

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
September 12, 2023

—MINUTES—

1. CALL MEETING TO REGULAR MEETING ORDER

Chairman Foose called the meeting to order at 7:00 pm

2. ROLL CALL

Jeff Foose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
Donald Sweeney-	Present	Jeff Sicat-	Absent
Bruce Bongiorno-	Present	Claudio Vescio-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
John Kulak-	Present		

Others present: Board Attorney Rich Oller, Esq. Board Planner Scarlett Doyle, Board Engineer William Burr and Zoning Officer Roger Dornbierer.

3. OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public.

With there being no members of the public wishing to speak, the Board closed the public portion.

Chairman Foose thanked Ms. Meador for her efforts to stream the BOA meetings making access to meetings easier for the public. Chairman Foose also thanked Councilman Kirsch and Councilman Ring for their efforts to secure funding for the project.

4. BOARD MINUTES

Chairman Foose thanked Ms. Ricks, Mr. Dornbierer and Ms. Probst in their efforts to get the pending minutes completed. Mr. Weideli echoed the gratitude for the Land Use Office's efforts.

Ms. Amin will send grammatical and spelling corrections to the Land Use Office.

December 7, 2021 Regular Meeting

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

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,
& Chairman Foose

Nays:
Ineligible: Mr. Kulak & Mr. Vescio
Abstain:
Absent: Mr. LaSpisa, Mr. Gayeski & Mr. Sicat

January 31, 2023 Regular Meeting
February 7, 2023 Regular Meeting
March 7, 2023 Regular Meeting
March 21, 2023 Regular Meeting
April 18, 2023 Regular Meeting

On motion by Chairman Foose, seconded by Mr. Fresco, the Board voted to adopt the minutes as amended based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Fresco & Chairman Foose
Nays:
Ineligible: Mr. Bongiorno, Mr. Kulak & Mr. Vescio
Abstain:
Absent: Mr. LaSpisa, Mr. Gayeski & Mr. Sicat

5. RESOLUTIONS

There were no resolutions for adoption.

6. LAND DEVELOPMENT APPLICATIONS

Application No: 23-019-ZB; Cottages at Martinsville LLC
Block 802, Lot 131; Chimney Rock Rd. (South of Washington Valley Rd.)

Mr. Lehrer, Esq. was present to represent the applicant. Exhibits were entered as follows:

A1 Township Attorney Review Comment Memo

Mr. Lehrer provided a brief overview of the application and the previous approvals received. Mr. Lehrer confirmed the Planning Board approved the use of "Cottage Court" as the official street name.

Mr. Lehrer introduced exhibit **A1 Township Attorney Review Comment Memo** which outlines the conditions of the previous approvals that have been reviewed by the Township Attorney.

On questioning by the Board, Mr. Lehrer discussed the finding of facts #23 of Ms. Doyle's compliance memo. He clarified the second floors are optional on the residences.

Chairman Foose opened the meeting to the public for comments or questions. With there being no comments or questions from the public, the Board closed the public portion.

The Board deliberated.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the application with conditions based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,
Mr. Kulak & Chairman Foose

Nays:

Ineligible: Mr. Vescio

Abstain:

Absent: Mr. LaSpisa, Mr. Gayeski & Mr. Sicat

**Application No. 23-015-ZB; Hamamatsu Corporation
Block 584, Lots 1,2,3,4&5; 360 Foothill Rd**

Mr. Erd, Esq. was present to represent the application. Sworn testimony was provided by Craig Stires, Professional Engineer, Mark Ax, Director of Operations for Seabright Solar, and Christine Nazzaro Cofone, Professional Planner. Exhibits were entered as follows:

A1 Colorized Version of Site Plan Sheet 2

Mr. Erd provided a brief overview of the application advising Hamamatsu is seeking approval for ground mounted solar panels and site improvements. He then gave the history of Hamamatsu, identifying the Bridgewater location as the corporate offices.

Mr. Erd introduced Mr. Stires as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Erd introduced and described exhibit **A1 Colorized Version of Site Plan Sheet 2** to orient the Board. He then identified the parking lots and proposed solar panel arrays. He opined the style is similar to the High School and Middle School arrays.

On questioning by the Board, Mr. Erd advised there is an existing parking lot with drainage underneath the arrays.

Mr. Stires confirmed the bottom clearance of the solar arrays are 14'.

Mr. Stires reviewed the joint Board Engineer and Planner review memo. He advised the applicant will comply with all comments and requests set forth in the memo.

Mr. Stires discussed the carport and stated the applicant intends to keep it, even if the solar panels were ever removed.

On questioning by the Board Engineer, Mr. Stires confirmed the parking lot is maintained and striped properly.

On questioning by the Board, Mr. Stires described the street view of the site. Mr. Stires advised that with the buffering, drivers will “most likely” not see the panels once the landscaping fully develops.

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

Mr. Erd introduced Mr. Ax as the Director of Operations of Seabright Solar. He was sworn and accepted by the Board.

Mr. Ax advised PSE&G has already approved the solar array on their end. He further advised the array will accommodate 92% of Hamamatsu’s needs.

On questioning by the Board, Mr. Ax confirmed the panels are warrantied for 25 years but typically last longer than that.

On questioning by the Board, Mr. Ax advised there is no transfer switch for the panels. He then confirmed during a power outage, the grid will turn off and the panels will not back feed into the grid.

The Board Professionals expressed concerns with surrounding properties seeing lights from the panels. Ms. Doyle requested the area be screened

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

Mr. Erd introduced Ms. Christine Nazzaro Cofone as the applicant’s Professional Planner. She was sworn and accepted by the Board.

Ms. Cofone briefly reviewed the application, advising the applicant needs a use variance for the ground mounted solar panels. She then identified the test the applicant must prove as an inherently beneficial use in detail.

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

Mr. Erd provided a brief summation of the application.

Chairman Foose opened the meeting to the public for comments. With there being no comments from the public, the Board voted to close the public portion.

Mr. Oller reviewed conditions of approval and the Board deliberated.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the application with conditions based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Kulak , Mr. Fresco,
Mr. Bongiorno & Chairman Foose

Nays:

Ineligible: Mr. Vescio

Abstain:

Absent: Mr. LaSpisa, Mr. Gayeski & Mr. Sicat

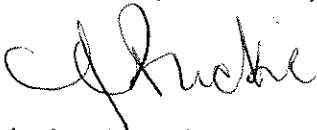
7. OTHER BOARD BUSINESS

There was no other business.

8. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 8:29 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer