyle, Board Planner Mr. James Clavelli, Board Engineer Mr. William Burr and Board Traffic Engineer Joseph Fishinger.

APPROVAL OF MINUTES

There were no minutes for approval.

MEMORIALIZATION OF RESOLUTIONS

There were no resolutions for adoption.

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

Mr. Ercolino, 1110 Washington Valley Rd. Mr. Ercolino discussed the courtesy review application for the monument sign presentation. Mr. Ercolino expressed concerns with the Board approving the courtesy review application.

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

LAND DEVELOPMENT APPLICATIONS

AR BRIDGEWATER II, LLC
Block 483, Lot 17
#23-007-PB – Preliminary & Final Site Plan Approval

Ms. Nicole Dory, Esq. was present to represent the applicant. Sworn testimony was provided by Craig Herman, Professional Engineer and Mr. Brian McPeak, Professional Planner. Exhibits were entered as follows:

A8 Site Triangles

Ms. Dory reintroduced Mr. Herman as the applicant's Professional Engineer. He was previously sworn and remains under oath.

Mr. Herman introduced and described exhibit **A8 Site Triangles** to discuss the site triangles and opined there was adequate site distances.

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

Ms. Dory introduced Mr. McPeak as the applicants Professional Planner. He was sworn and accepted by the Board.

Mr. McPeak provided in depth planning testimony. He reviewed the waivers requested by the applicant and reviewed all of the positive criteria for granting the application. Mr. McPeak opined there will not be any public detriments to granting the application.

On question of the Board, Mr. McPeak advised deliveries will be in trucks and vans and therefore a loading dock design waiver is unnecessary.

The Board expressed concerns with protentional deliveries coming via tractor trailer and the impacts on traffic. The Board engaged in a discussion regarding the need for the loading docks and the potential for tractor trailer traffic.

Chairman Vescio opened the meeting to the public for questions.

Ms. Kathy Franco of 776 Weemac Rd. Bridgewater NJ. Ms. Franco asked how the residents overlooking the site will be impacted. Mr. McPeak advised there was previous testimony and renderings that addressed various angles. Ms. Franco then asked how to view exhibits and she was told exhibits are available at the Municipal Building during regular business hours.

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

Ms. Dory reintroduced Mr. Herman to answer the Board's questions regarding the loading docks and truck traffic circulation.

On question of the Board, Mr. Herman confirmed there is no tractor trailer parking available on this site.

The Board engaged in a discussion regarding the loading dock waiver and the applicant requested a short recess.

The Board took a 5-minute recess and reconvened at 8pm.

Ms. Dory advised the applicant is requesting to withdraw the waiver for the loading dock at this time.

On question by the Board, Mr. Herman reviewed the retaining wall and fence heights. Ms. Doyle confirmed the chain link fence will be wrapped in black vinyl.

On question by the Board, Ms. Dory confirmed the applicant will work with the Fire Official regarding placement of the EV parking spaces.

On question of the Board, the applicant agreed to allow the Board Traffic Engineer and the Township Engineer to participate in all NJDOT meetings.

At the request of the Board, Mr. Burr reviewed the proposed resolution conditions.

The Board deliberated.

On motion by Mr. Magura, second by Councilman, the Board voted to approve the application with conditions based on the following roll call vote:

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

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

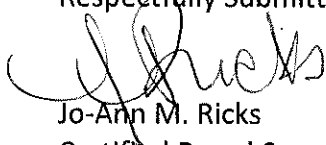
OTHER BUSINESS

There was no other business.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 9:00 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Certified Board Secretary