

Appendix 5: Township Planning Board Special Meeting Minutes for July 29, 2004, September 14, 2004 and September 30, 2004
Planning Board Answers to Regional Center Element Questions as posted on Web 9/23/2004 and 9/29/2004
Public Hearing Remarks Summary on 2005 *Master Plan Re-Examination Report*
Township Planning Board Meeting Minutes January 18, 2005, January 24, 2005, February 15, 2005 and February 23, 2005.

BRIDGEWATER TOWNSHIP PLANNING BOARD
Thursday, July 29, 2004
Special Meeting

—MINUTES—

Acting Chairman Knapp called the special meeting of the Bridgewater Township Planning Board to order at 7:30 p.m. at the Senior Citizen Building, 455 Somerville Rd., Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on July 14, 2004 and July 27, 2004. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm.

ROLL CALL:

Mrs. Kane - absent	Mrs. Knapp – present
Mr. Leven – absent	Councilman Norgalis – present
Mr. Strohmeyer – present	Mayor Flannery – present
Chairman Fross - absent	
Mr. Clark, Class I Alt. – present	Mr. Bodnar, Alt. #2 – present

Others present: Attorney Thomas Collins, Township Engineer Bob Bogart,
Township Planner Scarlett Doyle, Board Secretary Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

RESOLUTION OF MEMORIALIZATION:

MARTINSVILLE RESCUE SQUAD, 1771 Washington Valley Rd.

Block 906 Lot 22.01

#49-04PB, Minor Site Plan with variances

DECISION: Approved with conditions 6/28/04

Motion by Councilman Norgalis, second by Mr. Strohmeyer, the resolution memorializing the approval with conditions on 6/28/04 for #49-04-PB, MARTINSVILLE RESCUE SQUAD, Block 906 Lot 22.01, Minor Site Plan with variances was adopted on the following roll call vote:

AFFIRMATIVE:	Mrs. Knapp, Councilman Norgalis, Mr. Strohmeyer, Mr. Clark
OPPOSED:	None.
ABSTENTIONS:	None.
ABSENT:	Mrs. Kane, Mr. Leven, Chairman Fross
NOT ELIGIBLE:	Mayor Flannery, Mr. Bodnar

DEVELOPMENT APPLICATION:

BRIDGEWATER MILLTOWN GROUP, Milltown Road

Block 165 Lot 1

#05-03-PB, Preliminary & Final Site Plan w/variances

Time to act: Extension granted to 7/29/04

Attorney Gary S. Rosensweig was present to represent the applicant. He presented his next witness.

Fred Yoerg, PE acknowledged he was previously sworn in and he remains under oath. He reviewed the proposed dedication noting that Milltown Rd. is less than 50-feet wide. The applicant is agreeable to the 8 ½ - foot to be dedicated to the Township in order to meet the 50-foot right-of-way. He testified that there is an ordinary resource wetland on the property which can be filled with permits from the NJDEP. Engineer Yoerg confirmed he would file for an LOI with the NJDEP although it is not required. He noted the proposed building is moved by approximately 15-feet. The front yard setback is proposed at 27.8-feet behind the right-of-way in the road.

Engineer Yoerg reviewed Engineer Bob Bogart's report dated 7/22/04.

Attorney Collins questioned if there was a report received from an environmental specialist concerning the testimony on the wetlands. Engineer Yoerg confirmed there was no report available. It is only a verbal opinion based on field notes and observations with Jim Mantz. Attorney Rosensweig confirmed an LOI will be filed with the NJDEP.

Engineer Yoerg reviewed the changes to the plans as shown on sheet 4 of 10 dated 12/6/02 with revisions through 7/12/04. He noted the improved lot coverage would remain at 49.6% and F.A.R. would be reduced from 24% to 20%. Attorney Collins questioned if that calculation included the property to be dedicated for the Township right-of-way. The front setback is proposed at 36.3' without the dedication and 27.8-feet with the dedication. It was noted that architectural plans were not submitted but provided earlier through testimony. Engineer Yoerg testified he provided a stormwater management plan to the Township Engineer only.

Attorney Collins questioned the number of parking spaces that would be lost if the NJDEP disagrees with their wetland investigation. Engineer Yoerg confirmed he did not calculate that scenario.

Discussion pursued regarding the underground detention with reference to Engineer Bogart's report dated 7/22/04. Engineer Yoerg testified the detention facility pipe is 48-inch pipe system under the proposed parking lot. He agreed to provide the items requested in the Township Engineer's 5-page report dated 7/22/04.

Engineer Yoerg reviewed Planner Scarlett Doyle's report dated 7/19/04. Planner Doyle noted the need for an additional dumpster for separate recycling. Applicant agreed to provide a landscape plan. Additional testimony would be provided by the applicant's land surveyor regarding the front yard setbacks in the neighborhood area.

Planner Doyle noted that the buildings on Milltown Rd. are set far back from the road and the characteristic of not having parking in the front yard. She confirmed this can be accomplished by reducing the size of the proposed building.

Engineer Yoerg testified the parking spaces have been reduced to thirty-three including the two handicap spaces. Planner Doyle confirmed the proposed sideyard setback is at 30-feet where 75-feet is required.

Attorney Rosensweig noted the property is undersized. Planner Doyle raised the issue that the size of the building is an impediment to the planning and zoning intent of the Township. She noted that if the building is reduced in size, the proposed front yard parking could become lawn care. The goals and objectives for this area have not been met by the applicant.

Engineer Yoerg presented the following exhibits which were marked as follows:

A-1, 7/29/04 Architecture Plus, colored rendering of the proposed site with parking behind the proposed building

A-2, 7/29/04 Revised Site Plan, colored rendering, enlarged for presentation with parking in the rear of proposed building

A-3, 7/29/04 Original Site Plan with the building size at 50' x 88.8' and parking in the front of the proposed building

A-4, 7/29/04 Site Plan, sheet 3 of 10, colored rendering, with building 36.3' from existing right-of-way without the dedication, prepared by Fred Yoerg & Associates dated 12/6/02 with revisions through 7/12/04. Parking is in the rear of the proposed building.

Attorney Rosensweig confirmed the fire hydrants would not be provided due to the high price tag and the applicant is not willing to provide them.

Mr. Strohmeyer commented on the topographic lines shown on the key map compared to the topographic lines on the plans noting there is considerable difference from the Township topos and questioned if the property was tested for soil samples. Mr. Strohmeyer noted the property has been filled in over the past twenty years.

Discussion pursued regarding the water main needed for fire hydrants. Engineer Bogart noted rebates are available for the main extension for future connections. He noted the more consumption, the more the applicant gets back in the form of rebates.

Engineer Bogart confirmed the rebate was never discussed and the dumping issue has still not been resolved. He noted the need to have a soils test, prior to any approval. He noted the ordinance requires an Environmental Impact Statement and it should be provided.

Discussion pursued regarding the possible dedication of the right-of-way. Attorney Collins confirmed it is not an off tract improvement, as the right-of-way is required by the Township Master Plan.

Discussion pursued regarding a better size for a building on the property in question with front yard setback of 100-feet from the right-of-way and no parking in the front yard. A 6,250 s.f. building would require twenty-five parking spaces with one space per 250 s.f.

Further discussion pursued regarding the property soils noting there is leaching as shown through the perforated pipe in the detention system.

Acting Chairman Knapp opened the hearing to the public for questions at 8:31 p.m.

Jody Wood, questioned if it is an office building that is being proposed on Milltown Rd. Engineer Yoerg confirmed it is a proposed office building.

With no further questions from the public, Acting Chairman Knapp closed the public portion of the hearing.

James A. Mantz, PE/LS was present and he was sworn in. The Board accepted his qualifications. He provided a summary of the history of the property and the area surrounding the property. He presented an aerial photo from the NJDEP, which was marked **exhibit A-5**. Prior ownership was discussed the how the curves in the road came to be. Mr. Mantz testified the metes and bounds description for the property meet what is provided on the plan for the existing right-of-way. He noted five different owners from 1863 through 1984.

Attorney Rosensweig confirmed he did not have any additional witnesses. He provided a summary of the application noting the applicant agrees to comply with submitting a landscape plan. He stated that current zoning creates no utilization for the property in question. He agreed to provide a berm to hide the proposed parking.

Planner Doyle noted her report speaks for itself. The number of lots with existing setbacks was not provided by the applicant.

Attorney Collins noted the application is for c-variances with site plan. He noted the applicant provided a revised conceptual plan with alternatives and the Board could either deny or approve the application with conditions even if not agreed by applicant.

Mayor Flannery confirmed she is not in favor of the size of the building.
Councilman Norgalis is not in favor due to the lack of hydrants, lack of an EIS, and the size of the building considering the size of the lot.

Engineer Bogart confirmed the drainage calculations were not received until the day prior to the hearing on July 28, 2004. He requested the EIS and soil log be provided by the applicant.

Engineer Yoerg noted the size of the detention facility has not changed, and they are the same calculations as presented originally.

Mr. Bodnar questioned if the issues can be resolved with additional information provided by the applicant and the hearing continued.

Mr. Strohmeyer noted a smaller building would fit in better and be more appropriate for the site.

Attorney Rosensweig confirmed he did not want to continue the hearing and requested decision at this meeting.

Motion by Councilman Norgalis to **deny** the application was seconded by Mrs. Knapp and carried on the following roll call vote:

AFFIRMATIVE:	Mrs. Knapp, Councilman Norgalis, Mr. Strohmeyer, Mayor Flannery
OPPOSED:	None.
ABSTENTIONS:	Mr. Bodnar
ABSENT:	Mrs. Kane, Mr. Leven, Chairman Fross
NOT ELIGIBLE:	Mr. Clark

Acting Chairman Knapp called a short recess at 9:00 p.m.

Acting Chairman Knapp called the special meeting back to order at 9:09 p.m. on the following roll call:

ROLL CALL:

Mrs. Kane - absent	Mrs. Knapp – present
Mr. Leven – absent	Councilman Norgalis – present
Mr. Strohmeyer – present	Mayor Flannery – present
Chairman Fross - absent	
Mr. Clark, Class I Alt. – present	Mr. Bodnar, Alt. #2 – present

Others present: Attorney Thomas Collins, Township Engineer Bob Bogart,
Township Planner Scarlett Doyle, Board Secretary Marie Broughman

**PUBLIC HEARING FOR AMENDMENT TO THE MASTER PLAN
FOR ADDITION OF THE REGIONAL CENTER PLAN ELEMENT**

Township Planner Scarlett Doyle noted the difficulty in viewing 2'x3' boards in the past and acknowledged the new presentation format with a computer slide show, presented by Mr. Clark. She noted the public is invited to ask questions and make recommendations to the plan presented at the public hearing. She confirmed there would not be any action taken by the Board as the public hearing would be continued to a future date in order to obtain public comments. Planner Doyle confirmed the meeting would end at approximately 11:00 p.m. She introduced Susan Gruel.

Susan Gruel with Heyer and Gruel Associates reviewed her professional background. She confirmed she was hired by the Somerset regional Partnership to help prepare the Regional Center Plan Element of the Master Plan for Bridgewater Township, Somerville and Raritan all of whom are in the Regional Center since 1996 when the Regional Center was endorsed and accepted by the State of New Jersey. She noted the Planning Board would not be answering questions; rather they would be taking notes. Planner Gruel confirmed the meeting was not intended for discussion on the Darby Tract, as it is not in the Regional Center. Planner Gruel noted she would cover the history of the Regional Center, the Master Plan intent and how it serves the community and more specifically the Regional Center Plan Element draft which is available on the Township website at www.bridgewaternj.gov.

Planner Gruel reviewed the history of the Regional Center designation. She noted the three communities, Bridgewater Township, Somerville Borough and Raritan Borough requested from the State to become a Regional Center as submitted and approved April 1996. The State Planning Commission agreed with the request designating the area for the Regional Center. The boundaries designated needed organization to provide coordination with planning efforts. The Somerset County Regional Partnership was created and adopted the Regional Center Initiative in 1999 which provide basic policy direction. One recommendation was that the Regional Center Master Plan be developed. She confirmed Heyer & Gruel was retained in 2001 to look at the Vision Initiative to determine if the recommendations were still relevant and the vision of the community still constant. The Somerset County Regional Center Strategic Master Plan Issues Report was adopted March 2002. Planner Gruel noted she has helped prepare the Regional Center Plan Element Master Plan for Bridgewater Township, noting significant changes from local elections and new Board Members with intentions to reduce growth and development within the Township. She confirmed that more accurate mapping is available through GIS, which more precisely determined the number of square miles within the boundary of Bridgewater. She noted the original boundary included 11.2 to 11.5 square miles and with GIS it was determined there was 14.0 square miles. One recommended suggestion included reducing the size of the Regional Center in Bridgewater with all of Raritan and Somerville in the Regional

Center. State regulations allow the boundary in Bridgewater to be reduced by no more than 10%, which will be reduced from the westerly and northerly sides of the Township. The boundaries to the east and south would essentially be the same. Planner Gruel referred to the map entitled “Aerial Photograph Regional Center”, noting the yellow outlined areas are Somerville and Raritan. In addition she referred to the map entitled “Existing Land Uses Regional Center”. Planner Gruel noted “Cross Acceptance” is the process by which municipalities give their input into the State Plan. She noted the State Plan is a broad based policy document for control of future development in the state. She noted the Planning Board participates actively and recommend reducing the size of the Regional Center which is accomplished through Cross Acceptance. Planner Gruel confirmed the 10% reduction equates to a Regional Center with 13.12 acres.

Planner Gruel reviewed the density and development with the area noting more development within the Regional Center than outside the Center. The target density in the State Plan is used for guidance for the Regional Center regarding the size, targeted density of 5,000 people per square miles. On the contrary, she confirmed the Township does not endorse this type of density now or in the future as noting in the Regional Center Plan Element Master Plan. She noted the existing patten of development should continue and the density suggested by the State Plan is inappropriate for this community. The important components include the connections, open space, municipal facilities and interlocal agreements. In addition, the Raritan River Greenway is an important aspect in the Regional Center Plan Element Master Plan. She referred to the map entitled “Open Space”. In addition, all of the maps which are part of the Regional Center Plan element Master Plan were shown on the screen via a computer slide show during the entire public hearing. Planner Gruel confirmed the community Master Plan is implemented through ordinances passed by the Township Council and Mayor. Township Planner Doyle recommended the Raritan Valley Country Club be rezoned for golf courses as it is currently zoned residential. The key areas are shown on the map entitled “Key Projects”. Key points include the 6th Avenue Redevelopment Area consisting of a portion of North Bridge Street and Prince Rogers Avenue toward the Commons Mall and residential neighborhoods with neighborhood plans. The public requested they be allowed to provide comments and ask questions regarding the Regional Center Plan Element Master Plan at 9:54 p.m.

Action Chairman Knapp opened the public hearing to the public for comments and questions.

Steve Wise, confirmed he did not like the order of the agenda and that the public hearing was being held over the summer. He noted the Township can setup our own home rule through ordinances, but he noted the Master Plan is the responsibility of the Planning Board. He requested a build number for Bridgewater. Planner Gruel confirmed discussions with the Board of Education staff and/or members.

Richard Rosenberg, questioned the target density and questioned what the density if currently for Bridgewater. Planner Gruel noted the density is between 1,000 to 1,500 people per square mile.

Mike Ryan, was present and noted he represents the Foothill Civic Association. He addressed concerns with increased density, overcrowded schools, additional traffic, and confirmed he want a new plan and not the one being presented at the public hearing. He requested the number of other communities designated as a Regional Center in the State. Planner Gruel noted that information can be obtained from the State Plan on their website.

Ken Weisler, Winding Brook Way, was present and confirmed he likes Bridgewater. He referred to page 37 of the Regional Center Plan Element Master Plan, under municipal facilities where he notes the Darby Tract is referred to.

Jody Wood, 9 Hastings Court, was present and she questioned the purpose of the Master Plan, who benefits from it, why it is needed, and additional concerns with her quality of life. She noted she does not want the State's help on a local level. She confirmed she wants the Planning Board to help protect, limit growth, keep buildings under four stories and lower the density.

Linda DeAngelo, 763 Byrd, was present and noted that summertime is not a good time to hold a public hearing. She noted concerns with the schools, roads and traffic, stormwater and flooding.

Joneen Dicky, was present and noted she wants the neighborhood plan with input from the residents. She noted concerns with future developers and can see greater density in the core.

Board Attorney Collins noted the State Planning Commission cannot force a municipality to rezone. There is an existing Regional Center and this document clarifies the Regional Center with a recommendation to reduce the size from 14 square miles to 13.13 square miles, which is a 105 reduction. He confirmed Bridgewater is already in the Regional Center in the State Plan.

Planner Doyle confirmed changes have already taken place by keeping senior housing in the Finnerne area. She noted the small industrial area is to be replaced with senior housing. The second change is to grandfather the golf course with a recommendation to rezone the area to golf course where it is now zoned residential.

James Hobbs, was present and he referred to page 24 of the Plan Element. He addressed concerns with the infill development in the 6th Avenue Redevelopment zone, noting his house is approximately 85-years old. He requested the intent for the Sixth Avenue Redevelopment zone. Planner Doyle confirmed the term "aging" will be removed from the Plan Element for clarification.

Steve Wise, was present and questioned if the Planning Board has the opportunity to change zoning. Attorney Collins confirmed the Board does have the opportunity and the Township Council has the authority through legislation to adopt ordinances that do not comply with the Master Plan as long as they state why the ordinance does not. Mr. Wise requested the vote on the Master Plan be put off to a later date.

Mayor Flannery confirmed the Regional Center Plan Element Master Plan is general policy, which needs to be adopted. It is her intent to carry the public hearing to September 14, 2004 at the Senior Center at 6:00 p.m. with someone from the State Planning Commission and the County Planning Board present to discuss the Plan and be available to answer questions from the public. Mayor Flannery encouraged recommendations from the public.

Councilman Norgalis confirmed the Board is behind in updating the Master Plan and noted the Board needs to move ahead.

Don Stabmais, 680 George St., was present and confirmed the summertime is great for a public hearing. He likes the Regional Center although he is concerned with increased density. He requested zoning changes in Bridgewater to stop the possibility of the 5,000 people per square mile.

Attorney Collins confirmed the amendment recommends that the Planning Board does not want the 5,000 people per square mile density. It recommends keeping the focus on the existing neighborhoods.

Toro Francino, 16 Quarry Lane, was present and questioned if the Township could opt out of the Regional Center. Planner Gruel confirmed the Regional Center is not mandatory. Township Planner Doyle noted the Cross Acceptance process is going on to further evaluate the State Plan.

Mr. Hayward was present and he questioned the greenways as shown on the map entitled "Open Space".

Mariane Able was present and noted she does not want the Regional Center Plan Element as part of the Master Plan. She suggested the residents complete a survey and then the Board can read the results.

Theresa Whistler, Winding Brook Way, was present and she confirmed she wants to be involved with Cross Acceptance. She requested electronic data as she can use it for GIS mapping. Planner Doyle noted she would contact the County who may be able to provide the data on their website.

Theresa Avon was present and addressed concerns regarding no detail provided on development, return on her investment and additional concerns with the Sixth Avenue Redevelopment tract. She noted the core center might destroy the area.

Sharon Harmous was present and confirmed she does not want to change the area.

John Stroxell, 1173 Fairfield Rd., was present and noted Bridgewater does not need to be development more than it is now.

Joan Adams was present and confirmed she does not understand the State Plan and requested the benefits from being in a Regional Center be revealed.

Anna, 492 Winding Brook Way, was present and she confirmed she moved to Bridgewater in 1992 from Texas. She likes Bridgewater the way it is.

Richard Sink, Deer Run Drive, was present and he requested the Board make a decision.

Resident, 593 North Bridge Street was present and confirmed the Regional Center does not belong.

Acting Chairman Knapp closed the public hearing for comments at 11:20 p.m. The public hearing was carried to a special meeting on 9/14/04 at 6:00 p.m. at the Senior Center with no further notice required.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

There was no member from the public wishing to discuss non-agenda items.

ADJOURNMENT:

It was consensus of the Board to adjourn the meeting at 11:20 p.m.

Respectfully submitted,
Marie L. Broughman,
Board Secretary

BRIDGEWATER TOWNSHIP PLANNING BOARD

Tuesday, September 14, 2004

Special Meeting

—MINUTES—

Chairman Fross called the special meeting of the Bridgewater Township Planning Board to order at 6:00 p.m. at the Senior Citizen Building, 455 Somerville Rd. in Bridgewater New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on August 4, 2004. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mrs. Kane - absent	Mrs. Knapp – present
Mr. Leven – present	Councilman Norgalis – present
Mr. Strohmeyer – present	Mayor Flannery – present
Chairman Fross - present	
Mr. Clark, Class I Alt. – present	Mr. Bodnar – present

Others present: Attorney Thomas Collins, Township Engineer Bob Bogart,
Township Planner Scarlett Doyle, Board Secretary Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

PUBLIC HEARING FOR AMENDMENT TO THE MASTER PLAN

FOR ADDITION OF THE REGIONAL CENTER PLAN ELEMENT (continued from 7/29/04):

Chairman Fross welcomed everyone in attendance at the Special Meeting of the Planning Board including honored guests Paul Drake, Planning Manager of the State Office of Smart Growth; Bob Bzik, Somerset County Director of Planning; Philip Possessky, Mayor of Raritan; Brian Gallagher, Mayor of Somerville; and Bernie Novato, Somerville Planning Board Chairman.

Chairman Fross noted Bridgewater, Raritan and Somerville joined the Regional Center Partnership eight years ago in order to work together on issues affecting our joint communities. Chairman Fross confirmed the purpose of the meeting is to listen to various professionals for discussion of the Regional Center designation including concepts, criteria issues, answer questions and clear up misconceptions and inaccurate information distributed amongst the community regarding the Regional Center Partnership.

Chairman Fross confirmed this is not the last opportunity for the public to be heard. This meeting will be carried to September 30, 2004 at 7:30 p.m. at the Senior Citizen Center for additional comments and questions regarding the Regional Center Plan Element.

Mayor Patricia Flannery confirmed this meeting is an ongoing review of the Township's master plan, specifically the Regional Center Plan Element portion. The entire Master Plan will be reviewed during

the months of November and December. She confirmed Bridgewater, Raritan and Somerville have been a part of the Regional Center Partnership for the past eight years. The purpose of the meeting is to give the professionals the opportunity to address what center designation means to our Township including the pros and concerns. This comes about as a result from previous meetings on the Regional Center portion of the Master Plan. The Board and residents expressed concerns. Clarification will be provided on the Regional Center designation with respect to the Township. Mayor Flannery confirmed she will continue to oppose increasing the density of development anywhere in Bridgewater. Our participation in the Regional Center Partnership is a partnership where the three municipalities have worked together to address the impact of development on our geographically contiguous communities. On a formal bi-monthly basis the Partnership meets to discuss problems and how those needs can be addressed, such as sidewalks crossing from Grove Street to North Bridge or from Mountain Avenue to the mall. These are issues that affect Bridgewater, Raritan and Somerville. Recently, the Upper Raritan Watershed came to the Partnership meeting and they offered a \$150,000 grant in order to provide a concrete way of improving water quality. There are other municipalities they could have offered this grant to, but they specifically came to us because we are working together with the other municipalities in the Regional Center Partnership.

Mayor Flannery urged the residents and public to continue their participation in the hearings and to keep an open mind regarding all of the facts of what Regional Center designation means to Bridgewater.

Mayor Flannery thanked Mayor Gallagher and Mayor Possessky for agreeing to attend this meeting.

Chairman Fross confirmed the order of business noting the professionals will speak for approximately 45-minutes, questions from the Board and questions from the public if time permits. He confirmed that if all of the questions from the public were not answered, they should submit their questions in writing on the 3"x5" cards at the end of the meeting. The questions and answers would then be posted on the municipal website at www.bridgewaternj.gov.

Mayor Brian Gallagher noted that regional questions deserve regional solutions. He stressed the Regional Center is a tool that stands at the ready for Bridgewater, Raritan and Somerville. He noted the Regional Center Partnership was created to help fix an already existing problem. Autonomous sprawling development and with the inherent problems that effect each municipality. The resulting need to fix traffic flow, reduce congestion in an around our main thorough corridors, promote residential and commercial growth in a smart and organized fashion, and all with an overlying concept of preserving the residential character of our neighborhoods. Ultimately, it is all of our growth and development. It is ours as a group and must manage it together as a group through the Regional Center Partnership. He confirmed the Regional Center Partnership has kept communications open between the municipalities including the ability to mediate when necessary, the ability to solicit County, State and Federal funding, ability to coordinate planning and development, ability to obtain priority status within the state, and more.

He confirmed the Partnership is run collectively by the three municipalities only. He requested the Board to support the ideals and goals of the Regional Center.

Chairman Bernie Novato reviewed the history of the Regional Center prior to designation received from the State. He supports the Regional Center and urged the Planning Board to do the same.

Bob Bzik, Director of Planning for Somerset County provided a PowerPoint presentation, which is attached and made part of the minutes. In addition, Planner Bzik provided correspondence to the Board outlining his presentation, which is attached and made part of the minutes. Planner Bzik provided the

early history of regional center designation, confirming Bridgewater, Raritan and Somerville received Regional Center designation in May of 1996. The many benefits of being in the Regional Center include regular interaction with neighboring towns, exchanging information on pending projects, sharing ideas and concerns, and working together to address common issues. Additional benefits include improved standing for County and State funding when applying for grants individually or as part of Regional Center projects.

Paul Drake, AICP/PP, Planning Manager of the New Jersey State Office of Smart Growth, introduced himself noting he grew up in Somerville and graduated high school from Immaculata High School. He confirmed the public can obtain further details regarding the State Plan at www.NJSmartGrowth.com. He noted that with a growing population in New Jersey it is imperative to control and plan for proper growth. In addition, he confirmed the Regional Center does not require increasing density and it is not about increasing density. He confirmed that changes have occurred in New Jersey and will continue to change; therefore, we must plan for the future. In addition, he confirmed that participation in the Regional Center is voluntary. Planner Drake confirmed each municipality in the Regional Center will control their own local zoning and that the State does not have jurisdiction now or in the future.

Philip Possessky, Mayor of Raritan Borough, introduced himself and he confirmed the Regional Center has helped with funding for the revitalization of Main St., and provided funding for the current project behind the post office. He confirmed Raritan has been in the Regional Center since 1996 and he encouraged the Board to adopt the Regional Center Plan Element Master Plan.

Discussion pursued regarding details of the Regional Center Plan Element as proposed and the information provided through presentations. Mayor Flannery confirmed this Master Plan is not the same as proposed by the prior administration and development will be controlled. Township Planner Scarlett Doyle confirmed the views of the prior and current Administration are significantly different. The Regional Center program is voluntary and she urged the residents to continue their interest and participation in reviewing land development applications in Bridgewater Township.

Mayor Flannery confirmed the Planning Board has a regular meeting scheduled to begin at 7:30 p.m. She confirmed the Regional Center Plan Element Master Plan hearing would be continued to a Special Meeting on September 30, 2004 to begin at 7:30 p.m. in the Senior Citizen Building at 455 Somerville Rd. She encouraged the public to write down all of their questions which would be collected by the designated parties.

Township Planner Scarlett Doyle and Land Use Administrator Marie Broughman collected the written questions from the public. Paul Drake and Bob Bzik stayed to answer some questions from the public.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 7:15 p.m.

Respectfully submitted, (as amended)

Marie L. Broughman,
Land Use Administrator

BRIDGEWATER TOWNSHIP PLANNING BOARD

Thursday, September 30, 2004

Special Meeting

—MINUTES—

CALL MEETING TO ORDER:

Chairman Fross called the special meeting of the Bridgewater Township Planning Board to order at 7:30 pm at the Somerset County Vo-Tech School (Auditorium), North Bridge St. & Vogt Drive, Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on September 20, 2004. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mrs. Kane - present	Mrs. Knapp – present
Mr. Leven – present	Councilman Norgalis – present
Mr. Strohmeyer – present	Mayor Flannery – present
Chairman Fross – present	Mr. Clark, Class I Alt. – present
Mrs. Barbara Kane, Alt. #1 - present	Mr. Bodnar, Alt. #2 – present

Others present: Attorney David Solloway, Township Engineer Bob Bogart,
Township Planner Scarlett Doyle, Land Use Administrator Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

PUBLIC HEARING FOR AMENDMENT TO THE MASTER PLAN

FOR ADDITION OF THE REGIONAL CENTER PLAN ELEMENT (continued from 7/29/04 & 9/14/04):

Mayor Flannery welcomed the public and confirmed the purpose of the meeting was for continuation on the public hearing of the Regional Center Plan Element.

Chairman Fross summarized the Master Plan process which the Planning Board entertains and adoption of ordinances by the Township Council. He confirmed the Regional Center Plan Element has been reviewed by the Board professionals and has been revised to include concerns from the public. He welcomed the public to the meeting and encouraged them to provide comments and issues which the Board would further consider. He noted that once the Board feels that the concerns of the public and the Board have been addressed the Board would then move to the next step and vote to adopt the Regional Center Plan Element.

Township Planner Scarlett Doyle summarized the review process of the Regional Center Plan Element over the past several months noting that presentations by Paul Drake from the State Office of Planning and Bob Bzik, Director of Planning for Somerset County, were present at the 9/14/04 public hearing to confirm the positive aspects of regional center designation including specific projects funded. Planner

Doyle confirmed the questions and concerns submitted to the Planning Board at the 9/14/04 meeting have been answered and posted on the municipal website (copy attached and made part of the minutes). In addition, Planner Doyle reviewed the revisions to the Regional Center Plan Element which resulted from concerns and issues raised by the Board and public. Planner Doyle confirmed we will not be constructing large buildings and providing retail and office space. There will be construction of a new municipal building and a police headquarters and confirmed this is not a town center. She reaffirmed a regional center is not synonymous with town center. Planner Doyle distinguished between statutory redevelopment such as the Sixth Avenue; however, the redevelopment term used in the Regional Center Plan does not refer to the statutory definition by any means and the wording was revised to correct this misconception. She confirmed the Township is not surrendering any part of its sovereignty to any other entity or governing body. The Regional Center Plan Element states that if the Township later learns that the presumption is not accurate the Township will withdraw from the regional center. She summarized what a regional center is not and what a regional center is.

Planner Scarlett Doyle confirmed that if the voluntary advisory nature of the regional center goals, targets and policies were to change and was to become mandatory, that change would be contrary to the intent of the Regional Center Plan Element. If such change were to occur it is presumed that Bridgewater would withdraw from the regional center. Participating municipalities retain full sovereignty over land issues.

Planner Doyle read an excerpt from a letter dated 9/29/04 sent to Mayor Flannery from the State of New Jersey Office of Smart Growth: "Unlike State and Federal standards set by regulation, the State Plan is not a regulation but a policy guide for State, Regional and local agencies to use when they exercise their delegated authority. Please be advised that there is no basis in the State Plan for the State Planning Commission, the Office of Smart Growth or any other State agency to impose specific density requirements on a municipality" (attached and made part of the minutes).

Planner Doyle summarized the Plan objectives and goals including neighborhood planning, circulation and she confirmed the Township has 300 points in excess of what is required for affordable housing. The golf course will be added to include it as an allowed use within the existing zone.

Chairman Fross opened the hearing to the public at 8:04 pm.

Bob Vaucher, 449 Foothill Road Civic Association, was present. He confirmed delight with the changes in the Regional Center Plan Element; however, he noted he would like to see additional changes.

Lee Flower, 778 Harding Rd., was present and she requested more positive language in the State Plan and requested notification by personal letter if overridden by the State.

Grady Burg, a Bridgewater resident, addressed requested stronger words than intended, presumptions, should and unless.

Paul Amitrani, 54 Northwood Ave., addressed legal concerns with the option to withdraw from regional center participation at any time. He requested a legal opinion from the State regarding the option to withdraw.

Karen Pira, 18 Glenwood Terrace questioned who the attorney was for Woodmont and it was confirmed it was Attorney William Savo.

Nancy Gladfelter, 1869 Mountain Top Rd., addressed concerns with increased taxes and increased development. She wants the schools to have available land. Planner Scarlett Doyle confirmed schools are controlled by the Board of Education.

Ken Whistler, 492 Winding Brook Way, addressed concerns with the 5,000 people per square mile.

Charles Insley, 704 Kline Place, addressed concerns with stormwater and drainage. Planner Doyle noted the Township Grants Manager has greater points if Bridgewater is in the Regional Center.

Rich Sink, Deer Run Dr., addressed concerns with existing traffic problems. Mayor Flannery confirmed Bridgewater Township has been in the Regional Center for 8-years.

Jody Wood, 9 Hastings Court, requested the Plan not be adopted until the public has had more time to review it. She confirmed she does not want overdevelopment or redevelopment.

Sharon Zebrick, Bridgewater resident, addressed concerns with the character of Bridgewater including the need for green buffers, parking in the rear, no strip malls with parking in the front and the need for low density.

Angela Bodino, resident, urged the Board hold off voting on the Plan.

Linda DeAngelo, Byrd Ave., urged the Board to hold off on voting.

Sharon Formus, 760 Harding Rd., addressed concerns with the height limitations and the Master Plan not the Regional Center Plan Element.

Alan Harwick, 753 Meadow Rd., discussed the need for better property for the public schools. Mayor Flannery confirmed we are not intensifying development anywhere in Bridgewater. Rather development is being controlled. In addition, Mayor Flannery confirmed spot zoning is not allowed.

Rich Rosenberg, resident, inquired as to when the new Master Plan would be presented for public hearing.

Linda Secura, resident, noted the regional center is already approaching 4,900 people per square mile as calculated by the Somerset County Planning Department and posted on the Township website. She confirmed the Regional Center Partnership is a good thing; however, she requested the Board postpone the vote.

Greg Sipstree, 753 E. Main St., noted dissatisfaction with the planning in the Finderne area. He wants a tighter understanding of the Regional Center Plan Element rather than State terms.

Helen Walakas, questioned the advantages of being in the regional center.

Board member Leven confirmed it is important to keep in front of us what is before us, which is the Regional Center Plan Element. He confirmed the Township has been in the regional center for 8-years.

Jody Wood, 9 Hastings Court, confirmed that at the 9/14/04 public hearing she heard Paul Drake say we could opt out of the regional center by the Township Council adopting a resolution.

Attorney David Solloway confirmed regional center designation, adoption of the Regional Center Plan Element and State Plan do not supersede local zoning.

Steve Jordan, Van Holten Rd., addressed concerns with overdevelopment.

Michelle, resident, addressed quality of life concerns, fast track legislation and requested the Board postpone the vote.

Helen Walakas, resident, noted she is still concerned with being in the regional center.

John Troxal, Fairfield Rd., addressed concerns with keeping the Township stable and no further development.

Mayor Flannery confirmed the development in the Township occurred in the past 10-years.

Attorney David Solloway confirmed that people do have the right to develop their land in accordance with local zoning and Municipal Land Use Law (MLUL).

Planner Doyle noted that according to Heyer & Gruel approximately 5% of the Township is developable and without wetlands.

John Arndale, resident, suggested the Township obtain extra money from developers to pay for the additional burden on the schools.

Olga Brazina, resident, suggested neighborhood meetings for master plan review.

Bob Vaucher, resident, addressed concerns with setting precedents for development.

Jody Wood, resident, requested the Board postpone adoption of the Regional Center Plan Element.

Vincent Cologan, resident, addressed concerns with development.

With no further comments from the public, Chairman Fross closed the public portion of the hearing at 10:22 pm.

Chairman Fross called for a short recess at 10:22 pm. At 10:35 pm Chairman Fross called the meeting back to order on the following roll call:

Mrs. Kane - present

Mrs. Knapp – present

Mr. Leven – present

Councilman Norgalis – present

Mr. Strohmeyer – present

Mayor Flannery – present

Chairman Fross – present

Mr. Clark, Class I Alt. – present

Mrs. Barbara Kane, Alt. #1 - present

Mr. Bodnar, Alt. #2 – present

Mayor Flannery confirmed the Board has been refining the Regional Center Plan Element for several months and the Board has done their due diligence in reviewing the document. To delay the vote and make more changes that wouldn't be of great significance would only slow the process for a complete master plan review which has not been completed since 1990. In addition, the changes were presented in their entirety at this meeting. She confirmed the Board must move on to changes in the entire Master Plan and the longer we wait the more we will continue to lose to developers. Mayor Flannery confirmed the urgency to adopt the Regional Center Plan at this meeting.

Chairman Norgalis confirmed he reviewed every word in the document at least six times or more. He has taken in the information provided by Mayor Gallagher, Mayor Possessky, Paul Drake and Bob Bzik. He noted he is a finance major and requested the benefits which include tangible benefits such as the pedestrian bridge at Chimney Rock Rd, and other improvements listed previously by Bob Bzik. He confirmed we would not have obtained these improvements if we were not in the Regional Center. In addition, Chairman Norgalis noted we could make changes to the Regional Center Plan Element forever if we do not vote on it at this meeting. He confirmed there are no big showstoppers in the Regional Center Plan Element to stop the Board from going forward.

Mrs. Joanne Kane suggested one more meeting be scheduled for review of the Regional Center Plan Element.

The majority of the Board agreed to move forward and vote on the Regional Center Plan Element at this meeting.

Motion by Mayor Flannery, second by Councilman Norgalis, the Regional Center Plan Element as amended was adopted on the following roll call vote:

AFFIRMATIVE:	Mrs. Knap, Mr. Leven, Councilman Norgalis, Mr. Strohmeyer, Mayor Flannery, Chairman Fross
OPPOSED:	Mrs. Joanne Kane
ABSTENTIONS:	None
ABSENT:	None
NOT ELIGIBLE:	Mr. Clark, Mrs. Barbara Kane, Mr. Bodnar

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 11:15 p.m.

Respectfully submitted,

Marie L. Broughman,
Land Use Administrator

Welcome to the

Bridgewater Township : Somerset County New Jersey : 700 Garretson Road : Bridgewater, NJ 08807

news & announcements

9/23/2004

PLANNING BOARD ANSWERS TO REGIONAL CENTER ELEMENT QUESTIONS

The following are answers to residents' questions posed to the Planning Board at their September 14, 2004 special meeting on the Regional Center Element of the Bridgewater Master Plan:

- How can I obtain a copy of the presentation?

A summary of the Somerset County Planning Department presentation is available for inspection at the Bridgewater Township Planning Department offices located at 700 Garretson Road in the municipal building from 9 am to 5 pm and is also available at the Senior Citizen Center located at 455 Somerville Road. In addition, the PowerPoint presentation has been reduced to paper and is also available at these locations.

- Can Bridgewater's area in the Regional Center be reduced?

The Regional Center geometry was reduced during this year. The area was reduced from that which was adopted back in 1999. The reduction included many areas around the fringes of the municipality.

- Will the state give us funds to fight developers, especially when they use the courts?

The state does not provide funding for court issues.

- Why do I feel the real beneficiaries are the planners and developers and politicians?

And why are the benefits to the citizens of Bridgewater so "ethereal"?

In addition to the subjective benefits which can be attributed to bimonthly dialog with our neighbors, many concrete projects funded with millions of dollars were detailed. Please feel free to review a copy of those details in the Bridgewater Township Planning Office.

- What exactly are the proposed buildings and developments planned in Bridgewater's core?

There are no zoning changes which increase density and no proposed buildings planned as a result of being designated in the Bridgewater core.

- There are 2,501 students at Bridgewater-Raritan High School. What will the Township do to help keep the population in control?

The Township will not be conducting a re-zoning program as result of its membership in the Regional Center which would increase density.

- Since money and grants are clearly driving many issues and the money is in support of planning and development, if we choose to limit development, we don't need the money driver. Why not implement stronger controls on development?

Implementing stronger controls on development is one of the issues that is of uppermost concern of the current administration. In addition, securing available funding to improve the lives of Bridgewater residents is viewed as a means to keep taxes in check and deal with the existing development.

- How many new highways will be built to accommodate the increase in traffic volume that will necessarily ensue from further development in Bridgewater? Traffic is already a nightmare. Traffic is a concern. The fact that we partner with Somerville and Raritan allows the free flow of ideas for solutions that can be considered and implemented.

- What is the time table for the construction of new roads that will be necessary?

The administration would like to focus on improving the circulation of the existing road system and control traffic that is using our neighborhoods as shortcuts to the County and State systems. The Route 22 corridor improvement project is designed to deal with the existing traffic condition in an effort to allow the through-traffic to stay off our local roads.

- Where is the funding for road construction coming from?

There are no new roads contemplated due to the Regional Center designation. Funding for road construction comes from federal, state, county and municipal taxes.

- Who are the people and groups supporting additional building and development of the Township and how long have they lived in Bridgewater?

It is unknown if there are people or groups supporting additional development. The Regional Center will maintain the existing zoning and Bridgewater will strengthen its ordinances to provide greater protection of our natural resources and neighborhood character.

- Why is there state standing for funding? It is because of the triumphant nature of the Regional Center Partnership?

Funding is only one component of the Regional Center Partnership. Even though our individual philosophies may differ, the 'partnering' aspect of the Regional Center permits the three communities to resolve common problems.

- How much of this funding would have been unnecessary if we didn't have the Regional Center designation at all?

The funding which has been secured deals with improvements that we need to better our lives in this community. These benefits were outlined by the Somerset County Planning Department at the last Planning Board meeting. A summary of the Somerset County Planning Department presentation is available for inspection at the Planning Department offices located at 700 Garretson Road in the municipal building from 9 am to 5 pm and is also available at the Senior Citizen Center located at 455 Somerville Road. In addition, the PowerPoint presentation has been reduced to paper and is available at these locations.

- Can the updated Master Plan be found on the Bridgewater website?

The updated Regional Center Master Plan can be found on the website. The address is: www.bridgewaternj.gov. Select the News and Announcements section to view the document.

- Without a computer how do I get answers to my questions?

Answers to questions will be reduced to paper and are available at the Municipal Building front desk and the Planning Department offices located at 700 Garretson Road in the municipal building from 9 am to 5 pm. They are also available at the Senior Citizen Center located at 455 Somerville Road.

- I thought that it was said at the last meeting that Paul Drake and professional planners would be available after the Planning Board had to leave? If so, what happened?

Mr. Drake and Mr. Bzik did remain after the meeting to take individual questions. It would not have been effective for the meeting to continue without the Planning Board members who are charged with hearing the residents concerns.

- What specifically is the erroneous information that is "out there"?

Some flyers put out are claiming incorrectly that Regional Center designation will double the population of Bridgewater, that the mayor has said that the September 14th meeting was your last opportunity to speak, and that this Regional Center means: higher density, increase crime, etc.

The truth is that there has been no increase in density of development, crime, etc. in Bridgewater as a result of participation in the Regional Center Partnership. The entire evening of September 30th was scheduled for board and public comment, there may be action taken that evening.

- The environmental benefits of being a Regional Center were not discussed. Are there any local or state environmental groups who have endorsed this plan?

Somerset County Response: One of the major themes in the Regional Center Vision document, which has been emphasized in each Municipal master Plan, is reinforcing the role of natural resources. Opportunities should and have been identified where greenways and river corridors can knit the Regional Center together, provide neighborhood amenities, promote sustainable forms of development and restore the ecology of the area.

Numerous greenway projects are currently underway right now. Regional Center Designation enables Bridgewater to receive priority funding for open space and preservation projects. Several sources of funding are only available to designated centers.

Major groups like New Jersey Future, Stony Brook-Millstone Watershed and Regional Planning partnership (formerly MSM) all support the concept of Center designation as an organizing concept for preservation and development.

• What is the current population density and is there any difference in projections under the Regional Plan vs. without the plan?

Somerset County Response: Based on an analysis of existing conditions, we believe the net population density in the Bridgewater portion of the Regional Center is already approaching 4,900 persons per square mile. Future population changes are function of zoning changes, which are entirely under Bridgewater's control, and long-term household formation changes from people moving in and out of the Township.

• Where is the funding for road construction coming from?

Somerset County Response: Most of the funding for various road projects comes from the State of New Jersey and the Federal government. Somerset County has also provided significant funding for projects in the Regional Center. The North Jersey Transportation Planning Authority reviews, ranks and prioritizes individual project. Projects within Regional Centers are given higher rankings and higher priority for funding.

• How much of the \$11.8-million in funding would have been available without the Regional Center Partnership?

Somerset County Response: The majority of this funding would not have been available without Bridgewater's participation in the Regional Center. It is the goal of the Regional Center Partnership to document the need for critical investments to address long-standing road and transit problems; help plan for the improvements through active local input and advocate for these funds. The Partnership serves an important role in putting in place construction-ready plans and advancing these plans through an accelerated process with state agencies.

• What plans are currently impacted by the Regional Center Plan? That is, exactly what is planned and what are the costs?

Somerset County Response: The Regional Center Element of Bridgewater Township's Master Plan is what is currently being discussed. This element relates to the other elements of Bridgewater's Master Plan and has developed in a coordinated manner. Bridgewater's Regional Center Element also relates to the Regional Center Strategic Plan, which links all three communities master plans together to address regional projects such as the Raritan River and Peter's Brook Greenways and the Route 22 Sustainable Corridor Project.

The scope of municipal plans typically does not allow for fiscal impact analysis since this is done when projects are advanced to a more detailed stage in coordination with capital plans and budgets of municipal, county and regional and state agencies. Investment in capital facilities and other infrastructure, however, is one of the most powerful tools available to implement a master plan. The Regional Center Plan and center designation positions the Township to take advantage of expanded revenue sources and allows coordination with different levels of government.

• Isn't the designation of a Regional Center actually passive? For example, if the area is 'X' big, either due to population or some other factor, wouldn't we get the money anyhow?

Somerset County Response: No, many of the grant programs used to fund the various projects and programs discussed are discretionary and are only open to designated centers. Many State programs give a higher ranking and priority to projects (open space acquisition, road projects) in designated centers. Many projects that have been completed would not have been possible without having the benefit of center designation. This higher priority is critical in the very competitive state-wide grant environment, especially with the budget problems that currently exist at the state level.

• Why is the Regional Center so big, 13 square miles, when 10 square miles is the desired amount?

Somerset County Response: The Regional Center encompasses three communities, Raritan, Somerville and adjacent portions of Bridgewater, and takes into account the regional infrastructure and facilities that serve countywide needs, major employment areas and established residential neighborhoods that exist within the central portion of the County. The 10 square mile size criteria (like the density criteria) is only a guideline to

be used in the designation process to help identify the boundaries of a center.

• According to Mayor Flannery, 13 of 21 Somerset municipalities are in Regional Centers, which is about 65%. How do other counties in NJ fair in percentages?

Somerset County Response: In Somerset County, 15 municipalities have designated centers. There are 13 designated centers in the County. There are two center that contain parts of the several municipalities (the Regional Center and the joint Town Center of Bound Brook and South Bound Brook). These center types include Urban Centers (Newark), Regional Centers, Town Centers (Bound Brook/South Bound Brook) Villages (Far Hills) and Hamlets. One hundred and three (103) centers have been designated statewide. There are several types of centers based on size and function. This number underscores the fact that many towns recognize the benefits of center designation. Many of these centers are located in fast growing counties like Monmouth, Sussex, Warren and Morris, which all share a similar goal as Somerset County that tries to balance preservation and development activities. What sets the Region Center apart from other centers is that it was the first multi-jurisdictional center in the Center in New Jersey.

• In the introduction, they talk about "Limiting the size of the Center as proposed will limit undesirable overdevelopment in the 'environs' of the Center and will concentrate development in the core areas of Somerville, Raritan and Bridgewater. The extent of residential and commercial development outside the core areas should be limited."

Somerset County Response: Environs and core areas are broad planning concepts in the State Plan. They are akin to rural areas and built-up areas. Smart growth calls for discouraging development of open space and "green fields" while encouraging new development in areas that have existing infrastructure (sewer, water supply and highway access) provided there is existing capacity and new development can be designed to compliment and enhance the existing neighborhood's character.

• The state talked about the financial advantages to being in the regional center. Those municipalities are given an incentive through grants etc to form a regional center.

Response: Bridgewater may or may not receive some of the funding secured through Center designation. Any of the programs, though, are only open to Centers of Place and almost every major state and county program has been reorganized to give higher priority to designated centers. The Regional Center and the Regional Center Partnership are partnerships between different levels of government. This partnership is intended to ensure that there is coordination of planning initiatives and investments to ensure consistency in decision making and address quality of life issues.

• I realize some growth/progress is necessary to communities to keep them "current" and desirable, but this plan seems to be placing a burden on the township to initiate growth that we really don't need or have the capacity for. I guess the question that I get asked most often by people is why can't "smart growth" be accomplished without a formal plan? Why can't the three towns do what they are doing now, communicating and working with each other, and not have to be in the regional center?

Somerset County Response: Planning and visioning about how a community looks in 10, 15 or 20 years and putting in place goals and strategies is the essence of what planning is all about. Having a plan is critical to ensuring that the goals and objectives of the municipality are defined. A plan will ensure that the development that occurs reflects the way the community develops. Plans allow a community to articulate its vision instead of only responding to what developers want. The Regional Center designation and the Regional Center Partnership help the three communities define their vision for their communities and actively seek out and secured the necessary resources to allow the communities to achieve their goals. Without the Regional Center designation, many of the planning initiatives and projects discussed previously would not have been possible.

• If existing neighborhoods are fostered at current population density, can we remain in Regional Town Center but clearly say we reject 5000 people per square mile density, and in fact, want minimal density? Yes, as stated earlier the 5,000 people per square mile criteria is only a guideline that is used in the designation process to help identify the boundaries of a center. Regional Center designation does not preempt local planning decision-making powers. The Regional Center designation and the Regional Center Partnership help the three communities define their vision for their communities and actively seek out and secure the necessary resources to allow the communities to achieve their goals.

• Can we continue in partnership and work on regional issues with Raritan & Somerville without accepting the Town Center designation?

• How much in dollars of grant monies was actually received as a result of being a Town Center? At the meeting, it was simply mentioned that greater weight was given to receiving dollars--please give ball park dollar figure.

Somerset County Response: All of the projects and programs highlighted in the County PowerPoint presentation either wholly or partially benefit Bridgewater directly. This amounts to \$40.9 million since the regional center planning process began in the mid to late 1990's. Without the Regional Center designation, many of the projects discussed previously would not have received funding.

Additional Questions & Answers to follow with future updates to this site.

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Bridgewater Township : Somerset County New Jersey : 700 Garnison Road : Bridgewater, NJ 08807

news & announcements

9/29/2004

ADDITIONAL PLANNING BOARD ANSWERS TO REGIONAL CENTER ELEMENT QUESTIONS

The following are additional answers to residents' questions posed to the Planning Board at their September 14, 2004 special meeting on the Regional Center Element of the Bridgewater Master Plan:

- Has anyone ever seen a person walking on the Grove St. sidewalk?

The purpose of sidewalks is to afford convenience and safety to our residents. The greater the sidewalk network, the more likely people will use it for exercise, casual enjoyment, destinations, etc.

- Will shared services be part of the plan with Somerville, Raritan and Bridgewater?

Shared services are already part of our operation with these municipalities. The purpose of the Regional Center Partnership is to continue to explore shared services that might better serve our communities at no loss in quality, but at reduced cost associated with economy-of-scale initiatives.

- Each plan and program presents a budget and a cost. Why hasn't this plan provided cost detail including both direct and indirect cost to the Tax Payer? Short range and long range?

Participating in the Regional Center affords Bridgewater the opportunity to partner with others in solving common problems. As you may have already noticed, there are traffic studies being done in these communities in order to determine what are the best ways to reduce speeds on our roads. The costs associated with recommended improvements will be a subject for grant applications.

- How is the preservation of our few remaining areas of green natural land in our area addressed by the Regional Center Partnership? Do we as residents have any influence or control over what develops?

Land development is controlled by each municipality on an individual basis. The policies in Bridgewater are not those necessarily embraced by the other partners, and vice versa. We control our own land use.

- Why are our taxes going up with all these Regional grants?

It is not accurate to assign the raising of taxes with the Regional Center Partnership. Taxes are a composite of several factors including, County, Municipal, School budgets.

- With an existing ball park, mall and shopping center in Finderne, what is your future plan for Finderne?

In general, the goals are to improve the lives and investment that our residents have made in their homes. We need to address the condition of traffic on our local roads, reduce the intrusion of noise from non-residential users and enhance greenways and access to recreation facilities.

- Has an environmental impact statement been filed to date? If not, when will it be relative to development in 13 square mile Regional Center?

There is no EIS that would be needed since there are no land use changes or proposed construction. Individual developer proposals would be required to provide an Environmental Impact Statement.

- How much of an increase will there be in commercial and residential development within the Bridgewater portion of the town center, if we will not increase to peak of 5,000 per square mile?

As has been noted, Bridgewater will not increase the density of development or persons per square mile. The Regional Center designation is not the same as Town Center designation.

• At approved, when will construction start on town center and what is the expected completion date? Will residential homes in the town center area be condemned?

It is anticipated that the municipal complex facilities will begin in 2005. Completion date would be premature to predict. There are no residential homes involved.

• How will the initial construction of the Town Center be funded? I assume we will not be able to benefit from the tax base denied from new construction for several years.

There is no town center project. The Regional Center is not a project, it is a geographical area for planning in concert with our neighbors. See www.smartgrowth.com If you are referring to the municipal complex, see above.

• In your plan, redevelopment is mentioned 178 times. Where is all the redevelopment going to be?

The term has been over-used. We will revise the plan to eliminate that term wherever it is appropriate to do so. The Bridgewater Commons/Sixth Avenue area was developed as a redevelopment area.

• Does the Regional Core Element provide a basis for developers suing the Township to claim that a proposed high density development should be allowed?

No. We have made that more clear in upcoming revisions to the Plan that will be discussed on the meeting of September 30, 2004. We have added language to indicate that the Township does not intend to promote growth.

• If we do not adopt the Regional Center, will it revert back to what was originally adopted by the prior administration?

Bridgewater has been a member of the Regional Center Partnership for the past 8-years. To remove ourselves from that partnership would require a simple resolution by the Township Council.

• What benefits does Bridgewater receive in staying with the state Regional Center designation?

These benefits were outlined by Somerset County Planning Director, Bob Bzik, at the September 14, 2004 Planning Board meeting. The summary of his remarks can be viewed on our web site at www.bridgewaternj.gov. The Regional Plan Element of the Master Plan is also on this site. Hard copies may also be picked up at the municipal building (main desk and Planning Dept. office) and the Senior Citizen Center.

• Do these benefits really outweigh the control the state will get or impose on us?

The benefits are and will continue to be an asset to the Township. In the 8-years we have been a member of the Partnership there have been no state imposed development requirements.

• In the introduction, they talk about "Limiting the size of the Center as proposed will limit undesirable overdevelopment in the 'environs' of the Center and will concentrate development in the core areas of Somerville, Raritan and Bridgewater. The extent of residential and commercial development outside the core areas should be limited."

This language has been modified in the upcoming draft identified as September 2004. This modification will be discussed at the meeting of September 30, 2004 at the VoTech auditorium.

1) Why is development outside the "environs" undesirable but not in the already very developed "core center?"

The core area has the need for sidewalks, transit, etc. The environs have constraints to development such as

slopes. The emphasis is to use smart growth principles in land use.

2) How does encouraging growth in the core center enhance the neighborhoods in the core center when they are sandwiched between a great deal of commercial development already? This cannot possibly enhance the property values.

The Plan will not 'encourage growth' in the Bridgewater core. The objective is to institute controls for smart growth throughout the core as well as the entire township.

3) The core center is already overdeveloped. How much more can this area be developed and why do we want to increase development?

Bridgewater will retain control its land use policies. There are no planning initiatives which would encourage increased development.

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PUBLIC HEARING REMARKS ON MASTER PLAN / REEXAMINATION REPORT - Martinsville on January 18, 2005

	Resident	Subject	Comment/Recommendation Made at Meeting	Response to the various Topics Discussed
A	O'Neill	Park/Fields	Proper use of lands can accommodate certain activities	Advisory - No Action recommended
			Consider environmental assets toward responsible development	Advisory - No Action recommended
B	Alb	Park/Fields	Twp. should use its own funds to purchase parks to serve our needs.	Advisory - No Action recommended
		Taxes	Taxes are too high in the R-50 zone. Large lots/large homes are overtaxed.	Advisory - No Action recommended
		Density	Do not change the minimum lot size in the R-50 zone	The minimum lot size has not been recommended for change.
		General	Encourage building underground (incline)	There is no prohibition. (All building codes must be met, incl. air/water table issues)
C	Penn	Park/Fields	BFL needs football fields now in in future for its expanding program.	Advisory - No Action recommended
D	Teichman	COAH	Clarify computations: 1468 req'd v. built v 333 credit (conflict in comps.)	Clarification Made
E	Bixler	General	Brown/ Wash. Valley Rd (R-50) is small farm.What is going to happen to it.	Advisory - No Action recommended. Discussion held with resident.
F	Ozolins	General	Gianotti/off Newmans.Does the County or Twp have interest in purchase?	Owner is not interested in selling at this time.
			Need remedy for erosion that is occurring at Spring Run/Houston due to fill.	This is a matter for the Engineering Dept.
G	Szeman	Traffic	Washington Valley Road has too much traffic	This is County Road. Twp has limited jurisdiction; however police attention is appropriate
		General	Flooding problems exist due to existing unprotected steep slopes,remodeling	Master Plan recommends controls to have development on lesser slopes.
H	Symanski	Park/Fields	BFL needs football fields now in in future for its expanding program.	Advisory - No Action recommended
I	Panacucci	Density	Control development of homes and retail. Do not give variances	Advisory - No Action recommended
		General	Deer control programs are not as effective as they ought to be.	Advisory - No Action recommended
J	Pizzo	General	When will maps be available to the public?	Thursday, Jan. 20 at the Planning Department office.
K	Erickson	Zoning	LC zone: why was/aesthetically attractive and 'sense of place' eliminated	These are terms that give comfort, however cannot be used to control development
		Aesthetics	In discussion of WVR , suggests removal of 'J' which addresses widening	Standards have been placed in the Master Plan to add these controls.
				County roadway jurisdiction
L	Fclur-Brown	Circulation	Primrose and Laurel is a cut thru, with fast traffic. Recommends cul-de-sac on Primrose Vossler Avenue is a traffic problem	There is no initiative to promote cul-de-sacs. Alternatives, post speed signs, add stop signs
		Aesthetics	Better controls on aesthetics, signs, esp. neon and building materials in Martvle	There are guidelines for Martinsville that may be used for this purpose (Section 126-199.2)

PUBLIC HEARING REMARKS ON MASTER PLAN/REEXAMINATION REPORT - Municipal Courtroom on January 24, 2005

B141

	Resident	Subject	Comment/Recommendation Made at Meeting	Response to the various Topics Discussed
A	Glover	Parks/Fields	Multipurpose fields are supported.	Advisory - No Action recommended
			Do not widen roads to accommodate businesses	This is already in the Master Plan...Other words, but implies the same concept.
			M-1A Increase buffer requirements	Revision made: M1-A and M1-B buffer be increased from 50' to 100'
B	Whistler	General	Questions on Master Plan procedures	Advisory - No Action recommended
		Parks/Fields	Darby tract should not be developed for fields due to disruption of fauna/flora.	Advisory - No Action recommended
C	Bodino	Parks/Fields	Recommends educational programs in the Darby Tract for the residents	Advisory - No Action recommended
D	Skok	Parks/Fields	Does to support active recreation on Darby tract.	Advisory - No Action recommended
E	Avin	Circulation	Roadway speeds along Foothill (to Route 22) should be reduced.	Speed is linked to traffic studies, County standards; Council jurisdiction
		Zoning	Reduce maximum height of buildings in all zones to max. of 3 stories.	Revisions have been added to the M.P. to reduce to 3 stories/45'
		General	Define Infill,Villa Restaurant,Target Revitalization, Neighborhood Plans	Glossary has been added.
			and Group Homes.	
F	Staffin	General	Proactive efforts should be made to encourage existing lots/businesses to comply with objectives of the Master Plan	This is done when an application is submitted to the Board for any modifications.
		General	Computations should be provided to demonstrate the effects of changes	This will be a lengthy process. What is being done is substantive and reaches the extremes
G	Formus	General	Procedural questions	Advisory - No Action recommended
H	Harwick	Zoning	Weyerhaeuser (Findeme) senior citizen should be rezoned R-40, not R-10	The zone has been amended to SC to permit senior citizen development only.
		Zoning	Change R-20.1 as soon as possible.	Advisory - No Action recommended
I	Goodberlet	Parks/Fields	Provide more playing fields.Consider options, including Darby and Meadowl.II	Advisory - No Action recommended
J	Pearly	Parks/Fields	As Park Bd member, wishes to work cooperatively, proactively for fields.	Advisory - No Action recommended
K	O'Neill	Parks/Fields	Open space development can be done responsibly, with good stewardship	Advisory - No Action recommended
L	Vaucher	Land Use	Reference issue of heliports, home occupations, seniors (55), employment	Heliports are not permitted and must be approved by Zoning Board of Adjustment
		Zoning	Golf Club should be limited to 'private ownership'.	This cannot be legislated through the zoning ordinance
M	Ryan	Circulation	Specify what trucks (what sizes) can use what roads.	Weight limits are changed via engineering traffic studies. The Master Plan is not the vehicle.
N	Redmond	Circulation	An intersection of 202/206 at Brown Road would have negative effect on traffic	
O	Troxell	Zoning	Do something about Home Occupation signs in residential neighborhoods.	Signs are controlled.Board may wish to eliminate signs, but that is a significant change.
			Strengthen ordinance regarding non-residential traffic on residential roads.	This is a Council issue and appropriate studies are ongoing.
P	Gladfelter	Zoning	The future population potential of Bridgewater should be considered in zoning.	Advisory - No Action recommended
			P.B. should identify available sites for schools; curtail more development	Advisory - No Action recommended
			Darby should be designated as P zone. Request withdrawn next day.	This has been added to the M.P.

ADDITIONAL REMARKS ON MASTER PLAN / RE-EXAMINATION REPORT -

Page 3/3

	Subject	Comment/Recommendation Made	Response to the various Topics Raised
			Advisonr- No Action recommended
	Parking	Consider permitting stacked cars in banks to be counted as parking stalls (max. of 3 stalls per teller-not ATM- stalls = 20' long).	This has been added to the M.P.
	Signs	Should the Board consider controlling neon signs?	The Master Plan limits neon signs to one sign per tenant.
	Aesthetics	Should the Board consider required setbacks along Route 202 to be 200' and the minimum parking setback of 100' similar to that for Route 22.	This enhanced setback has been added to the Master Plan.
	Zoning	Decks are required to meet the rear yard setbacks for the dwelling. Consideration to permit decks to be 10' from the rear property line in the R-10A, R-10B (6,000sf) and R-20.1 (6,000sf) zones.	Smaller lots found in these zones have had deck setback requirements relaxed somewhat to allow for more suitable size rear yard decks. Decks may be 10' from the rear property line in these zones.
	Zoning	Increase R-10 and R-10A zones for minimum rear yard from 20' to 25'.	This has been added to the Master Plan
	Circulation	All developments shall provide sidewalks or contribute to fund	This has been added to the Master Plan
	Land Use	Distance of active recreational uses such as fields is as follows:	The Master Plan has recommended the following distance requirements:
		Parkland lot of up to 2 acres 50'	Parkland lot of up to 2 acres 25'
		Parkland lot of 2.1 acres to 5 acres 75'	Parkland lot of 2.1 acres to 5 acres 50'
		Parkland lot of over 5 acres 150'	Parkland lot of over 5 acres 100'
		Add to Section 126-169 (Parking Requirements) for Livery service	Requirements have been added to the Master Plan
	Zoning	Eliminate new/used car sales, service as a permitted use use in all zones.	This has been added to the Master Plan
		Add to Section 126-169 Ambulance: Vehicles are to be stored inside	This has been added to the Master Plan
	Circulation	Add to Master Plan that the Milltown Road -Railroad bridge is a concern	This has been added to the Master Plan
	Circulation	Point out the confusion over road names Erin and Aaron Ct.	This has been added to the Master Plan

PUBLIC HEARING REMARKS ON MASTER PLAN / REEXAMINATION REPORT - Bradley Gardens on February 15, 2005

	Resident	Subject	Comment/Recommendation Made at Meeting	Response to the various Topics Discussed
A	Whelan	Land Use	Rezone BI 170, lots 1,2,3,3.01 from C-1 to C-3. Eliminate intense retail.	C-3A zone-Section 313.1 which is C-3 with no banks (Eliminate last sentence in 313.1E(1):
		Circulation	Traffic and pedestrian concerns in this area. Auto body may vacate their lots.	Advisory - No Action recommended
		Stormwater	Farmer ditches should be computed in stormwater management calculations.	Advisory - No Action recommended
		Circulation	There is ever-increasing speeds and volumes on Meadow Rd. Need Study.	There is a study underway. No action is recommended.
		Land Use	Cell towers should be stealth (look like trees or similar objects)	Advisory - No Action recommended
		Circulation	Improving Milltown tunnel may have negative impacts on residents.	Advisory - No Action recommended
B	Hoare	Land Use	Former member of Bernards PB and approves of provisions in M.P.	Advisory - No Action recommended
C	Barone	Circulation	Milltown Road Tunnel should be looked into for improved access/safety	This subject is discussed in the Master Plan
		Land Use	Olivetti status?	The status is that the site plan is approved and protected for 3 years plus extensions.
D	Lella	Circulation	Milltown Road area needs roadway improvements.	This is being designed in a continuing program.
E	Hollingsworth	Open Space	Lacrosse has 200 participants. It is #2 as a growing sport. Fields are needed.	Advisory - No Action recommended
			Water condition on the fields make getting access difficult.	Advisory - No Action recommended
F	Haelig	Land Use	Make the East side of Thompson/Chimney Rock a VC (LC) zone.	C-3A zone-Section 313.1 which is C-3 with no banks (Eliminate last sentence in 313.1E(1):
			Traffic influences on the west side of road are the same as on the east side.	
G	Loolian	Land Use	Permit extended stay lodging for offices on Frontier Rd.	Add Conditional Use Section 126-347.1 for C-3 and M-1 zones. Modify Text to office complexes only, a maximum of 50 rooms and no school children.
			Wants C-3 zone modified to permit this use or add lot to VC zone.	
H	Kassell	Open Space	There needs to be stronger language on active recreation in the M.P.	This subject is discussed in the Master Plan
			Purchase developable (usable) open space lands in preference to unusable.	Advisory - No Action recommended
I	McBride	Land Use	Agrees with environmental provisions of the M.P.	Advisory - No Action recommended
J	Ryback	Circulation	NJ Transit activity in the area of Chestnut Street is a severe problem.	Advisory - No Action recommended
		Stormwater	The area of Chestnut/Linden/Sycamore/Oak has severe drainage problems	Advisory - No Action recommended
K	Standish	Stormwater	Sycamore needs to be considered for a drainage program.	Advisory - No Action recommended
L	Higgins	Open Space	Lacrosse coach. Needs more fields. This is a desperate situation since there are many participants now, and growing. Also football is in need of fields.	Advisory - No Action recommended

PUBLIC HEARING REMARKS ON MASTER PLAN / REEXAMINATION REPORT - Finderne on February 23, 2005

	Resident	Subject	Comment/Recommendation Made at Meeting	Response to the various Topics Discussed
A	Hansen	Land Use	Questions on 'grandfathering'	Advisory - No Action recommended
B	Wohl	Zoning	If deletion of Building material storage is for principal use, clarification needed.	Clarify the ordinance provision.
		Zoning	Do not reduce Industrial park site to 2-1/2 stories; keep at 3 stories.	The Board rejected this recommendation for inclusion in the Master Plan
		Zoning	Improved lot coverage is too restrictive in that it reduces from 60% to 50%.	The Board rejected this recommendation for inclusion in the Master Plan
C	Loolian	Zoning	In C-3 zone, wants LC zoning for the office so that they can have a hotel.	The Board rejected this recommendation for inclusion in the Master Plan

		Do not decrease height of buildings to 2-1/2 story when 3 story is workable.	The Board rejected this recommendation for inclusion in the Master Plan
		They would have the hotel at 2-1/2 stories.	
D	Cleary	Zoning	Why was the flag lot definition deleted in the Master Plan?
			explained that flag lots are no longer permitted.
E	Indrisc	Zoning	Buffers should be required for non-residential uses across from housing.
			Explained that there are new controls for the streetscape that will help improve aesthetics.
F	Lieblen	Circulation	Traffic down 28 is a problem - noise and safety.
			Advisory - No Action recommended
		Public transportation are advertising boards	Advisory - No Action recommended
		flooded problems are in the Findeme area due to inadequate drains, CB's	Advisory - No Action recommended
G	Sominaro	Land Use	Dog parks should not be near a residential zone. Do not encourage them.
			Delete dog parks from the recommendations to the Master Plan.
		Criteria is needed if a dog park is to be considered.	
H	Vaucher	Land Use	Look into heliports that are not used and decommission those not used.
			Recommendation will be made in the Master Plan
		Notify property owners more than the required 200 feet.	The Board rejected this recommendation for inclusion in the Master Plan
J	Orloff	Land Use	Trees are needed on Findeme Avenue and Main Street
			Coordination with the shade tree committee will be made to find 'homes' for excess trees.
		Circulation	Noise and traffic are problems in Findeme Ave/Main St. Pedestrian safety.
K	Haelig	Zoning	There is need for an R-15 zone because of all the 15, 000 sf. Lots in town.
			The Board considered this recommendation and does not recommend amendment at this time.
		Exceptions are needed to accommodate these lots.	
L	Genova	Zoning	The R-40 and R-50 regs for lot coverage and FAR need
			Recommend amendments to clarify terms in Master Plan
		better definitions and need to be increased, at least to the existing zoning.	
M	Mehrisan	Land Use	Garages are too small, Tree replacement is important. Need regs for RV's,
			Advisory - No Action recommended
		Campers, boats. Put gate back up at Glenbrook & Stratton. Need left turn	Regulations of these is viewed as a step to be taken at some time in the future.
		onto Country Club from Rte 28.	The board does feel that within its jurisdiction to make this type of recommendation
N	Cocca	Zoning	Get Milltown and Vanderveer Rd area rezoned asap.
			Advisory - No Action recommended
O	Serksky	Zoning	The senior citizen housing should use Radel, which may need improvement.
			Advisory - No Action recommended
P	Gladfeiler	Zoning	Senior citizen should be 60-65 yrs, not 55 yrs. No dog park.
			The Board considered this and kept the age at 55

BRIDGEWATER TOWNSHIP PLANNING BOARD
Special Meeting
Tuesday, January 18, 2005

—MINUTES—

CALL MEETING TO ORDER:

Chairman Fross called the special meeting of the Bridgewater Township Planning Board to order at 7:30 p.m. at the Martinsville Fire Department, Washington Valley Rd. at the corner of Mt. Horeb Rd. in Martinsville, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on December 13, 2004 and January 12, 2005. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mr. Clark – present	Mrs. Kane - present
Mrs. Knapp – absent	Mr. Leven – present
Councilman Norgalis – present	Mayor Flannery – present
Chairman Fross – present	Mrs. Barbara Kane, Alt. #1 - present

Others present: Attorney Thomas Collins, Township Planner Scarlett Doyle,
Land Use Administrator Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

MINUTES FOR APPROVAL:

The Board took no action on the following minutes, as the Board agreed to table the documents for review at the next scheduled Board meeting: December 14, 2004 Regular Meeting minutes and January 11, 2005 Reorganization & Regular Meeting minutes.

MEMORIALIZING RESOLUTIONS:

The Board took no action on the following memorializing resolutions, as the Board agreed to table the documents for review at the next scheduled Board meeting:

BRIDGEWATER COMMONS MALL – Lifestyle Center
Block 553 Lots 1, 1.03, 1.04, 1.05, 1.07, 1.08
#94-04-PB, Amended Final Major Site Plan
DECISION: Approved Site Plan and Architectural Plans w/conditions 12/14/04
Eligible: Mayor Flannery, Ms. Barbara Kane, Chairman Fross

TECTONICORP, 322 Route 22
Block 400 Lot 2
#62-04-PB, Minor Site Plan w/variances
DECISION: Approved w/conditions 12/9/04
Eligible to vote: Mrs. Knapp, Councilman Norgalis, Mayor Flannery, Mrs. Barbara Kane, Chairman Fross

(pending) BRIDGEWATER COMMONS MALL – Lifestyle Center
Block 553 Lot 1.03

#94-04-PB, Condition of Approval – Review enhanced landscaping and wall
DECISION: Landscaping and wall Approved w/conditions 1/11/05
Eligible: Mr. Clark, Mayor Flannery, Ms. Barbara Kane, Mrs. Knapp

(pending) LAROSA, 95 Pearl St., 99 Pearl St. & 103 Pearl St
Block 254 Lots 69, 70 & 71
#39-04-PB, Preliminary & Final Major Subdivision
DECISION: Approved w/conditions 11/9/04 – Waiting for determination that revised plan is in
conformance with approval (required prior to adoption of memorializing resolution)

REVIEW DRAFT MASTER PLAN REEXAMINATION REPORT AND AMENDMENT TO THE MASTER PLAN:

Chairman Fross welcomed the public to the meeting and recommended the public provide their insights, comments and suggestions. He introduced the Board professionals and Board members and confirmed there are three additional neighborhood meetings beginning at 7:30 p.m. and scheduled as follows:

Monday, 1/24/05	Bridgewater Township Municipal Courtroom, 505 Rte 202/206 North
Tuesday, 2/15/05	Bradley Gardens Fire Department, 24 Old York Rd
Wednesday, 2/23/05	Finderne Rescue Squad, 476 Union Ave., Bridgewater, NJ

Councilman Norgalis thanked the public for their attendance. He acknowledged the selfless donation of time by each of the Planning Board members and provided an overview of some of the changes in the Master Plan document.

Mayor Flannery welcomed the public to the meeting, noting an updated master plan has been a long time coming. She noted the master plan is the blue print for the future development of Bridgewater Township, confirming the document promotes control of development.

Township Planner Scarlett Doyle confirmed the meeting agenda for review of the Master Plan Amendment and Reexamination Report noting the start of the PowerPoint outline presentation.

Township Planner Doyle confirmed the process includes the four neighborhood meetings for discussion of how the master plan links to an ordinance. She clarified that the Master Plan is a Planning Board document and once adopted is given to the Township Council at which time the Council has an opportunity to see which portions they endorse and can adopt new ordinances if they deem necessary.

Planner Doyle confirmed the Master Plan provides recommended changes to the provisions in existing zoning. In addition, she confirmed the official zoning map is a Council document while the land use plan being presented at this meeting belongs to the Planning Board and is not the official zoning map.

After the Master Plan presentation, the Chairman will open the meeting for input, comments, questions and recommendations from the public. After all of the neighborhood meetings are finished all of the recommendations and comments will be reviewed by the Board members and Board professionals for possible revision to the master plan document being presented. After which time, the Planning Board will schedule a public hearing and then ultimately adopt the Master Plan Amendment and Reexamination Report.

Planner Doyle reviewed the overall objectives of the master plan including: restrain further development, control density, protect existing open space (passive, active and conservation) and actively pursue opportunities to enhance quality of life.

Township Planner Doyle reviewed the land use objectives including: continue to permit development within existing zones consistent with infrastructure and an established pattern of development; discourage intense uses and modify zoning to protect neighborhoods and environmental assets; provide a balanced land use pattern Township wide including residential, commercial, limited industrial, public/semi-public, conservation and parks/open space uses; and require aesthetically-pleasing land use design that prefers subtle character in site appearance.

Township Planner Doyle reviewed the open space, parks and recreation objectives including: maintain and expand the Township's existing system of passive and active parks and open space/conservation areas; acquire additional land to provide for an interconnected network between parks, greenways, conservation and other open space areas; monitor the inventory of recreational facilities to ensure that adequate passive and active recreation areas are available throughout the Township, including large parks and smaller neighborhood parks.

Township Planner Doyle reviewed the circulation objectives including: promote and enhance all types of transportation infrastructure and services prior to endorsing capacity-increasing projects; and discourage commercial vehicles from using residential neighborhood roads.

Planner Doyle reviewed the community facilities objectives including: continue to provide the level of community facilities that residents and businesses expect and need; track the level of need for police, fire and emergency services to ensure that adequate facilities are provided; and continue to study the expansion or replacement of the municipal complex, which is ongoing.

Township Planner Doyle reviewed the zoning recommendations including: environmental, density, stormwater and other zoning recommendations. In addition, she reviewed the environmental/aesthetics objective including: reduce confusion over activities in conservation easements. Clearly define activities which cannot occur in easement areas; protect steep slopes and confine construction to the lesser slopes, thereby, protecting trees and reduced erosion; enhance aesthetics by controlling the marketing of products from parking areas and prohibit parking of vehicles if they function as a marketing tool; building design standards for Routes 22, 28, 202 and 202/206; regulate the location of cellular communication facilities by acknowledging that antennas are more appropriately sited in the least intrusive locations including: on existing buildings, on already existing towers and on existing high tension electrical transmission towers.

Planner Doyle reviewed and discussed the landscaping design standards objective including the specific requirements for site plans:

- 8 shrubs per each 30' frontage (along street)
- 1 street tree per 50' of street frontage (along street)
- 3 rows of landscaping (along street)
- 3 ornamental trees per 500 s.f. of disturbed area (interior)
- 10 shrubs per 5,000 s.f. of impervious coverage (interior)
- 10 foundation plants per 20 feet of foundation
- 1 shade tree per 10 parking stalls

The specific requirements for subdivisions include:

- 1 street tree per 50' street frontage

- 1:1 tree replacement for established 12" trees or plant that number of trees elsewhere in the Township with help from the Shade Tree Commission
- Planner Doyle confirmed there is list of species required for landscaping in the Master Plan Amendment & Reexamination Report document.

Planner Doyle reviewed the density objective including: eliminating conversions of one family dwellings to two family dwellings or adding an additional accessory dwelling unit on a lot in specific zones including: R-10, R-20.1, R20, R-40, R-40 MDU-1, R-MDU-10.5, R-MDU-8, R-MDU-6, R-MDU-5, C-1 and R-50; eliminate residential uses from the Village Center (VC) zone district; reduce maximum permitted building heights in specific zones including:

- HC – from a maximum of 5 stories to a maximum of 3 stories
- HIC – from a maximum of 5 stories to a maximum of 3 stories
- VC – from a maximum of 4 stories to a maximum of 3 stories
- M-1 from a maximum of 3 stories to a maximum of 2 ½ stories
- C-3 – from a maximum of 3 stories to a maximum of 2 ½ stories

Establish minimum side yard setbacks where none exist, with specific zones including:

- C-1 – from 0' setback requirement to a minimum of 25' sideyard setback
- C-1A – from 0' setback requirement to a minimum of 25' sideyard setback

Increase minimum buffer requirements when abutting residential zone in specific zones including:

- C-1 – increase buffer from 25' to a minimum of 50' landscaped buffer
- C-1A – increase buffer from 25' to a minimum of 50' landscaped buffer
- HIC – increase buffer from 50' to a minimum of 75' landscaped buffer
- M-1 – increase buffer from 50' to a minimum of 100' landscaped buffer

Encourage appropriate design so that buildings will more closely conform to the size and geometry of the lot including the following controls: building coverage, floor area ratio and improved lot coverage.

Township Planner Doyle reviewed and discussed the stormwater management objective including: develop a comprehensive set of regulations designed to improve stormwater quality and reduce stormwater quantity, which is being proposed in response to the New Jersey RSIS and NJDEP regulations adopted in February 2004.

Township Planner Doyle discussed and reviewed several other recommended ordinance amendments including:

- Lot line adjustments will require notice to the public (notice currently not required)
- Temporary structures needed as a result of loss due to flood or fire will be permitted (currently, the owner must secure approval from the Zoning Board of Adjustment)
- All site plans will require public notice including minor site plans (currently, minor site plans may be reviewed by the Board without public notice)
- House of worship will have the minimum lot size adjusted to respond to need for more land to support accessory uses such as single unit housing and congregate housing
- Decks are part of the principal dwelling and not considered an accessory structure which means the deck of a home will meet the setback requirements of the dwelling.

Planner Doyle reviewed and discussed the draft land use map prepared by Jack Lyons through 12/8/04; which she stressed is not to be confused with the official zoning map. Planner Doyle noted there are a total of 42 zoning districts in the Township with several of them being collapsed which will reduce the

number of zones in the Township. She discussed the portions of the Township including the southwest, southeast, northerly portions.

Chairman Fross opened the meeting to the public for comments and suggestions.

Mario Panicucci, 1064 Eastbrook Rd., addressed concerns with overdevelopment of residential dwellings within the Township and deer control program to help maintain the landscaping listed in the master plan.

Jason Pizzo, 1065 Route 22 west, requested a copy of the draft land use plan map as presented. Township Planner Scarlett Doyle confirmed the map would be available on line if possible and it could also be purchased in the Planning Department at the municipal building.

Adam Alb, 202 Washington Valley Rd., he requested the lot sizes remain as existing, control of steep slope development and related downhill issues. In addition, he suggested underground development for future development within the Township.

Bob Ericksen, 717 Van Ness Drive, addressed concerns with the village center zone (VC) being renamed to limited commercial (LC). He likes the sound of village center which has a charming sound to it. Township Planner Doyle noted that words like attractive and sense of place are difficult to enforce; therefore, the master plan has been updated to reflect established standards which provide definitive meaning to words like attractive. In addition, Mr. Ericksen questioned the destiny of the County road project, noting he does not want severe tree cutting along Washington Valley Rd.

Jan McClure-Brown, 208 Primrose Lane, discussed the safety concerns on Primrose which many residents use as a cut through street to Vosseller. She requested a cul-de-sac be put in place to cut off Primrose and Vosseller. In addition, she requested design standards that prohibit neon signs and cement block buildings with no character.

Howard Teichman, 60 Fairmont, questioned the difference between 671 excess units for Mount Laurel housing within the Township and the 333 units noted in the master plan. Township Planner Doyle agreed to confirm the numbers; however, she noted that some units qualify for 1.5 credits which may be the reason for the discrepancy. In addition, Mr. Teichman discussed the third round of affordable housing, noting it not only is dependant on residential but also includes commercial development in the formula. Planner Doyle concurred noting our excess credits will be applied to the third round in addition to utilize regional contribution agreements (RCA) where we would contribute money collected as development fees to other locations for affordable housing development outside of Bridgewater Township. In closing, Mr. Teichman confirmed his opinion that the Township is sincerely controlling development with this master plan update.

Richard Rosenberg, 9 Stilwell Court, questioned if new amended site plan applications would trigger the new landscape mentioned in the master plan update. Attorney Collins confirmed an amended site plan would require the new landscape. In addition, he noted that Imclone on Route 22 is utilizing underground development.

Joanne Bixler, 3 Donna Court, questioned if established/existing farms would be grandfathered and what would be required if there is a change in use, referring to the farm located at 1195 Washington Valley Rd. Township Planner Doyle confirmed the existing farm would be considered a pre-existing non-conforming use which is allowed to remain; however, a change in use would require the R-50 minimum lot size of 50,000 s.f.

Al Ozolins, 1861 Ridge Rd., addressed concerns with future development of the Gianotti tract on Newman's Lane. Mayor Flannery confirmed the County has expressed interest in the property; however, the owner's do not want to sell. In addition, the Township has notified the County that we too are interested in the property for use as parkland. Mr. Ozolins confirmed he would like to the park available only to Bridgewater Township residents. In addition, Mr. Ozolins addressed concerns with additional water on his property due to the development of the Houston homes and Spring Run. Mayor Flannery advised Mr. Ozolins to contact the Township Engineering Department regarding the water issue.

Janos Szeman, Washington Valley Rd., requested that 18-wheel trucks be prohibited from traveling on Washington Valley Rd. In addition, he requested limits on development on steep slopes.

Barry Szymanski, off Meadowview Dr., confirmed the Bridgewater Football League (BFL) is in need of playing fields in Bridgewater. He noted the football league is open to all school age boys and girls who live in Bridgewater, with games held amongst other towns including Hillsborough, North Hunterdon, Voorhees and Watchung Hills.

Greg O'Neill, 1134 Concord Dr., agreed with Mr. Szymanski that children need structure and organization; hence, playing fields are needed in the Township. He encouraged the Township to require proper use of lands that can accommodate activities within the community with consideration of the environmental assets, such as the Darby Tract. He confirmed that playing fields are needed in the Township.

Steve Penn, Shaefer Rd., confirmed he likes the BFL as his daughter is a member and plays football. He confirmed Mr. Szymanski is doing an excellent job with the Bridgewater Football League.

With no further comments from the public, Chairman Fross closed the public portion of the meeting.

Chairman Fross thanked the public for their comments and suggestions. In addition, he thanked the Board members and Township Planner Scarlett Doyle for all of their time and effort in preparing the master plan document presented. In addition, he thanked Mr. Strohmeier and Mr. Bodnar, who were on the Board last year, for their donation of time and hard work they contributed to the master plan update document.

Mayor Flannery thanked Township Planner Scarlett Doyle for her unprecedented dedication and expertise, the Martinsville Fire Department for use of the hall and Bob Clark for the PowerPoint presentation materials and sound recording system.

BOARD BUSINESS/ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

Marie L. Broughman,
Land Use Administrator

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, January 24, 2005

—MINUTES—

CALL MEETING TO ORDER:

Chairman Fross called the regular meeting and master plan neighborhood meeting of the Bridgewater Township Planning Board to order at 7:30 p.m. at the Bridgewater Township Municipal Court, 505 Route 202/206 North, Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on January 12, 2005 and January 18, 2005. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mr. Clark – present	Mrs. Joanne Kane - absent
Mrs. Knapp – present	Mr. Leven – present
Councilman Norgalis – present	Mayor Flannery – present
Chairman Fross – present	Ms. Barbara Kane, Alt. #1 - absent

Others present: Attorney Thomas Collins, Township Planner Scarlett Doyle,
Land Use Administrator Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

REVIEW DRAFT MASTER PLAN REEXAMINATION REPORT AND AMENDMENT TO THE MASTER PLAN:

Chairman Fross welcomed the public to the meeting and recommended the public provide their insights, comments and suggestions. He introduced the Board professionals and Board members. In addition, he confirmed this meeting is the second of four neighborhood meetings beginning at 7:30 p.m. and scheduled as follows:

Tuesday, 1/18/05	Martinsville Fire Department, Washington Valley Rd. at the corner of Mt. Horeb Rd.
Monday, 1/24/05	Bridgewater Township Municipal Courtroom, 505 Rte 202/206 North
Tuesday, 2/15/05	Bradley Gardens Fire Department, 24 Old York Rd
Wednesday, 2/23/05	Finderne Rescue Squad, 476 Union Ave., Bridgewater, NJ

Councilman Norgalis thanked the public for their attendance. He acknowledged the selfless donation of time by each of the Planning Board members and provided an overview of some of the changes in the Master Plan document. In addition, he thanked the Foothill Road Civic Association for all of their hard work. He confirmed the Planning Board is tightening up some of the issues in the master plan.

Mayor Flannery welcomed the public to the meeting, noting an updated master plan has been a long time coming. She noted the master plan is the blue print for the future development of Bridgewater Township, confirming the document promotes control of development.

Township Planner Scarlett Doyle confirmed the meeting agenda for review of the Master Plan Amendment and Reexamination Report noting the start of the PowerPoint outline presentation. Township Planner Doyle confirmed the process includes the four neighborhood meetings for discussion of how the master plan links to an ordinance. She clarified that the Master Plan is a Planning Board document and once adopted is given to the Township Council at which time the Council has an opportunity to see which portions they endorse and can adopt new ordinances if they deem necessary.

Planner Doyle confirmed the Master Plan provides recommended changes to the provisions in existing zoning. In addition, she confirmed the official zoning map is a Council document while the land use plan being presented at this meeting belongs to the Planning Board and is not the official zoning map.

After the Master Plan presentation, the Chairman will open the meeting for input, comments, questions and recommendations from the public. After all of the neighborhood meetings are finished all of the recommendations and comments will be reviewed by the Board members and Board professionals for possible revision to the master plan document being presented. After which time, the Planning Board will schedule a public hearing and then ultimately adopt the Master Plan Amendment and Reexamination Report.

Planner Doyle reviewed the overall objectives of the master plan including: restrain further development, control density, protect existing open space (passive, active and conservation) and actively pursue opportunities to enhance quality of life.

Township Planner Doyle reviewed the land use objectives including: continue to permit development within existing zones consistent with infrastructure and an established pattern of development; discourage intense uses and modify zoning to protect neighborhoods and environmental assets; provide a balanced land use pattern Township wide including residential, commercial, limited industrial, public/semi-public, conservation and parks/open space uses; and require aesthetically-pleasing land use design that prefers subtle character in site appearance.

Township Planner Doyle reviewed the open space, parks and recreation objectives including: maintain and expand the Township's existing system of passive and active parks and open space/conservation areas; acquire additional land to provide for an interconnected network between parks, greenways, conservation and other open space areas; monitor the inventory of recreational facilities to ensure that adequate passive and active recreation areas are available throughout the Township, including large parks and smaller neighborhood parks.

Township Planner Doyle reviewed the circulation objectives including: promote and enhance all types of transportation infrastructure and services prior to endorsing capacity-increasing projects; and discourage commercial vehicles from using residential neighborhood roads.

Planner Doyle reviewed the community facilities objectives including: continue to provide the level of community facilities that residents and businesses expect and need; track the level of need for police, fire and emergency services to ensure that adequate facilities are provided; and continue to study the expansion or replacement of the municipal complex, which is ongoing.

Township Planner Doyle reviewed the zoning recommendations including: environmental, density, stormwater and other zoning recommendations. In addition, she reviewed the environmental/aesthetics objective including: reduce confusion over activities in conservation easements; clearly define activities which cannot occur in easement areas; protect steep slopes and confine construction to the

lesser slopes, thereby, protecting trees and reduced erosion; enhance aesthetics by controlling the marketing of products from parking areas and prohibit parking of vehicles if they function as a marketing tool; building design standards for Routes 22, 28, 202 and 202/206; regulate the location of cellular communication facilities by acknowledging that antennas are more appropriately sited in the least intrusive locations including: on existing buildings, on already existing towers and on existing high tension electrical transmission towers.

Planner Doyle reviewed and discussed the landscaping design standards objective including the specific requirements for site plans:

- 8 shrubs per each 30' frontage (along street)
- 1 street tree per 50' of street frontage (along street)
- 3 rows of landscaping (along street)
- 3 ornamental trees per 500 s.f. of disturbed area (interior)
- 10 shrubs per 5,000 s.f. of impervious coverage (interior)
- 10 foundation plants per 20 feet of foundation
- 1 shade tree per 10 parking stalls

The specific requirements for subdivisions include:

- 1 street tree per 50' street frontage
- 1:1 tree replacement for established 12" trees or plant that number of trees elsewhere in the Township with help from the Shade Tree Commission

Planner Doyle confirmed there is list of species required for landscaping in the Master Plan Amendment & Reexamination Report document.

Planner Doyle reviewed the density objective including: eliminating conversions of one family dwellings to two family dwellings or adding an additional accessory dwelling unit on a lot in specific zones including: R-10, R-20.1, R20, R-40, R-40 MDU-1, R-MDU-10.5, R-MDU-8, R-MDU-6, R-MDU-5, C-1 and R-50; eliminate residential uses from the Village Center (VC) zone district; reduce maximum permitted building heights in specific zones including:

- HC – from a maximum of 5 stories to a maximum of 3 stories
- HIC – from a maximum of 5 stories to a maximum of 3 stories
- VC – from a maximum of 4 stories to a maximum of 3 stories
- M-1 from a maximum of 3 stories to a maximum of 2 ½ stories
- C-3 – from a maximum of 3 stories to a maximum of 2 ½ stories

Establish minimum side yard setbacks where none exist, with specific zones including:

- C-1 – from 0' setback requirement to a minimum of 25' sideyard setback
- C-1A – from 0' setback requirement to a minimum of 25' sideyard setback

Increase minimum buffer requirements when abutting residential zone in specific zones including:

- C-1 – increase buffer from 25' to a minimum of 50' landscaped buffer
- C-1A – increase buffer from 25' to a minimum of 50' landscaped buffer
- HIC – increase buffer from 50' to a minimum of 75' landscaped buffer
- M-1 – increase buffer from 50' to a minimum of 100' landscaped buffer

Encourage appropriate design so that buildings will more closely conform to the size and geometry of the lot including the following controls: building coverage, floor area ratio and improved lot coverage.

Township Planner Doyle reviewed and discussed the stormwater management objective including: develop a comprehensive set of regulations designed to improve stormwater quality and reduce stormwater quantity, which is being proposed in response to the New Jersey RSIS and NJDEP regulations adopted in February 2004.

Township Planner Doyle discussed and reviewed several other recommended ordinance amendments including:

- Lot line adjustments will require notice to the public (notice currently no required)
- Temporary structures needed as a result of loss due to flood or fire will be permitted (currently, the owner must secure approval from the Zoning Board of Adjustment)
- All site plans will require public notice including minor site plans (currently, minor site plans may be reviewed by the Board without public notice)
- House of worship will have the minimum lot size adjusted to respond to need for more land to support accessory uses such as single unit housing and congregate housing
- Decks are part of the principal dwelling and not considered an accessory structure which means the deck of a home will meet the setback requirements of the dwelling.

Planner Doyle reviewed and discussed the draft land use map prepared by Jack Lyons through 12/8/04; which she stressed is not to be confused with the official zoning map. Planner Doyle noted there are a total of 42 zoning districts in the Township with several of them being collapsed which will reduce the number of zones in the Township. She discussed the portions of the Township including the southwest, southeast, northerly portions.

Chairman Fross opened the meeting to the public for comments and suggestions. Chairman Fross requested the comments from the public be limited to 5-minutes for each speaker in order to give everyone an opportunity to speak. He noted that if some of the comments are better suited for another Township forum then one would be recommended.

Jim Gover, Gregory Ave., requested additional multi-purpose fields for the children in Bridgewater.

Patti Indrisek, 191 Foothill Rd., confirmed she does not want the existing roadways widened to accommodate commercial businesses. In addition, she requested larger buffers on commercial property adjacent to residential property and requested the buffer also be required in the commercial frontage with additional landscaping in the M-1A zone.

Councilman Norgalis confirmed that existing businesses are grandfathered in and any new ordinances could only be enforced if the commercial business made application to the Board to amend the site plan.

Ken Whistler, 492 Winding Brook Way, requested an electronic version of the PowerPoint presentation. He was directed to see Mr. Clark after the meeting. Planner Doyle confirmed that all of the comments received at the four neighborhood meetings would be compiled and reviewed by the Planning Board who would then decide if the master plan document should be revised. She confirmed that the master plan document is only a recommendation to the Township Council and that the Council decides if new or amended ordinances are required.

Angela Bodino confirmed she wants the Darby Tract preserved as an educational resource with programs held for the Township residents. She wants to preserve the national heritage of Bridgewater. She requested to provide a PowerPoint presentation to the Planning Board regarding the Darby Tract.

Franz Skok confirmed he does not want active recreation in the Darby Tract. He confirmed the Darby PowerPoint presentation would be ready in approximately three weeks and requested a date to present the information to the Board.

Theresa Avin, Drysdale Lane, confirmed the speed limit from 45 mph to 25 mph where Foothill Rd. meets North Bridge Street is unsafe and requested it be reduced. Mayor Flannery confirmed traffic studies have been completed and she should put her request in writing to the Township Council who would then send the request to the NJDOT. Ms. Avin also requested that a glossary be included in the master plan to better define the terms used in the master plan. In addition, she noted that some of the references in the master plan document refer to sites that are no longer in existence. For example, the Villa Restaurant is not the Villa restaurant today.

Don Staffin, 680 St. Georges Rd., requested that a method to bring the grandfathered properties into compliance by encouraging them somehow. Attorney Collins confirmed the master plan cannot change that issue, rather it would be more of a topic for the Township Council. He confirmed the master plan forms the foundation for future development and future development applications. He noted that amended site plans must conform to the current standards. In addition, Mr. Staffin requested the maximum density in the Township and requested the Darby Tract be tabled for future fields.

Sharon Formus, Harding Rd., questioned when site plan notices must be sent. Attorney Collins confirmed the notices are sent by the applicant at least 10-days prior to the meeting.

Alan Harwick, Meadow Rd., questioned the high density residential zone and requested the Finderne zoning be rezoned from R-20.1 to R-40. Planner Doyle confirmed it is for Senior Citizen housing such as the development along Route 202/206 including the Hovnanian project, Woodmont I and Finderne. Attorney Collins confirmed that pre-existing approvals are allowed and the Board is not recommending changing neighborhoods that already have been built. Planner Doyle clarified that the R-20.1 zone currently allows developers the option to create 20,000 s.f. lots or 6,000 s.f. lots under certain conditions. Attorney Collins confirmed the Planning Board does not have the power to change the ordinances. Councilman Norgalis confirmed he requested to be a member of the Planning Board again this year in order to see that certain things get done, as he wants to see the master plan adopted in order to be sure the ordinances are legally correct.

Mike Goodberlet, Barrington Dr., confirmed he wants the Darby Tract fields developed. In addition, he suggested the vacant land on Meadow Rd. could also be developed for future fields. He confirmed the Township needs playing fields developed.

Roger Pearly, Short Hills Dr., acknowledged he represents the Park Board and he is also a member of the open space committee and confirmed that playing fields are needed in the Township.

Greg O'Neill, Concord Dr., confirmed that playing fields are needed in the Township. In addition, he confirmed that fields can be encompassed into protecting the environment.

Bob Vaucher, Foothill Civic Association, requested the golf course remain private and not public, and requested a better definition for Senior Citizen, in-house workshops and a heliport.

Mike Ryan, Foothill Rd., confirmed he likes the master plan document being presented; however, he requested more specificity to keep trucks off of local roads.

Jack Redmond, Brown Rd., addressed traffic concerns with the Route 202/206 corridor and confirmed he does not want a 4-way intersection at Brown Rd. Mayor Flannery noted the clover leaf at Route 78 is no longer on the table. Planner Doyle noted there is an access road toward Bedminster buildings for AT&T movement under construction.

John Troxell, 1173 Fairfield Rd., addressed concerns with signs near the road are lit at night and the creeping commercialization detracts from the residential properties. He requested the visual impacts of signs be reduced with particular attention to the chiropractor and dentist signs in the neighborhood. Planner Doyle noted they are probably home occupation signs. In addition, he requested through trucks be prohibited on Foothill Rd. Planner Doyle noted the matter is better suited for the Township Council and the County for portions where they have interest regarding the trucks. Attorney Collins confirmed motor vehicle ordinances do not have to be in line with the master plan as it is a separate issue.

Nancy Gladfelter, 1869 Mountain Top Rd., addressed concerns with the potential population of Bridgewater. She requested land be set aside for future schools. Planner Doyle confirmed there is no land set aside for the County or the Board of Education. Attorney Collins confirmed only the Board of Education has the authority.

Ken Whistler, 492 Winding Brook Way, confirmed he wants to preserve the 115 acres of the Darby Tract. Mayor Flannery confirmed the Planning Board does not determine whether or not the Darby Tract gets developed and it has nothing to do with the master plan. She referred Mr. Whistler speak with the Township Clerk to request a meeting with the Council to discuss the Darby Tract issue. Lastly, Mr. Whistler requested a zoning change from R-40 to P, park, for the Darby Tract.

Bob Vaucher, Foothill Civic Association, requested the Board review the zones that allow a building height of more than 3-stories.

Greg Sipski, 753 E. Main St., requested the Board require existing and new building meet the current code. Planner Doyle recommended Mr. Sipski speak with the Township Zoning Officer to evaluate the permitted uses for specific sites.

Pat McNally, Carnoustie Dr., confirmed she is impressed with the master plan document and requested clarification on the R-40 zoning and P, park, zoning. She noted the Darby Tract is encumbered by Green Acres which allows active/passive recreation.

With no further comments from the public, Chairman Fross closed the public portion of the meeting.

Chairman Fross thanked the public for their comments and suggestions. In addition, he thanked the Board members and Township Planner Scarlett Doyle for all of their time and effort in preparing the master plan document presented. In addition, he thanked Mr. Strohmeier and Mr. Bodnar, who were on the Board last year, for their donation of time and hard work they contributed to the master plan update document.

Mayor Flannery thanked Township Planner Scarlett Doyle for her unprecedented dedication and expertise, the Board members for their hard work and donation of time and Bob Clark for the PowerPoint presentation materials and sound recording system.

EXECUTIVE SESSION:

Attorney Collins advised that the law allows the Board to go into executive session to discuss certain subjects, including potential litigation. Councilman Norgalis made motion to go into executive session to discuss (2) litigation matters. The motion was seconded by Mr. Clark and carried on the following roll call vote (time: 10:29 pm):

AFFIRMATIVE:	Mr. Clark, Mrs. Knapp, Mr. Leven, Councilman Norgalis, Mayor Flannery, Chairman Fross
OPPOSED:	None
ABSTENTIONS:	None
ABSENT:	Mrs. Joanne Kane, Mrs. Barbara Kane

The Board returned to the open public meeting at 10:39 p.m. with all members present as before.

BOARD BUSINESS/ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 10:40 pm.

Respectfully submitted,

Marie L. Broughman,
Land Use Administrator

BRIDGEWATER TOWNSHIP PLANNING BOARD
Special Meeting
Tuesday, February 15, 2005

—MINUTES—

CALL MEETING TO ORDER:

Chairman Fross called the special neighborhood meeting to order at 7:30 pm at the Bradley Gardens Fire Department, 24 Old York Rd., Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on December 13, 2004. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mr. Clark – present	Mrs. Joanne Kane - absent
Mrs. Knapp – absent	Mr. Leven – absent
Councilman Norgalis – present	Mayor Flannery – present
Chairman Fross – present	Ms. Barbara Kane, Alt. #1 - present

Others present: Attorney Thomas Collins, Township Planner Scarlett Doyle,
Land Use Administrator Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

REVIEW DRAFT MASTER PLAN REEXAMINATION REPORT AND AMENDMENT TO THE MASTER PLAN:

Chairman Fross welcomed the public to the meeting and recommended the public provide their insights, comments and suggestions. In addition, he thanked the Bradley Gardens Fire Department for use of the facility. He introduced the Board professionals and Board members and confirmed there are three additional neighborhood meetings beginning at 7:30 p.m. and scheduled as follows:

Monday, 1/24/05	Bridgewater Township Municipal Courtroom, 505 Rte 202/206 North
Tuesday, 2/15/05	Bradley Gardens Fire Department, 24 Old York Rd
Wednesday, 2/23/05	Finderne Rescue Squad, 476 Union Ave., Bridgewater, NJ

Councilman Norgalis thanked the public for their attendance. He acknowledged the selfless donation of time by each of the Planning Board members and provided an overview of some of the changes in the Master Plan document.

Mayor Flannery welcomed the public to the meeting, noting an updated master plan has been a long time coming. She noted the master plan is the blue print for the future development of Bridgewater Township, confirming the document promotes control of development.

Township Planner Scarlett Doyle confirmed the meeting agenda for review of the Master Plan Amendment and Reexamination Report noting the start of the PowerPoint outline presentation.

Township Planner Doyle confirmed the process includes the four neighborhood meetings for discussion of how the master plan links to an ordinance. She clarified that the Master Plan is a Planning Board document and once adopted is given to the Township Council at which time the Council has an opportunity to see which portions they endorse and can adopt new ordinances if they deem necessary.

Planner Doyle confirmed the Master Plan provides recommended changes to the provisions in existing zoning. In addition, she confirmed the official zoning map is a Council document while the land use plan being presented at this meeting belongs to the Planning Board and is not the official zoning map.

After the Master Plan presentation, the Chairman will open the meeting for input, comments, questions and recommendations from the public. After all of the neighborhood meetings are finished all of the recommendations and comments will be reviewed by the Board members and Board professionals for possible revision to the master plan document being presented. After which time, the Planning Board will schedule a public hearing and then ultimately adopt the Master Plan Amendment and Reexamination Report.

Planner Doyle reviewed the overall objectives of the master plan including: restrain further development, control density, protect existing open space (passive, active and conservation) and actively pursue opportunities to enhance quality of life.

Township Planner Doyle reviewed the land use objectives including: continue to permit development within existing zones consistent with infrastructure and an established pattern of development; discourage intense uses and modify zoning to protect neighborhoods and environmental assets; provide a balanced land use pattern Township wide including residential, commercial, limited industrial, public/semi-public, conservation and parks/open space uses; and require aesthetically-pleasing land use design that prefers subtle character in site appearance.

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Township Planner Doyle reviewed the circulation objectives including: promote and enhance all types of transportation infrastructure and services prior to endorsing capacity-increasing projects; and discourage commercial vehicles from using residential neighborhood roads.

Planner Doyle reviewed the community facilities objectives including: continue to provide the level of community facilities that residents and businesses expect and need; track the level of need for police, fire and emergency services to ensure that adequate facilities are provided; and continue to study the expansion or replacement of the municipal complex, which is ongoing.

Township Planner Doyle reviewed the zoning recommendations including: environmental, density, stormwater and other zoning recommendations. In addition, she reviewed the environmental/aesthetics objective including: reduce confusion over activities in conservation easements. Clearly define activities which cannot occur in easement areas; protect steep slopes and confine construction to the lesser slopes, thereby, protecting trees and reduced erosion; enhance aesthetics by controlling the marketing of products from parking areas and prohibit parking of vehicles if they function as a

marketing tool; building design standards for Routes 22, 28, 202 and 202/206; regulate the location of cellular communication facilities by acknowledging that antennas are more appropriately sited in the least intrusive locations including: on existing buildings, on already existing towers and on existing high tension electrical transmission towers.

Planner Doyle reviewed and discussed the landscaping design standards objective including the specific requirements for site plans:

- 8 shrubs per each 30' frontage (along street)
- 1 street tree per 50' of street frontage (along street)
- 3 rows of landscaping (along street)
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- 10 shrubs per 5,000 s.f. of impervious coverage (interior)
- 10 foundation plants per 20 feet of foundation
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The specific requirements for subdivisions include:

- 1 street tree per 50' street frontage
- 1:1 tree replacement for established 12" trees or plant that number of trees elsewhere in the Township with guidance from the Shade Tree Commission

Planner Doyle confirmed there is list of species required for landscaping in the Master Plan Amendment & Reexamination Report document.

Planner Doyle reviewed the density objective including: eliminating conversions of one family dwellings to two family dwellings or adding an additional accessory dwelling unit on a lot in specific zones including: R-10, R-20.1, R20, R-40, R-40 MDU-1, R-MDU-10.5, R-MDU-8, R-MDU-6, R-MDU-5, C-1 and R-50; eliminate residential uses from the Village Center (VC) zone district; reduce maximum permitted building heights in specific zones including:

- HC – from a maximum of 5 stories to a maximum of 3 stories
- HIC – from a maximum of 5 stories to a maximum of 3 stories
- VC – from a maximum of 4 stories to a maximum of 3 stories
- M-1 from a maximum of 3 stories to a maximum of 2 ½ stories
- C-3 – from a maximum of 3 stories to a maximum of 2 ½ stories

Establish minimum side yard setbacks where none exist, with specific zones including:

- C-1 – from 0' setback requirement to a minimum of 25' sideyard setback
- C-1A – from 0' setback requirement to a minimum of 25' sideyard setback

Increase minimum buffer requirements when abutting residential zone in specific zones including:

- C-1 – increase buffer from 25' to a minimum of 50' landscaped buffer
- C-1A – increase buffer from 25' to a minimum of 50' landscaped buffer
- HIC – increase buffer from 50' to a minimum of 75' landscaped buffer
- M-1 – increase buffer from 50' to a minimum of 100' landscaped buffer

Encourage appropriate design so that buildings will more closely conform to the size and geometry of the lot including the following controls: building coverage, floor area ratio and improved lot coverage.

Township Planner Doyle reviewed and discussed the stormwater management objective including: develop a comprehensive set of regulations designed to improve stormwater quality and reduce

stormwater quantity, which is being proposed in response to the New Jersey RSIS and NJDEP regulations adopted in February 2004.

Township Planner Doyle discussed and reviewed several other recommended ordinance amendments including:

- Lot line adjustments will require notice to the public (notice currently no required)
- Temporary structures needed as a result of loss due to flood or fire will be permitted (currently, the owner must secure approval from the Zoning Board of Adjustment)
- All site plans will require public notice including minor site plans (currently, minor site plans may be reviewed by the Board without public notice)
- House of worship will have the minimum lot size adjusted to respond to need for more land to support accessory uses such as single unit housing and congregate housing
- Decks are part of the principal dwelling and not considered an accessory structure which means the deck of a home will meet the setback requirements of the dwelling.

Planner Doyle reviewed and discussed the draft land use map prepared by Jack Lyons through 12/8/04; which she stressed is not to be confused with the official zoning map. Planner Doyle noted there are a total of 42 zoning districts in the Township with several of them being collapsed which will reduce the number of zones in the Township. She discussed the portions of the Township including the southwest, southeast, northerly portions.

Chairman Fross opened the meeting to the public for comments and suggestions.

John Hoare, 1301 Pinhorn Dr., confirmed he is a former member of the Bernards Township Planning Board and he approved of the provisions in the Master Plan.

Donna Barone, 57 Shannon Rd., requested the Milltown Road tunnel should be looked into for improved access/safety. She questioned the status of the Olivetti property and it was confirmed the site plan stands plus the building permits including a 3-year minimum protection period plus extensions.

Judy Lella, Chestnut Rd., requested the Township build a new firehouse for Bradley Gardens. In addition, the Milltown Road area is in need of roadway improvements. Mayor Flannery confirmed Administration is working with the grants manager to find available funding

M.G. Hollingsworth, Martinsville, noted the Bridgewater Youth Lacrosse needs playing fields as there are 200 participants. He noted it is a robust growing sport including girls programs. He noted the water conditions on the existing fields make getting access difficult.

John Haelig, 737 Hawthorne Ave., requested the east side of Thompson/Chimney Rock a Village Center (VC) zone noting the traffic influences on the west side of the road are the same as on the east side.

Bruce Looloian, Advanced Realty Group, requested Block 711 Lot 12 be changed to a C-3 zone to permit extended stay hotels on Frontier Rd. He wants a hotel to be an allowed use for the property.

Tim Kassel, 1277 Dogwood Dr., requested stronger language in the Master Plan for active recreation. He wants the Township to purchase developable/usable open space lands in preference to unusable.

Donald McBride, 822 Vosseller Ave., agrees with the environmental provisions of the Master Plan. In addition, he requested bike lanes in the Township.

Paul Whalen, 455 Meadow Rd., requested the Township require tree type and flag pole cellular towers and confirmed he does not want the Milltown tunnel opened due to traffic concerns.

Jim Lagenbachm, Chestnut St., noted the NJ Transit activity in the area of Chestnut Street is a severe problem. There are severe drainage problems in the area of Chestnut/Linden/Sycamore/Oak streets.

Clayton Standish, 80 Sycamore Ave., noted Sycamore needs to be reviewed for improvement and a drainage program.

John Higgins, 82 Bradley Lane, confirmed he is a coach for lacrosse and the Township needs a home field to play on. Mayor Flannery confirmed the Board of Education owns their own fields and we work with the Board of Education concerning the fields via a congenial working relationship.

With no further comments from the public, Chairman Fross closed the public portion of the meeting.

Township Planner Scarlett Doyle confirmed all of the public comments will get typed up, researched, reviewed and considered by the Planning Board.

Chairman Fross thanked the public for their comments and suggestions. In addition, he thanked the Board members and Township Planner Scarlett Doyle for all of their time and effort in preparing the master plan document presented. In addition, he thanked Mr. Strohmeier and Mr. Bodnar, who were on the Board last year, for their donation of time and hard work they contributed to the master plan update document.

Mayor Flannery thanked Township Planner Scarlett Doyle for her unprecedented dedication and expertise, the Bradley Gardens Fire Department for use of the hall and Bob Clark for the PowerPoint presentation materials and sound recording system.

Chairman Fross called a short recess at 9:05 pm.

Chairman Fross called the meeting back to order at 9:15 pm on the following roll call vote:

Mr. Clark – present	Mrs. Joanne Kane - absent
Mrs. Knapp – absent	Mr. Leven – absent
Councilman Norgalis – present	Mayor Flannery – present
Chairman Fross – present	Ms. Barbara Kane, Alt. #1 - present

The Board reviewed and discussed each of the public comments and directed Township Planner Doyle to add some of the comments to the recommended changes for the Master Plan Amendment and Reexamination Report, which is scheduled for public hearing on February 28, 2005.

Board Attorney Collins confirmed public hearing is scheduled for February 28, 2005 noting that the exact changes from the draft Master Plan document must be presented at the public hearing, which would be read into the record and replacement pages for the document would be required.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 10:00 pm.

Respectfully submitted, (as amended)

A handwritten signature in black ink, appearing to read "Marie L. Broughman". The signature is written in a cursive, flowing style.

Marie L. Broughman,
Land Use Administrator

TOWNSHIP PLANNING BOARD
Special Meeting
Wednesday, February 23, 2005

—MINUTES—

CALL MEETING TO ORDER:

Chairman Fross called the special neighborhood meeting to order at 7:30 pm at the Finderne Rescue Squad, 476 Union Ave., Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

In accordance with the requirements for the Open Public Meetings Act, this meeting was noticed on January 12, 2005. Notices were sent to the Courier News and the Messenger Gazette and were posted in the Bridgewater Township Municipal Building at least 48 hours prior to the meeting. All requirements of the Sunshine Law have been met.

ROLL CALL:

Mr. Clark – present	Mrs. Joanne Kane - present
Mrs. Knapp – present	Mr. Leven – present
Councilman Norgalis – present	Mayor Flannery – absent
Chairman Fross – present	Ms. Barbara Kane, Alt. #1 - present

Others present: Attorney David Solloway, Township Planner Scarlett Doyle,
Land Use Administrator Marie Broughman

SALUTE TO FLAG:

There was salute to colors.

REVIEW DRAFT MASTER PLAN REEXAMINATION REPORT AND AMENDMENT TO THE MASTER PLAN:

Chairman Fross welcomed the public to the meeting and recommended the public provide their insights, comments and suggestions. In addition, he thanked the Finderne Rescue Squad for use of the facility. He introduced the Board professionals and Board members and confirmed there is a total of four neighborhood meetings beginning at 7:30 p.m. and scheduled as follows:

Tuesday, 1/18/05	Martinsville Fire Department, Station No. 1, Washington Valley Rd. at the corner of Mt. Horeb Rd., Martinsville
Monday, 1/24/05	Bridgewater Township Municipal Courtroom, 505 Rte 202/206 North
Tuesday, 2/15/05	Bradley Gardens Fire Department, 24 Old York Rd
Wednesday, 2/23/05	Finderne Rescue Squad, 476 Union Ave., Bridgewater, NJ

Councilman Norgalis thanked the public for their attendance. He acknowledged the selfless donation of time by each of the Planning Board members and provided an overview of some of the changes in the Master Plan document.

Township Planner Scarlett Doyle welcomed the public to the meeting, noting an updated master plan has been a long time coming. The master plan is the blue print for the future development of Bridgewater Township, confirming the document promotes control of development.

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Planner Doyle reviewed the overall objectives of the master plan including: restrain further development, control density, protect existing open space (passive, active and conservation) and actively pursue opportunities to enhance quality of life.

Township Planner Doyle reviewed the land use objectives including: continue to permit development within existing zones consistent with infrastructure and an established pattern of development; discourage intense uses and modify zoning to protect neighborhoods and environmental assets; provide a balanced land use pattern Township wide including residential, commercial, limited industrial, public/semi-public, conservation and parks/open space uses; and require aesthetically-pleasing land use design that prefers subtle character in site appearance.

Township Planner Doyle reviewed the open space, parks and recreation objectives including: maintain and expand the Township's existing system of passive and active parks and open space/conservation areas; acquire additional land to provide for an interconnected network between parks, greenways, conservation and other open space areas; monitor the inventory of recreational facilities to ensure that adequate passive and active recreation areas are available throughout the Township, including large parks and smaller neighborhood parks.

Township Planner Doyle reviewed the circulation objectives including: promote and enhance all types of transportation infrastructure and services prior to endorsing capacity-increasing projects; and discourage commercial vehicles from using residential neighborhood roads.

Planner Doyle reviewed the community facilities objectives including: continue to provide the level of community facilities that residents and businesses expect and need; track the level of need for police, fire and emergency services to ensure that adequate facilities are provided; and continue to study the expansion or replacement of the municipal complex, which is ongoing.

Township Planner Doyle reviewed the zoning recommendations including: environmental, density, stormwater and other zoning recommendations. In addition, she reviewed the environmental/aesthetics objective including: reduce confusion over activities in conservation easements. Clearly define activities which cannot occur in easement areas; protect steep slopes and confine construction to the lesser slopes, thereby, protecting trees and reduced erosion; enhance aesthetics by controlling the

marketing of products from parking areas and prohibit parking of vehicles if they function as a marketing tool; building design standards for Routes 22, 28, 202 and 202/206; regulate the location of cellular communication facilities by acknowledging that antennas are more appropriately sited in the least intrusive locations including: on existing buildings, on already existing towers and on existing high tension electrical transmission towers.

Planner Doyle reviewed and discussed the landscaping design standards objective including the specific requirements for site plans:

- 8 shrubs per each 30' frontage (along street)
- 1 street tree per 50' of street frontage (along street)
- 3 rows of landscaping (along street)
- 3 ornamental trees per 500 s.f. of disturbed area (interior)
- 10 shrubs per 5,000 s.f. of impervious coverage (interior)
- 10 foundation plants per 20 feet of foundation
- 1 shade tree per 10 parking stalls

The specific requirements for subdivisions include:

- 1 street tree per 50' street frontage
- 1:1 tree replacement for established 12" trees or plant that number of trees elsewhere in the Township with guidance from the Shade Tree Commission

Planner Doyle confirmed there is list of species required for landscaping in the Master Plan Amendment & Reexamination Report document.

Planner Doyle reviewed the density objective including: eliminating conversions of one family dwellings to two family dwellings or adding an additional accessory dwelling unit on a lot in specific zones including: R-10, R-20.1, R20, R-40, R-40 MDU-1, R-MDU-10.5, R-MDU-8, R-MDU-6, R-MDU-5, C-1 and R-50; eliminate residential uses from the Village Center (VC) zone district; reduce maximum permitted building heights in specific zones including:

- HC – from a maximum of 5 stories to a maximum of 3 stories
- HIC – from a maximum of 5 stories to a maximum of 3 stories
- VC – from a maximum of 4 stories to a maximum of 3 stories
- M-1 from a maximum of 3 stories to a maximum of 2 ½ stories
- M-1A – from a maximum of 3 stories to a maximum of 2 ½ stories
- C-3 – from a maximum of 3 stories to a maximum of 2 ½ stories

Establish minimum side yard setbacks where none exist, with specific zones including:

- C-1 – from 0' setback requirement to a minimum of 25' sideyard setback
- C-1A – from 0' setback requirement to a minimum of 25' sideyard setback

Increase minimum buffer requirements when abutting residential zone in specific zones including:

- C-1 – increase buffer from 25' to a minimum of 50' landscaped buffer
- C-1A – increase buffer from 25' to a minimum of 50' landscaped buffer
- HIC – increase buffer from 50' to a minimum of 75' landscaped buffer
- M-1 – increase buffer from 50' to a minimum of 100' landscaped buffer

Encourage appropriate design so that buildings will more closely conform to the size and geometry of the lot including the following controls: building coverage, floor area ratio and improved lot coverage.

Township Planner Doyle reviewed and discussed the stormwater management objective including: develop a comprehensive set of regulations designed to improve stormwater quality and reduce stormwater quantity, which is being proposed in response to the New Jersey RSIS and NJDEP regulations adopted in February 2004.

Township Planner Doyle discussed and reviewed several other recommended ordinance amendments including:

- Lot line adjustments will require notice to the public (notice currently no required)
- Temporary structures needed as a result of loss due to flood or fire will be permitted (currently, the owner must secure approval from the Zoning Board of Adjustment)
- All site plans will require public notice including minor site plans (currently, minor site plans may be reviewed by the Board without public notice)
- House of worship will have the minimum lot size adjusted to respond to need for more land to support accessory uses such as single unit housing and congregate housing
- Decks are part of the principal dwelling and not considered an accessory structure which means the deck of a home will meet the setback requirements of the dwelling.

Planner Doyle reviewed and discussed the draft land use map prepared by Jack Lyons through 12/8/04; which she stressed is not to be confused with the official zoning map. Planner Doyle noted there are a total of 42 zoning districts in the Township with several of them being collapsed which will reduce the number of zones in the Township. She discussed the portions of the Township including the southwest, southeast, northerly portions.

Chairman Fross opened the meeting to the public for comments and suggestions.

Glen Hansen, Pine Place, questioned what constitutes 'grandfathering'. Attorney Solloway confirmed 'grandfathered' means it is existing and it can stay.

Alan Wohl, Esq., distributed a letter to the Board dated February 23, 2005 which outlines the concerns he presented at the meeting. He confirmed he does not want outdoor storage prohibited, the height reduced from 3-stories to 2-stories or 35-feet which is too restrictive, and he does not want the site improvement coverage in the M-1A zone to be so restrictive. In addition, he confirmed the PowerPoint presentation is effective communication.

Bruce Looloian, Advanced Realty Group, noted that Block 701 Lots 7-10 are being recommended for a zoning change to Limited Commercial (LC) and he requested Lot 12 be included in the LC zone. He confirmed it is now zoned C-3 and wants the LC zoning for the office so that they can have a hotel. He does not want the height of the buildings reduced to 2-1/2 stories when 3-story is workable. He noted the hotel would be at 2-1/2 stories for a low profile appearance.

John Cleary, Washington Valley Rd., he questioned why the definition of flag lot. Township Planner Doyle confirmed flag lots are no longer permitted in the Township.

Patty Indrisek, Foothill Rd., requested that buffers be required for non-residential uses across from residential property. Township Planner Doyle explained that there are new controls for the streetscape that will help improve aesthetics.

Fred Liebien, 313 Lilac Court, addressed concerns with noise and safety issues along Route 28, public transportation are advertising boards and there are flooding problems in the Finderne area due to inadequate drains.

Maria Cermenaro, resident, requested that dog parks should not be allowed near a residential zone. She requested that they are not encouraged and confirmed that specific criteria are needed if a dog park is to be considered.

Bob Vaucher, representing the Foothill Civic Association, reviewed the various heliports in the Township and requested that the unused heliports should be decommissioned. In addition, he requested required public notice should be sent to owners further than 200-feet.

Rae Orloff, 18 Finderne Ave., requested additional trees on Finderne Avenue and Main Street. In addition, she addressed concerns with the noise and traffic problems on Finderne Avenue and Main Street with particular attention to pedestrian safety concerns.

John Haelig, 737 Hawthorn Ave., requested an R-15 zone as there are numerous 15,000 square foot lots in the Township. He noted that exceptions are needed to accommodate these lots without having to go to the Zoning Board of Adjustment for relief.

Tom Genova, 6 Presidents Dr., recommended amendments to clarify the terms in the master plan in the R-40 and R-50 regulations for lot coverage, building coverage and floor area ratio. In addition, he requested the proposed F.A.R. be increased to accommodate larger homes.

Kelly Christiansen, noted that residential and commercial garages are too small and that if they were larger there would not be a need for sheds on any property. She confirmed that tree replacement is important; we need regulations for recreational vehicle storage and parking and requested the Township put the gate back up at Buena Parkway which has been closed off for years. In addition, she requested a left hand turn lane onto Country Club from Route 28. In addition, she requested regulations on the number of people who are allowed to live in a home. Attorney Solloway confirmed it is difficult as we cannot impose a limit on the size of a family.

Howard Teichman, 60 Fairmount Ave., requested that density be limited. Township Planner Doyle confirmed the COAH numbers are correct and provided an explanation.

Jim Cocca, 485 Winding Brook Way, requested Milltown and Vanderveer Road area to be rezoned as soon as possible to R-20 to eliminate any increase in density. In addition, he confirmed he does not want a dog park near his home.

Greg Sipski, 753 East Main St., questioned the requirements in the M-1 and M-1A zones and if the setbacks were increased. Planner Doyle recommend Mr. Sipski to review the Municipal Code Book which is available online at www.bridgewaternj.gov In addition, he requested the SC, Senior Citizen Residential zone should utilize Radel Avenue for access/egress although it may need improvements.

Nancy Gladfelter, 1869 Mountain Top Rd., requested that Senior Citizen should be 60-65 years of age, not 55-years. In addition, she does not want a dog park in the Township.

With no further comments from the public, Chairman Fross closed the public portion of the meeting.

Chairman Fross thanked the public for their comments and suggestions. In addition, he thanked the Board members and Township Planner Scarlett Doyle for all of their time and effort in preparing the

master plan document presented. In addition, he thanked Mr. Strohmeier and Mr. Bodnar, who were on the Board last year, for their donation of time and hard work they contributed to the master plan update document.

Chairman Fross called a short recess at 10:05 pm.

Chairman Fross called the meeting back to order at 10:17 pm on the following roll call vote:

Mr. Clark – present	Mrs. Joanne Kane - present
Mrs. Knapp – present	Mr. Leven – present
Councilman Norgalis – present	Mayor Flannery – absent
Chairman Fross – present	Ms. Barbara Kane, Alt. #1 - present

BOARD BUSINESS:


Chairman Fross reviewed correspondence regarding the Pilot Training Course offered by the County, noting they do not have any definite dates listed.

The Board reviewed all of the comments from the public. The consensus of the Board was to eliminate the text on recommending a dog park. Planner Doyle was directed to present the recommended changes at the public hearing on February 28, 2005 with two additional recommendations for changing zoning.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 11:00 pm.

Respectfully submitted, (as amended)


Marie L. Broughman,
Land Use Administrator