

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

March 19, 2024

-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

Mayor Moench-	Absent	Mr. Banga-	Present
Councilman Kirsh-	Present	Ms. Sikora-	Present
Mr. Pappas-	Absent	Mr. Choudhury-	Present
Mr. Magura-	Present	Mr. Atkins-	Present
Chairman Vescio-	Present	Ms. Chartowich-	Present
Mr. Wang-	Present		

Others present: Board Attorney Ms. Katie Fina, Ms. Katherine Sarmad, Board Planner, Mr. Bill Burr, Board Engineer & Land Use Administrator Nancy Probst.

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

APPROVAL OF MINUTES

February 6, 2024 Reorganization Meeting Minutes

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

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Banga, Ms. Chartowich, Mr. Choudhury, Mr. Atkins & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Wang & Ms. Sikora

Absent: Mr. Pappas & Mayor Moench

MEMORIALIZATION OF RESOLUTIONS

Appointment of Board Planner

On motion by Ms. Sikora, seconded by Mr. Choudhury, the Board voted to appoint Ms. Katherine Sarmad as 2024 Board Planner based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Wang, Ms. Sikora, Mr. Magura, Mr. Banga,
Ms. Chartowich, Mr. Choudhury, Mr. Atkins & Chairman Vescio
Nay:
Abstain:
Not Eligible:
Absent: Mr. Pappas & Mayor Moench

COURTESY REVIEW

BRIDGEWATER RARITAN REGIONAL SCHOOL DISTRICT

Block 411, Lot 40 (600 Garretson Road)

#24-006-PB – High School Field House Renovations & Site Improvements

Alexis Goldman, Solutions Architecture and Keith Smith, French & Parello Associates, were present to represent the applicant. No exhibits were entered.

Ms. Goldman provided a brief overview of the referendum projects for the Board. Ms. Goldman advised the projects include repaving and restructuring the existing student parking lot, add various walkways, the addition of a restroom building, a new plaza area entrance and replacement of the bleachers. She advised the entire project is ADA compliant.

Mr. Smith advised the intent of the project is to create a new entrance area. He then described the proposed entrance in detail.

Ms. Goldman described the marquis sign and the proposed graphics for the building facade. She then described the Basilone Monument area with the lighting and seat walls. She provided colored renderings of the submitted plans to orient the Board and described it for the Board.

On questioning by the Board, Ms. Goldman confirmed the number of parking stalls will remain the same.

On questioning by the Board, Ms. Goldman advised the permits have been submitted to the Building Department and the school intends to start work in April.

On questioning by the Board, Ms. Goldman advised the site does have bicycle racks.

Chairman Vescio opened the meeting to the public. With there being not comments or questions from the public, the Board voted to close the public comment portion of the meeting.

Ms. Fina clarified the courtesy review process for the Board.

The Board deliberated and expressed their gratitude for the project.

LAND DEVELOPMENT APPLICATIONS

HIDDEN RIVER FARMS (HALL RESIDENCE)

Block 429, Lot 53 (639 Meadow Road)

#23-020-PB – Preliminary & Final Major Site Plan with Bulk Variance(s)

This application was carried to the Tues. April 2, 2024 Regular Meeting without further notice.

AR BRIDGEWATER II, LLC

Block 483, Lot 17 (1041 Route 202/206)

#21-037-PB – Extension of Preliminary & Final Major Site Plan with Bulk Variance(s)

Ms. Nicole Dory, Esq. was present to represent the application. She provided a brief overview of the previous approvals and advised the items from the settlement agreement have not yet been fulfilled, prompting the need for the extension of approvals.

Chairman Vescio opened the meeting to the public. With there being not comments or questions from the public, the Board voted to close the public comment portion of the meeting.

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

Affirmative: Councilman Kirsh, Mr. Wang, Ms. Sikora, Mr. Magura, Mr. Banga,
Ms. Chartowich, Mr. Choudhury, Mr. Atkins & Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mr. Pappas & Mayor Moench

DR. BRADLEY MCADAM C/O KATHLEEN O'CONNOR, LLC

Block 549, Lot 9 (794 Route 202 North)

#24-002-PB – Request for Amendment of Prior Approval

Mr. Michael Silbert, Esq. was present to represent the applicant. Sworn testimony was provided by Dr. McAdam, Owner.

Mr. Silbert provided an overview of the previous approvals. He advised the nature of the application is to amend the prior approvals that required a deed restriction prohibiting medical and dental offices.

On questioning by the Board, Ms. Sarmad explained the parking ratios for medical offices versus standard offices. Ms. Sarmad opined the purpose of the restriction may have been due to parking issues that arose from medical offices becoming more popular at that time.

The Board engaged in a discussion regarding the deed restriction language. Mr. Silbert confirmed the applicant is seeking to remove the entire language of the deed restriction.

Mr. Silbert introduced Dr. McAdam, Owner. He was sworn and accepted by the Board. Dr. McAdam provided a brief overview of his practice and the daily operations for the Board.

Dr. McAdam reviewed the reason of the deed restriction advising at the time he had agreed to the restriction to obtain necessary approvals. He further advised that he intends to leave the property to his son and he wishes to remove the restriction since it is no longer necessary. He opined the removal would not be a detriment to the public good.

Dr. McAdam confirmed he has been unsuccessful trying to lease the property for commercial offices.

Ms. Sarmad clarified that any use would have to comply with the current zoning and building requirements at the time of application.

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

Mr. Silbert provided a summary of the application and the Board deliberated.

On motion by Ms. Sikora, the Board voted to approve the amendment to the prior approval based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Wang, Ms. Sikora, Mr. Magura, Mr. Banga,
Ms. Chartowich, Mr. Choudhury, Mr. Atkins & Chairman Vescio
Nay:
Abstain:
Not Eligible:
Absent: Mr. Pappas & Mayor Moench

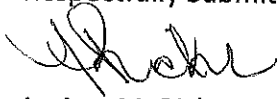
OTHER BUSINESS

There was no other business.

ADJOURN

On motion by Councilman Kirsh, the Board unanimously voted to adjourn the meeting at 9:03 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer