

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting  
**February 22, 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- present	Ms. Sikora- present
Mayor Moench-absent	Ms. Zarro- present
Mr. Vescio- present	Mr. Magura- present
Mr. Genova- present	Ms. Chartowich- present

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

**APPROVAL OF MINUTES**

August 24, 2021 Regular Meeting (pending)  
September 28, 2021 Regular Meeting (pending)  
October 12, 2021 Regular Meeting (pending)  
November 23, 2021 Regular Meeting (pending)  
December 14, 2021 Regular Meeting (pending)  
January 11, 2022 Reorganizational Meeting (pending)

**RESOLUTIONS**

There were no resolutions

**LAND USE DEVELOPMENT APPLICATIONS**

**CIP II/AR BRIDGEWATER HOLDINGS LLC – AR BRIDGEWATER II LLC**

**ROUTE 202-206**

**Block 483, Lot 17, 18 & 19**

#21-037-PB Extension of Planning Board Approval

Chairman Vescio advised this application was carried without further notice to the March 8, 2022 Regular Meeting.

### **OPEN TO THE PUBLIC**

Chairman Vescio opened the meeting to the public. With there being no members of the public wishing to speak, the Board unanimously voted to close the public portion.

### **OTHER BUSINESS**

#### Master Plan Reexamination Report for Discussion and Action

Ms. Doyle advised the Master Plan is required to have a reexamination report every 10 years per the Municipal Land Use Law. She also advised the Master Plan is a Planning Board document that will be reviewed, amended and adopted. Upon adoption of the report, the Township Committee will determine the most appropriate course of action. She further explained that any ordinances proposed by the Township Committee will be presented to the Planning Board for Master Plan consistency reviews.

Ms. Doyle identified zones that are no longer applicable and recommended the Planning Board eliminate them.

Ms. Doyle advised the Board that the State has passed laws for electric vehicle charging stations and recommended the Board acknowledge the new law by creating ordinances to comply.

Ms. Doyle requested input from the Board for any other changes to the Master Plan, otherwise the Reexamination Report is ready to be presented to the Township Committee.

Mr. Magura identified misspellings.

On questioning by the Board, Ms. Doyle advised microbreweries are permitted to serve samples to customers however they are not permitted to sell food or provide a food truck. Customers are permitted to order food from local restaurants though.

On questioning by the Board, Ms. Doyle explained the Zoning Board of Adjustment provides an annual report to the Township Committee and Planning Board identifying all the variance relief requested for the year. In the 2022 yearend report , the Zoning Board recommended a change to the ordinance to permit residents add a roof over a front porch (to project approximately 6 ft. and 2 ft. on each side of the front door) instead of requiring C variance relief.

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

On motion by Mr. Genova, seconded by Ms. Zarro, the Board voted to adopt the Reexamination Report as amended based on the following roll call vote:

Affirmative: Mr. Genova, Ms. Zarro, Mr. Wang, Mr. Ring, Ms. Sikora, Chairman Vescio,  
Mr. Magura & Ms. Chartowich  
Absent: Mr. Moench, Mr. Pappas & Mr. Banga

**V.F.V PROPERTIES, INC. – FRANK MORANO**  
**17 & 19 Mt. Pleasant**  
**Block 249 Lot 18, 38 & 39**  
**#21-034-PB MAJOR SUBDIVISION**

Mr. Joseph Sordillo, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Craig Stires, Professional Engineer. Exhibits were entered as follows:

**A1 Aerial of Property and Surrounding Area**  
**A2 Colorized Landscape Plan**

Mr. Joseph Sordillo provided a brief overview of the application. He then introduced Mr. Craig Stires who was sworn and accepted by the Board.

Mr. Stires introduced and described exhibit A1 Aerial of Property and Surrounding Area to orient the Board on the subject property. He advised the applicant is proposing to subdivide the property into 6 lots, including 2 lots that currently have residences under construction. The 4 remaining lots are proposed to be conforming building lots. He clarified that the proposed lots are conforming and no variance relief is being requested.

Mr. Stires testified the 4 proposed building lots will be maintained by a private homeowner's association, including the roadway and drainage facilities. The 2 lots with the residences will not be part of the HOA as they will not be serviced by the facilities.

Mr. Stires introduced and described exhibit A2 Colorized Landscape Plan and discussed the stormwater management for the lots in detail. Mr. Stires advised the applicant has made an agreement with Mt. Pleasant Villas regarding stormwater management, roadway access and utilities resulting in a 50-50 split of obligations between both HOAs.

On questioning by the Board, Mr. Stires confirmed the lots will be serviced by sanitary sewer.

Mr. Stires reviewed the landscaping plan in detail. Mr. Stires advised the applicant is seeking a waiver for the trees and shrubs required but the waiver was ultimately denied. The applicant will contribute to the Township's tree fund for any shortcomings as required.

Chairman Vescio opened the meeting to the public for questions.

Mr. Keith Sada, 44 Harry Rd. Bridgewater NJ. Mr. Sada expressed concerns regarding the potential stormwater runoff and potential flooding the project may cause.

Mr. Thomas Kaschak, 19 Pope Rd. Bridgewater NJ. Mr. Kaschak asked about the proposed trees and expressed concerns regarding future homeowners removing additional trees for potential improvements. Mr. Kaschak also expressed concerns with the stormwater runoff.

Donna Langel, 36 Harry Rd. Bridgewater NJ. Ms. Langel expressed concerns flooding and construction debris. Ms. Langel advised there has been debris and dirt in her pool since the construction has started.

Mr. Dharmendra Dave, 549 East Main St. Bridgewater NJ. Mr. Dave expressed concerns with the increase of stormwater runoff and the removal of trees on the subject property.

Kristy Dolan, 34 Harry Rd. Bridgewater NJ. Ms. Dolan requested the Township evaluate the agreement between the landowners insinuating a deal may have been made. Ms. Dolan then expressed concerns with potential flooding.

Mr. Keith Seda, 44 Harry Rd. Bridgewater NJ. Mr. Sada advised the swale on his lot is not effective and he is concerned about the potential flooding impacts of this project. Mr. Seda requested the Township evaluate the current flooding conditions in the area.

Mr. Domenico Adragna, 36 Harry Rd. Bridgewater NJ. Mr. Adragna expressed concerns with stormwater runoff in a specific area to the rear of the property with that contains a small hill. Mr. Adragna advised this is the last of the woods in the area and requested the Board considering leaving it as a wooded lot.

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

Mr. Peck advised the Board of the legal standards for reviewing a major subdivision application. He then reviewed proposed conditions for the resolution should the application be approved.

The Board deliberated.

On motion by Mr. Genova, seconded by Ms. Zarro, the Board approved the application with conditions based on the following roll call vote:

Affirmative: Mr. Genova, Ms. Zarro, Mr. Wang, Mr. Ring, Ms. Sikora, Chairman Vescio,  
Mr. Magura & Ms. Chartowich

Absent: Mr. Moench, Mr. Pappas & Mr. Banga

**ADJOURN**

The Board unanimously voted to adjourn at 9:30 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jo-Ann M. Ricks', written in a cursive style.

Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer