

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting

**September 19, 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-	Absent	Councilman Ring-	Present
Mr. Wang-	Absent	Mr. Van Eck-	Absent
Mayor Moench-	Absent	Ms. Zarro-	Absent
Mr. Genova-	Present	Mr. Banga-	Present
Mr. Magura-	Present	Ms. Chartowich-	Present
Ms. Sikora-	Present	Chairman Vescio-	Present

Others present: Board Attorney Mr. Mark Peck & Land Use Administrator Nancy Probst.

**MEMORIALIZATION OF RESOLUTIONS**

**GALLERIA CONSTRUCTION**

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

#22-009-PB – Minor Subdivision

Eligible to Vote: M. Vescio, M. Pappas, J. Magura, A. Sikora, I. Banga

On motion by Mr. Banga, seconded by Mr. Magura, the Board voted to adopt the resolution based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible: Mr. Genova

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

**NYSMSA LIMITED PARTNERSHIP dba Verizon Wireless**

Block 168, Lot 18 (551 Milltown Road)

#20-010-PB - Extension of Prior Approval

**\*Pending\***

## **MEETING OPEN TO THE PUBLIC**

Chairman Vescio opened the meeting to the public.

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

## **APPROVAL OF MINUTES**

### **September 5, 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. Magura, Ms. Sikora, Mr. Van Eck & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible: Ms. Chartowich  
Absent: Mayor Moench, Mr. Genova, Mr. Pappas, Mr. Wang, Ms. Zarro  
& Mr. Banga

## **LAND DEVELOPMENT APPLICATIONS**

### **KUMAR REALTY, LLC**

#### **Block 418.02, Lot 14 (386 Van Holten Road)**

#23-006-PB - Minor Subdivision with Variances

Mr. Jay Bohn, Esq. was present to represent the applicant. He provided a brief overview of the previous hearings and advised the applicant has exhibits to depict the proposed residences.

Mr. Bohn reintroduced Mr. Kumar who was previously sworn and remains under oath.

Mr. Kumar introduced exhibit **A1 Proposed Residences** and described the residences in detail.

On questioning by the Board, Mr. Kumar advised both the residences are approximately 4,000 SF. Mr. Bohn confirmed the applicant is not seeking any FAR variance relief at this time, only the lot size and width variance relief.

Chairman Vescio noted the Board had requested an exhibit of the renderings and thanked the applicant for complying with that request. He then opined the residences appear larger than the existing residences on Van Holten Rd.

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

Mr. Bohn reintroduced Ms. Kathy Mueller as the applicant's Professional Engineer. She was previously sworn and remains under oath.

Ms. Mueller identified the Zone as the R40 Zone and advised the proposed FAR's for both lots. She reviewed the conceptual footprints of the proposed residences and compared them to the surrounding existing homes.

Ms. Mueller advised the permitted coverage at 18% and confirmed both residences will have the ability to add accessory structures or impervious coverage.

On questioning by the Board, Ms. Mueller confirmed there are different ways to insure there is enough water for a house this size via the well.

The Board discussed the stormwater runoff and expressed concerns with the sidewalks freezing due to water runoff. Ms. Mueller confirmed the drywell will be sized for 3 inches runoff off the roof.

On questioning by the Board, the applicant agreed to reduce the size of the proposed homes.

Chairman Vescio opened the meeting to the public for questions. With there being no questions from the public, Chairman Vescio closed the public portion.

Chairman Vescio opened the meeting to the public for comments. With there being no comments from the public, Chairman Vescio closed the public portion of the meeting.

Mr. Bohn provided a brief summation of the application and the Board deliberated.

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

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

Nay:

Abstain:

Not Eligible:

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

#### **OTHER BUSINESS**

Ms. Priscilla Triolo, Esq. was present to represent Crawford Customs Application No. 20-034-PB. Ms. Triolo advised the application approvals were set to expire so she is requesting an extension of approval for the approvals. She then provided a brief overview of application.

Ms. Triolo stated she understood the extension of approval was for one year and not for 6 months. She further stated she was completing the compliance process and the deeds were signed on May 18, 2023. Those deeds have been submitted to Somerset County.

Ms. Triolo advised she is requesting the Board amend the resolution to create the one-year extension and not the 6 months that was granted.

The Board expressed concerns with complaints received regarding overgrown grass.

Ms. Probst advised the Board there is no application on file for this and no escrow in place. Mr. Peck confirmed this would be a continuation of the previous application and there will be a condition in the approving resolution for proper escrow.

On motion by Councilman Ring, seconded by Mr. Genova, the Board voted to reopen the prior extension and grant the extension to expire December 31, 2023 based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible:

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

**ADJOURN**

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 8:19 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer