

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, January 28, 2013
—MINUTES—

CALL MEETING TO ORDER:

Chairwoman Kane called the meeting to order at 7:00 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 9, 2013 proper notice was sent to the Courier Newspaper and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request.

SALUTE TO FLAG:

There was salute to colors.

SWEAR IN MEMBERS:

Robert E. Albano, Alternate No. 1 was not present and no action was taken.

ROLL CALL:

Stephen Rodzinak – present	Ron Charles – present
James Franco – present	Barbara Kane – present
Joanne Kane – present	Mayor Dan Hayes – present
Councilman Howard Norgalis – present	Robert Albano, Alt. #1 – absent

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Land Use Administrator Marie L. Broughman

APPROVAL OF BOARD MINUTES:

January 8, 2013 Reorganization & Regular Meeting minutes will be presented for Board consideration at the next meeting.

MEMORIALIZATION OF RESOLUTIONS:

LANG – Twin Oaks Road/ Foothill Road
Block 712, Lots 4&7; Block 718, Lot 63

#29-11-PB, Preliminary Major Subdivision with Variances (create 17-lots and construct two roads)
DECISION: Approved w/conditions 12/11/12

Motion by Mr. Rodzinak, second by Mr. Charles the resolution memorializing the approval with conditions on 12/11/12 for LANG – Twin Oaks Road/ Foothill Road was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mrs. Barbara Kane,
Chairwoman Kane

ABSENT: Mr. Albano

NOT ELIGIBLE: Mr. Franco, Mayor Hayes, Councilman Norgalis

SOMERSET COUNTY EDUCATIONAL SERVICES COMMENSION – CAREER CENTER

Block 303 Lot 5 – 7 Finderne Avenue

#12-029-PB, Courtesy Review – Capital Project

DECISION: Favorable Recommendation 1/8/13

Motion by Mr. Rodzinak, second by Mayor Hayes, the resolution memorializing the favorable recommendation on 1/8/13 for SOMERSET COUNTY EDUCATIONAL SERVICES COMMENSION – CAREER CENTER was adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Mrs. Barbara Kane,
Chairwoman Kane, Mayor Hayes, Councilman Norgalis

ABSENT: Mr. Albano

BRIDGEWATER TOWNSHIP MUNICIPAL COMPLEX: SOLAR PROJECT

Block 411.01 Lot 41 - 100 Commons Way

#12-033-PB, Courtesy Review – Capital Project

DECISION: Favorable Recommendation 1/8/13

Eligible to Vote: Mr. Rodzinak, Mr. Charles, Mr. Franco, Mrs. Barbara Kane, Chairwoman Kane, Mayor Hayes, Councilman Norgalis

The resolution for BRIDGEWATER TOWNSHIP MUNICIPAL COMPLEX: SOLAR PROJECT will be presented for Board consideration at the next meeting. No action was taken.

LAND DEVELOPMENT APPLICATIONS:

SOMERSET COUNTY SENIOR WELLNESS & NUTRITION CENTER

Block 347 Lot 1.03

#12-030-PB, Site Plan – Courtesy Review – Capital Project

Deputy County Counsel Bill Robertson was present to represent the Applicant. Sworn testimony was presented by Architect Jeanne Perantoni of SSP Architect Group and Professional Engineer Mitchell Ardman of The Reynolds Group.

Architect Perantoni summarized the application stating that the property is located on East Main Street and consists of 9.28-acres. Adjacent to the property in question is the Somerset County Adult Day Care Center, which is complimentary to the proposed Senior Wellness and Nutrition Center. It is centrally located for seniors and seniors will arrive by bus. The Wellness Center is geared toward seniors 60 to 80 years of age, which is the same age population as the Adult Day Care Center. The Wellness and Nutrition Center is for seniors with greater mobility than the Adult Day Center. It is being designed as one campus with walking paths and benches along the walkway from one building to the other. The Wellness and Nutrition Center color has not yet been decided; however, the proposed roof overhang will protect the seniors. It is a one-story facility 12' to 16' in height and 25' in height for the main dining facility, which will feed 150 seniors daily from 11:00 am to 1:00 pm, similar to a school cafeteria. The solid wing wall along East Main Street will visually screen the generator and dumpster area. The HVAC on the roof will be screened from the road. Architect Perantoni provided a brief overview and described the interior layout and room functions including a computer room and barrier free bathrooms. Meals on Wheels will serve 650 meals per day from this facility. Normal hours of operation will be from 9:00 am to 3:00 pm. Night activities may occur, but not on a regular basis. Architect Perantoni stated that the building orientation is located in such a way to maximize the solar orientation, water conservation is enhanced with low flow toilets, indoor air quality is proposed at the highest standard and natural stone and woods are proposed for the façade.

Engineer Ardman summarized the application stating the property is located across from Foothill Road. The Wellness Center building location will stay away from wetlands and any fringe area. A 14,000-sf building is proposed. He discussed the circulation of the buses as they would enter the site. Seventy-one parking spaces are proposed including ADA compliant spaces. Refuse will be picked up around the back of the building. He stated that peak time is from 10:30 am to 2:00 pm. Grading and drainage is from East Main Street toward the railroad tracks. A bio-retention basin is proposed with vegetation planted on the bottom. All utilities are available including gas, electric, water and sewer. The proposed lighting will be 20-ft high shoebox type lighting with a downward throw of light and bollard lighting at the entranceway. The proposed landscaping will be a campus style including evergreens and shade trees with 4-seasons planting of shrubs and ground plantings at the entrance.

Engineer Ardman reviewed the recommendations in the reports of Board Engineer Bogart dated 1/25/13, Board Planner Doyle dated 12/12/12, and Fire Official Phillip Langon dated 1/25/13 and agreed to act in accordance with those recommendations.

Members of the public who were present as follows:

George Scofield stated that he owns the property across the street. He addressed concerns regarding traffic and traffic safety on East Main Street and Foothill Road.

With no further comments or questions from the public, Chairwoman Kane closed the public portion of the meeting.

Motion by Mr. Rodzinak, second by Councilman Norgalis, the Board made a favorable recommendation for SOMERSET COUNTY SENIOR WELLNESS & NUTRITION CENTER capital project, on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Mrs. Barbara Kane, Chairwoman Kane, Mayor Hayes, Councilman Norgalis

ABSENT: Mr. Albano

Board Member Mrs. Barbara Kane recused herself from the BRIDGEWAY INC. application, stepped down from the dais and left the meeting room.

BRIDGEWAY INC. – 270 Route 28
Block 170 Lot 4.01
#12-024-PB, Amended Preliminary & Final Site Plan w/variance (install 9-parking spaces)
TIME: 120=4/16/13

Attorney Robert Foley was present to represent the Applicant. Sworn testimony was presented by Applicant/Principal Donald Pellegrino and Michael Kolody, PE, PP.

The Applicant submitted an exhibit which was marked into evidence as follows:

A-1 1/28/13 Site Plan prepared by Kolody Engineering & Surveying, dated 6/12/09, last revised 8/11/09, signed by Michael Kolody, PE with a section circled in green ink that was approved, but will not be built

Applicant Pellegrino provided a brief background of Bridgeway, Inc. and stated that Bridgeway was established in 1981 as a skilled long term nursing care and physical therapy facility and that they have received wonderful reviews from US News & World Report. He summarized the application stating that 9-additonal parking stalls are being proposed for a total of 104-parking spaces, which is needed for the 23-bed sub-acute physical therapy facility. Relocation of accessory structures include: compactor, frame shed, refuse enclosure and fence enclosure with four to five trees to be removed.

Engineer Kolody summarized the site revisions that affected the proposed parking spaces. He stated that there have been 30-years of incremental changes to the site. The trees proposed to be removed are insignificant crab apple trees. In 1998, additional landscaping was planted along Route 22 which has died off because it could not be maintained in the shady conditions. In 2009 four additions were approved. The 4th addition will not be constructed, which would have connected the nursing home and rehabilitation areas, as shown in exhibit A-1. He stated that a waiver is being requested for visitor parking spaces at 9-ft where 9.5-ft is required. The access to the relocated dumpster pad is more accessible than present location with a 40-ft clear backup space. He discussed the particular shape of the property and the existing structures. The fire hydrant is located in front of the building as shown in the plans application plans dated 11/2012. He agreed to work with Board Planner Doyle regarding required landscape screening along Route 22.

Engineer Kolody reviewed the reports of Board Engineer Bogart dated 1/23/13 and Board Planner Doyle dated 1/22/13 and agreed to comply with the outstanding issues.

Motion by Mr. Charles, second by Mr. Franco, the Board approved the BRIDGEWAY INC. – 270 Route 28 application with conditions as discussed on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Chairwoman Kane,
Mayor Hayes, Councilman Norgalis

ABSENT: Mrs. Barbara Kane, Mr. Albano

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

BOARD BUSINESS:

Training Session – Board Engineer Bogart discussed the proposed Training Session Agenda and stated that it is fairly comprehensive with no pride of authorship. Board Attorney Collins stated that the Training Session could occur on a Saturday with Notice of Special Meeting required; however, no action would be taken. Discussions in the Training Session would not be related to a particular application. Chairwoman Kane reviewed the list of topics on the Training Session Agenda. New Jersey Planning Officials have training sessions for the mandatory training required by the State. The Board tentatively scheduled the Training Session at the end of the regularly scheduled Board meeting on 2/25/13, as time permits. Mayor Hayes stated this is a positive initiative to keeping the Board on the cutting edge.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:45 pm.

Respectfully submitted,
Marie L. Broughman
Land Use Administrator

ADOPTED 2/12/13