

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

July 18, 2023

-Minutes-

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 7:18 pm.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Chairman Vescio read the OPMA Statement.

SALUTE TO THE FLAG

ROLL CALL

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

Others present: Attorney Ms. Katy Fina, Board Planner Ms. Scarlett Doyle, and Board Engineer Mr. William Burr.

APPROVAL OF MINUTES

August 24, 2021 Regular Meeting

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

Affirmative: Mr. Pappas, Mr. Magura & Chairman Vescio

Nay:

Abstain:

Not Eligible: Ms. Sikora & Mr. Banga

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

September 28, 2021 Regular Meeting

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

Affirmative: Mr. Magura & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Pappas, Ms. Sikora & Mr. Banga

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

October 12, 2021 Regular Meeting

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

Affirmative: Mr. Magura & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Pappas, Ms. Sikora & Mr. Banga

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

November 23, 2021 Regular Meeting

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

Affirmative: Mr. Magura & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Pappas, Ms. Sikora & Mr. Banga

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

December 14, 2022 Regular Meeting

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

Affirmative: Mr. Magura

Nay:

Abstain:

Not Eligible: Mr. Pappas, Ms. Sikora, Mr. Banga & Chairman Vescio

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

MEMORIALIZATION OF RESOLUTIONS

M&M AT ROUTE 206, LLC

Block 476, Lot 22 (721 Route 206)

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

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

Affirmative: Mr. Pappas & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Banga, Mr. Magura & Chairman Vescio

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

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

LAND DEVELOPMENT APPLICATIONS

GALLERIA CONSTRUCTION

Block 172, Lot 11 (Buena Pkwy and Levan Court)

#22-009-PB – Minor Subdivision

Mr. Patrick Serillo, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Tony Hajjar, Professional Engineer, Mr. Pasquale Casuscelli, Principal of Galleria Construction and Bruno Casuscelli, Principal of Galleria Construction. Exhibits were entered as follows:

A1 Portion of Tax Map Sheet 4.7

A2 Photograph of Home with Similar Elevations

A3 Photograph of Homes with Similar Elevations

A4 Photography of Typical Home

A5 Photograph of Proposed Home

A6 Photograph of Proposed Home

A7 Perc Testing Hand Written Notes dated 6/8/23

Mr. Serillo reintroduced Mr. Hajjar. He was previously sworn and remains under oath.

Mr. Hajjar reviewed the changes made to the plans and indicated the north side swale that was extended. He then indicated and reviewed the proposed dry wells on each lot. He stated the wells were 8" diameter, 8" deep and have 2" stone around the wells.

Mr. Hajjar reviewed the variances requested stating 40% of 100' is required for lot frontage but the applicant is proposing 34.5' by dividing the lot to conform to the density of the R20 Zone. He then reviewed the benefits of granting the variance relief and opined there are no detriments to approving the application as presented.

Mr. Hajjar introduced exhibit **A1 Portion of Tax Map Sheet 4.7** and reviewed the lot width in detail and advised the proposed lot widths are consistent with surrounding lots. He further advised the proposed lot widths eliminate non-conformities and may eliminate the need for variances in the future.

On questioning by the Board Professionals, Mr. Hajjar described the dry wells and referred to sheet 3 of the plan set for the details.

On questioning by the Board, Mr. Hajjar advised he is unaware of an existing street light that would be near the driveway. He advised the applicant is willing to condition moving the street light, if needed, as part of an approval.

On questioning by the Board, Mr. Hajjar reviewed the storm water management plan in detail, advising the applicant has agreed to drywells and swales even though stormwater management is not required for the project.

Mr. Hajjar confirmed the drywells will be maintained by the property owners. The intent of the drywell is to catch the roof water. They will have covers that can be removed for maintenance.

On questioning by the Board, Mr. Hajjar further confirmed the applicant is agreeing to tilt the driveway to drain into the swale.

The Board Professionals and the applicant engaged in a discussion regarding the proposed drywell sizes. Ultimately the applicant agreed to size the drywells for 25-year storm requirements, with properly sized piping. Mr. Hajjar also advised the applicant agrees to make the proposed driveway swales, bioretention swales.

On questioning by the Board Professionals, Mr. Hajjar confirmed the drainage basin on Levan Ct. is designed for a 25-year storm.

Mr. Pasquale Casuscelli, the Principal of Galleria Construction advised he is willing to work with the Board Professionals regarding the bioretention swale.

Chairman Vescio opened the meeting to the public for questions.

Mr. Kalaivan Subromanaidevar of 26 Levan Ct. Bridgewater NJ. Mr. Subromanaidevar expressed concerns with the construction employees entering his property as well as potential issues with parking on the street. The Board Professionals engaged in a discussion regarding the proposed

parking for the site and Mr. Hajjar confirmed parking is permitted on the roadway. The applicant agreed to installing a fence to prevent visitors from walking on Mr. Subromanaidevar's property.

Mr. Subromanaidevar then discussed the maintenance of the detention basins. He was advised to contact the Township Engineer regarding this issue.

Mr. Nikesh Parikh of 11 Levan Ct. Bridgewater NJ. Mr. Parikh expressed concerns with the potential flooding and the amount the basin to the rear of his home fills with stormwater.

Mr. Brad Berkowitz of 19 Levan Ct. Bridgewater, NJ. Mr. Berkowitz expressed concerns with the proposed residences not fitting into the neighborhood. He requested the residences appear as part of the community/development.

Mr. Bill Fusco of 398 St Route 28 Bridgewater NJ. Mr. Fusco expressed concerns with the proposed homes being 1,000 SF larger than the surrounding residences. Mr. Casuscelli advised the proposed homes fill the lots the same as the existing residences around it, "percentage-wise." Mr. Fusco then asked where the ground water overflow for the drywells will go and Mr. Hajjar stated it would be directed to the street.

Mr. Fusco asked the applicant if they would be willing to extend the sanitary sewer system down to the area for the existing residences to connect to. Mr. Serillo expressed concerns with this being a condition as the sewers are governed by the Sewage Authority.

Mr. Fusco asked the applicant to consider decreasing the square footage of the proposed residences to account for future decks, patios, sheds etc.

Mr. Casuscelli introduced exhibits **A2 Photograph of Home with Similar Elevations, A3 Photograph of Homes with Similar Elevations, A4 Photography of Typical Home, A5 Photograph of Proposed Home, and A6 Photograph of Proposed Home** to show the Board and public what the proposed residences will look like. He then described each one.

Mr. Serillo introduced Mr. Bruno Casuscelli as the Principal to Galleria Construction. He was sworn and accepted.

In response to Mr. Fusco, Mr. Casuscelli introduced exhibit **A7 Perc Testing Hand Written Notes dated 6/8/23** to discuss perc testing for the site. He described in detail the process to complete perc testing. After a brief discussion, Mr. Casuscelli agreed to notify the Township Engineer if he encounters high water tables as a condition of approval.

Chairman Vescio opened the meeting the public for questions.

Mr. Bill Fusco of 398 St Route 28 Bridgewater NJ. Mr. Fusco asked when the perc testing was done and Mr. Casuscelli advised the testing was completed on June 8, 2023 and it had last rained approximately 2-3 weeks prior to testing. Mr. Fusco asked why the applicant left on May 6th and

returned in June. Mr. Casuscelli advised they needed more time and needed holes dug in the right location.

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

Chairman Vescio opened the meeting to the public for comments.

Mr. Bill Fusco of 398 St Route 28 Bridgewater NJ. Mr. Fusco stated he bought his properties and the open land and now with the proposed application, he has privacy concerns. He requested the applicant plant a vegetative buffer to block visibility. Mr. Fusco then expressed concerns with displaced wildlife as a result of the project.

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

Mr. Serillo provided a brief summation of the application.

Ms. Fina provided conditions for the resolution and the Board deliberated.

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

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

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Councilman Ring, Ms. Zarro, Mr. Genova & Ms. Chartowich

KUMAR REALTY, LLC T/A Hightech Builders

Block 418.02, Lot 14 (386 Van Holten Road)

#23-006-PB – Minor Subdivision

Ms. Fina announced this application was carried to the Tuesday September 5, 2023 Regular Meeting without further notice.

OTHER BUSINESS

There was no other business.

ADJOURN

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

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Jo-Ann M. Ricks".

Jo-Ann M. Ricks

Certified Board Secretary