

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

October 17, 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-	Present	Mr. Van Eck-	Absent
Mayor Moench-	Absent	Ms. Zarro-	Absent
Mr. Genova-	Absent	Mr. Banga-	Absent
Mr. Magura-	Present	Ms. Chartowich-	Present
Ms. Sikora-	Present	Chairman Vescio-	Present

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

APPROVAL OF MINUTES

October 17, 2023 Regular Meeting

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

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

Nay:

Abstain:

Not Eligible:

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

MEMORIALIZATION OF RESOLUTIONS

NYSMSA LIMITED PARTNERSHIP dba Verizon Wireless

Block 168, Lot 18; 551 Milltown Road

#20-010-PB - Extension of Prior Approval

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

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

& Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Wang

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

KUMAR REALTY, LLC

Block 418.02, Lot 14 (386 Van Holten Road)

#23-006-PB - Minor Subdivision with Variances

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

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

Nay:

Abstain:

Not Eligible: Mr. Wang

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

CRAWFORD CUSTOMS, LLC

Block 638, Lots 21.01 and 21.02 (700 Foothill Road)

#20-034-PB - Extension of Approval (Subdivision)

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

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

Nay:

Abstain:

Not Eligible:

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

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.

LAND DEVELOPMENT APPLICATIONS

Target Corporation

Block 350, Lot 3 (200 Promenade Blvd.)

#23-018-PB – Amendment of Prior Site Plan Approval with Bulk Variance/s

Ms. Amy Santamaria, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Ben Mitzmenn, Professional Engineer. Exhibits were entered as follows:

A1 10/17/23 Cart Corral Exhibit

Ms. Santamaria introduced Mr. Mitzmenn as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Mitzmenn referenced the submitted site plan set to orient the Board on the subject property and existing site conditions. He then discussed the drainage for the site in detail.

Mr. Mitzmenn identified the proposed improvements in detail, advising the nature of the application is to modify the existing parking layout in the front by restriping two banks of parking stalls. The first bank will convert 12 drive up stalls to 18 standard parking stalls and the other will convert 30 standard stalls to 22 drive up stalls.

Mr. Mitzmenn introduced and described exhibit **A1 10/17/23 Cart Corral Exhibit**.

On questioning by the Board, Mr. Mitzmenn advised the applicant reviewed the area between the Target and Home Depot area and decided against using that space due to people using the area for larger orders from Home Depot as well as the level of pedestrian activity in the area.

The Board expressed concerns with traffic backing up in the main drive aisles.

On questioning by the Board, Mr. Mitzmenn advised the positing of the beacons were determined to be best suited as the "bookends" to the parking area. He confirmed the beacons do not flash.

On questioning by the Board, Mr. Mitzmenn confirmed the site conforms to the parking standards.

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

Mr. Peck reviewed the conditions for the resolution and the Board deliberated.

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

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

Nay:

Abstain:

Not Eligible:

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

OTHER BUSINESS

SOMERSET COUNTY VOCATIONAL TECHNICAL HIGH SCHOOL

Block 557, Lot 3 (14 Vogt Drive)

#23-022-PB – COURTESY REVIEW ONLY

Kara Zigarski, Professional Architect, was present to represent the application. Ms. Zigarski advised the project consists of a new auxiliary gym and a career and technical educational building. She then described the building in detail and advised there is no need for additional parking.

On questioning by the Board, Ms. Zigarski advised the existing building is non sprinklered. The addition is not required by Code Enforcement to be sprinklered however; the new addition will be sprinklered. She further advised there is a 2-hour firewall between the existing buildings and the proposed addition.

On questioning by the Board, Ms. Zigarski advised there are no solar panels proposed however there are rooftop mechanical units proposed.

On question by the Board, Ms. Zigarski confirmed the new building elevator is large enough to accommodate a stretcher.

Chairman Vescio opened to the meeting for public questions or comments. There were none.

Mr. Peck advised the Board can make recommendations for the project and clarified this is a courtesy review and the applicant is not obligated to follow the recommendations. Mr. Peck further confirmed there will be no resolution, just a formal letter with the Board's recommendations.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 8:28 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer