

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

August 15, 2023

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

Others present: Attorney Mr. Mark Peck & Deputy Land Use Administrator Jo-Ann Ricks.

**MEMORIALIZATION OF RESOLUTIONS**

AR BRIDGEWATER II, LLC

Block 483, Lot 17

#23-007-PB – Preliminary & Final Site Plan Approval

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

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

Nay:

Abstain:

Not Eligible: Mr. Genova, Mr. Wang & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**MEETING OPEN TO THE PUBLIC**

Chairman Vescio opened the meeting to the public.

Ms. Mary Gallagher of 102 Highland Ave. Bridgewater NJ. Ms. Gallagher asked the status of the M&M Application update and she was deferred to the Township Engineer's Office.

## LAND DEVELOPMENT APPLICATIONS

Application No. 23-019-ZB; Cottages at Martinsville  
Block 802, Lot 131;  
Represented by Jeff Lehrer, Esq.

Mr. Tim Beck, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Richard Berlant, Owner of Martinsville Realty.

Mr. Beck provided a brief overview the of history of the application stating the applicant had applied to the Planning Board previously to use the name of "Cottage Court" and not use a previously approved street name per the Township ordinance. The Planning Board had recommended the applicant apply to the Township Council however; the was ultimately deferred to the Planning Board.

Mr. Beck introduced Mr. Richard Berlant. He was sworn and accepted. Mr. Berlant reviewed the history of the word "cottage" and opined that, although the word is not approved as a street name, it does fit the historical criteria.

On questioning by the Board, Mr. Berlant generally described the proposed homes for the project. He advised the office buildings he owns mimicked the street name "Chimney Rock" by using stone materials and creating chimneys as focal points. The intent of the use of Cottage Court would do the same, referring to the word "cottages."

On questioning by the Board, Mr. Berlant advised these are sales and age restricted homes.

The Board advised that at the April 11, 2023 Planning Board meeting, the covering Board Attorney requested the applicant demonstrate why they could not select an approved name from the ordinance. The Board then expressed concerns, opining the applicant has not yet made that demonstration. Mr. Berlant advised the property owner, Ms. Yehle, has owned the property for a substantial amount of time and her name is not on the list therefore; the applicant sought relief to permit the name "Cottage Court."

The Board expressed concerns with the names on the list not being used for the application, specifically stating the names have been selected for significant people with historical acknowledgements within the Township.

The Board deliberated.

On motion by Mr. Genova, second by Mr. Pappas, the Board voted to approve street naming request of Cottage Court based on the following roll call vote:

Affirmative: Mr. Genova, Mr. Pappas, Ms. Sikora, Mr. Wang & Chairman Vescio

Nay: Councilman Ring, Mr. Magura, Mr. Banga & Mr. Van Eck

Abstain:

Not Eligible:

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

**APPROVAL OF MINUTES**

**February 22, 2022 Regular Meeting**

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

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

Nay:

Abstain:

Not Eligible: Mr. Pappas, Mr. Banga & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**October 11, 2022 Regular Meeting**

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to adopt the minutes as amended based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible: Mr. Genova, Mr. Banga & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**December 13, 2022 Regular Meeting**

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

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

Nay:

Abstain:

Not Eligible: Mr. Pappas, Mr. Wang, Mr. Banga & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**January 10, 2023 Reorganization Meeting**

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

Affirmative: Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Sikora, Mr. Wang & Mr. Banga

Nay:

Abstain:

Not Eligible: Mr. Genova, Mr. Van Eck & Chairman Vescio  
Absent: Ms. Zarro & Ms. Chartowich

**January 10, 2023 Regular Meeting**

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

Affirmative: Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Sikora, Mr. Wang & Mr. Banga  
Nay:  
Abstain:  
Not Eligible: Mr. Genova, Mr. Van Eck & Chairman Vescio  
Absent: Ms. Zarro & Ms. Chartowich

**January 24, 2023 Regular Meeting**

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

Affirmative: Mr. Genova, Mr. Van Eck, Mr. Pappas, Mr. Magura, Ms. Sikora, Mr. Wang,  
Mr. Banga & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible: Councilman Ring  
Absent: Ms. Zarro & Ms. Chartowich

**February 28, 2023 Regular Meeting**

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

Affirmative: Councilman Ring, Mr. Genova, Mr. Van Eck, Mr. Magura, Ms. Sikora, Mr. Wang,  
Mr. Banga & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible: Mr. Pappas  
Absent: Ms. Zarro & Ms. Chartowich

**March 14, 2023 Regular Meeting**

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

Affirmative: Councilman Ring, Mr. Genova, Mr. Van Eck, Ms. Sikora, Mr. Wang,  
Mr. Banga & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible: Mr. Pappas & Mr. Magura

Absent: Ms. Zarro & Ms. Chartowich

**March 28, 2023 Regular Meeting**

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

Affirmative: Councilman Ring, Mr. Pappas, Mr. Van Eck, Mr. Magura, Ms. Sikora, Mr. Wang, Mr. Banga & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Genova

Absent: Ms. Zarro & Ms. Chartowich

**April 11, 2023 Regular Meeting**

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to adopt the minutes as amended based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible: Mr. Genova & Mr. Banga

Absent: Ms. Zarro & Ms. Chartowich

**April 25, 2023 Regular Meeting**

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

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

Nay:

Abstain:

Not Eligible: Mr. Genova, Ms. Sikora, Mr. Wang & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**May 2, 2023 Regular Meeting**

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to adopt the minutes as amended based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible: Mr. Genova, Mr. Wang & Mr. Van Eck  
Absent: Ms. Zarro & Ms. Chartowich

**May 16, 2023 Regular Meeting**

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

Affirmative: Councilman Ring, Mr. Pappas, Mr. Magura, Mr. Banga, Ms. Sikora, Mr. Wang,  
Mr. Van Eck & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Genova

Absent: Ms. Zarro & Ms. Chartowich

**June 13, 2023 Regular Meeting**

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

Affirmative: Mr. Pappas, Ms. Sikora & Mr. Wang,

Nay:

Abstain:

Not Eligible: Councilman Ring, Mr. Genova, Mr. Magura, Mr. Banga  
Mr. Van Eck & Chairman Vescio

Absent: Ms. Zarro & Ms. Chartowich

**June 20, 2023 Regular Meeting**

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

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

Nay:

Abstain:

Not Eligible: Councilman Ring, Mr. Genova & Mr. Van Eck

Absent: Ms. Zarro & Ms. Chartowich

**July 11, 2023 Special Meeting**

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to adopt the minutes as amended based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Pappas, Ms. Sikora, Mr. Wang, Mr. Magura, Mr. Banga,  
Mr. Van Eck & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Genova  
Absent: Ms. Zarro & Ms. Chartowich

**July 18, 2023 Regular Meeting**

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

Affirmative: Mr. Pappas, Ms. Sikora & Mr. Magura, Mr. Banga & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible: Councilman Ring, Mr. Genova, Mr. Wang & Mr. Van Eck  
Absent: Ms. Zarro & Ms. Chartowich

**OTHER BUSINESS**

The Board thanked Ms. Ricks for her efforts in getting the pending minutes prepared for adoption.

**ADJOURN**

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 7:42 pm.

Respectfully Submitted



Jo-Ann M. Ricks  
Deputy Land Use Administrator/Deputy Zoning Officer