

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

December 13, 2022

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

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

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.

APPROVAL OF MINUTES

September 27, 2022 Regular Meeting

On motion by Ms. Sikora, seconded by Councilman Ring, the meeting minutes were adopted as presented based on the following roll call vote:

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

Not Eligible: Mr. Genova

Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

October 17, 2022 Regular Meeting

On motion by Councilman Ring, seconded by Ms. Sikora, the meeting minutes were adopted as presented based on the following roll call vote:

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

Not Eligible: Mr. Genova
Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

September 27, 2022 Regular Meeting

On motion by Ms. Sikora, seconded by Councilman Ring, the meeting minutes were adopted as presented based on the following roll call vote:

Affirmative: Mr. Vescio, Councilman Ring, Mr. Magura, Ms. Sikora & Ms. Chartowich
Not Eligible: Mr. Genova
Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

October 25, 2022 Regular Meeting

On motion by Mr. Magura, seconded by Mr. Kirsh, the meeting minutes were adopted as amended based on the following roll call vote:

Affirmative: Mr. Vescio, Councilman Ring, Mr. Magura, Ms. Sikora & Ms. Chartowich
Not Eligible: Mr. Genova, Ms. Chartowich & Mr. Banga
Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

MEMORIALIZATION OF RESOLUTIONS

Summit Health
Block 553, Lot 1.03 (600 Commons Way)
#22-016-PB – Minor Site Plan

On motion by Ms. Magura, the Board voted to adopt the foregoing resolution was adopted as presented based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Magura, Ms. Sikora, Ms. Chartowich & Mr. Banga
Not Eligible: Mr. Genova & Mr. Vescio
Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

LAND DEVELOPMENT APPLICATIONS

PSE&G

Block 552, Lot 3 (961 Route 22 West)
#22-020-PB – Minor Site Plan (North Bridge Street Substation Upgrades)

Mr. Glenn Kienz, Esq. was present to represent the applicant. Sworn testimony was provided by Ms. Noreen Merainer, Professional Planner, Mr. Nathan Getze, Professional Engineer and Mr. Kevin Robinson, Professional Engineer. No exhibits were entered.

Mr. Keinz provided a brief overview of the application to orient the Board and identified the variances requested.

Mr. Keinz introduced Ms. Noreen Merainer as the applicant's Professional Planner. She was sworn and accepted by the Board.

Ms. Merainer reviewed the history of the site, stating it has been a PSE&G substation since 1991. She stated the applicant is proposing to store a mobile substation at the property for use at various locations.

Ms. Merainer used the site plan to review the proposed improvements and existing conditions of the site. She advised there are two transformers, one control house and concrete pads located throughout the site. The applicant is proposing new foundations along Pannone Avenue, adding two "H" frames, adding a control building and adding one new transformer to the site. She further advised the tallest structure on the site is 70' lighting masts.

Ms. Merainer advised the site is unmanned during construction and the Board expressed concern with emergency vehicles accessing the site when needed. The applicant testified that they will coordinate the location and entryways with emergency services to ensure proper access.

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

Mr. Kienz introduced Mr. Nathan Getze, Professional Engineer, and he was sworn and accepted by the Board.

Mr. Getze identified the footings proposed for the project and advised some were reserved for future use.

Mr. Getze reviewed the proposed landscaping and advised the applicant intends to install 5 arborvitae, 5 spartan junipers and 1 vibernum trees.

Mr. Getze reviewed access to the site which started a discussion regarding ownership of Pannone Ave. This discussion determined the applicant will approach the governing body with the intent that the Township vacate the road while retaining an easement for municipal use.

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

Mr. Kienze introduced Mr. Kevin Robinson as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Robinson discussed stormwater regulations and advised the site will be in compliance with local and State regulations.

Mr. Robinson discussed the site lighting and testified the uplights will only be used for emergencies and the down lighting will be operated via remote control.

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

Chairman Vescio opened the meeting to the public for comment. With there being no comments on the application, the Board unanimously voted to close the public portion of the meeting.

Mr. Kienz provided a brief summation of the application. Mr. Peck reviewed conditions for the resolution and the Boar deliberated.

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

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

Not Eligible:

Absent: Mr. Pappas, Mr. Wang, Mayor Moench & Ms. Zarro

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

This application was carried to the February 14, 2023 Regular Meeting without further notice.


OTHER BUSINESS

There was no other business.

ADJOURN

On motion by Mr. Genova, seconded by Mr. Kirsh, the Board unanimously voted to adjourn the meeting at 8:40 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer