

**BRIDGEWATER TOWNSHIP
PLANNING BOARD
Regular Meeting
Tuesday, February 12, 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 News 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.

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 (arrived 7:20 pm)	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 – Motion by Mr. Rodzinak, second by Mr. Charles, the foregoing minutes were adopted as amended on the following roll call vote:

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

ABSENT: Mr. Albano

January 28, 2013 Regular Meeting – Motion by Mrs. Barbara Kane, second by Mr. Charles, the foregoing minutes were adopted as presented on the following roll call vote:

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

ABSENT: Mr. Albano

MEMORIALIZATION OF RESOLUTIONS:

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

Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing resolution memorializing the Favorable Recommendation on 1/8/13 was adopted as presented on 2/12/13 on the following roll call vote;

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

ABSENT: Councilman Norgalis, Mr. Albano

SOMERSET COUNTY SENIOR WELLNESS & NUTRITION CENTER

Block 347 Lot 1.03

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

DECISION: Favorable Recommendation 1/28/13

Motion by Mr. Franco, second by Mayor Hayes, the foregoing resolution memorializing the Favorable Recommendation on 1/28/13 was adopted as presented on 2/12/13 on the following roll call vote;

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

ABSENT: Councilman Norgalis, Mr. Albano

BRIDGEWAY INC. – 270 Route 28

Block 170 Lot 4.01

#12-024-PB, Amended Preliminary & Final Site Plan (install 9-parking spaces)

DECISION: Approved w/conditions 1/28/13

Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing resolution memorializing the Approval with conditions on 1/28/13 was adopted as presented on the following roll call vote:

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

ABSENT: Councilman Norgalis, Mr. Albano

NOT ELIGIBLE: Mrs. Barbara Kane

Councilman Norgalis arrived at 7:20 pm and took a seat at the dais.

LAND DEVELOPMENT APPLICATIONS:

ROMAN JEWELERS – RJBR HOLDINGS LLC

Block 551 Lot 1 (500 Commons Way)

#12-032-PB, Minor Site Plan w/variances (façade changes w/building additions of less than 1,000 sf)

Time: 120=5/22/13

Attorney Jeffrey Lehrer was present to represent the Applicant. Sworn testimony was presented by Applicants Roman and Sophie Shor, Professional Engineer Craig Stires, and Architect Arthur Henn.

The Applicant submitted several exhibits, which were marked into evidence as follows:

- A-1 2/12/13 Colored Rendering of Site Plan
- A-2 2/12/13 Artist rendering of proposed building: day view and night view
- A-3 2/12/13 Photo of Maggiano's Restaurant
- A-4 2/12/13 Photo of existing dumpster enclosure, board on board fencing

Attorney Lehrer summarized the application stating that it is a minor site plan with variances and waivers. The Applicant has outgrown their space located in the Bridgewater Commons Mall. The property is located in the C-2, Regional Retail Business zone of which the jewelry store is a permitted use.

Applicant Roman Shor stated that he was trained in Russia for jewelry design and he is the third generation in his family in this business. His stores are set apart from other jewelry stores with regard to his expert training and knowledge. In addition, his employees too have extensive training.

Applicant Sophie Shor stated that the business success is due to it being a true family business. Their daughter has been working with the family business since she was eight years old.

Mr. Shor stated that the business has outgrown the current space located in the Commons Mall, with only 1,600-sf. There is no room to grow at the current location and it places limitations on the business. The store will be open seven days per week with two to three late nights. He expects there to have twelve to fifteen employees including a security guard on the premises. Security lighting will be utilized in addition to surveillance and alarm systems. Deliveries are made via UPS and FedEx box trucks with no deliveries from tractor trailers.

Engineer Craig Stires discussed the existing conditions and site history stating the property intersects 5th Street and Commons Way with shared access to Best Buy. He referenced exhibit A-1. AAA was approved in 1997, which used to be a bank with three drive-thru lanes. There are forty-seven existing parking spaces. Proposed improvements include: façade skin of building redesign, redo some areas of existing pavement, restripe the parking lot, increase the lighting in the parking lot and inside the building, spruce up the outside with new landscape plans plus remove and replant existing landscaping around the detention basin. A waiver is needed as 167-foundation plantings are required, where 84-plantings are proposed due to the existing macadam onsite. The existing freestanding sign creates a site distance problem; however, the new freestanding sign will comply with the required setbacks. Engineer Stires referenced exhibit A-2 regarding the proposed improvements.

Engineer Stires discussed the drainage modifications stating the roof leaders will connect to the existing detention basin. He referred to exhibit A-4 and stated the existing dumpster enclosure board on board fence will be replaced with brown split face block. Site lighting will be modified to create a secure site by adding additional lighting and retrofitting to the existing lighting with 1.9-foot candle on the parking lot. Security lighting requires a variance to allow for increased lighting along Route 287. The lighting will be located on 16-foot poles rather

than 25-foot poles utilized at the Commons Mall, which will not be dimmed. Downward pointing shoebox lighting is proposed for the front parking lot areas. Board Planner Doyle recommended the lighting should be reduced after hours; however, concurred with Engineer Stires regarding the proposed lighting along Route 287.

Engineer Stires reviewed the reports of the Board Engineer dated 2/5/13 and Board Planner dated 2/21/13 and agreed to comply with the outstanding issues.

Board Planner Doyle stated that the proposed columnar pin oaks are not on the acceptable list of landscaping and requested that the approved 1997 landscape plan be made a condition of approval. Engineer Stires referenced the landscaping at Maggiano's Restaurant and referred to exhibit A-3. He stated that there are no large tree plantings at Maggiano's and exhibit A-3 shows off the architecture of the building. Applicant Roman Shor agreed to leave the existing street trees in place and he will also have additional foundation plantings. Planner Doyle stated that a few more street trees would be required in order to achieve 50-foot on center. Board Member Rodzinak concurred with Planner Doyle.

Engineer Stires reviewed the report from Sewer Utility, dated 1/30/13 and agreed to discuss the connection fees with him directly. In addition, Engineer Stires agreed to comply with the report from the Fire Official dated 2/4/13.

Architect Arthur Henn discussed the façade changes and referenced exhibit A-2. The existing building is 1-story with a plain mansard roof. The proposed improvements add dimensional low profile towers, textured stucco surfaces with blue awnings. Architect Henn stated he met with the Fire Official and reduced the initial parapet wall height, added a Knox box and improved roof access. Architect Henn stated the entrance has double doors with tile flooring including the company logo and referenced sheet A-1 of the architectural plans.

Architect Henn discussed the proposed freestanding sign, which will be internally lit. An illuminated box sign, not digital, with a changeable transparency is proposed. It will not flash or move.

Architect Henn reviewed the Board Planner's report dated 2/2/13 and stated that the proposed façade and building lights are fully consistent with section 126-190. He discussed the 31'4" height of the entrance tower and the existing building height of 12'7".

Chairwoman Kane called a short recess at 9:50 pm and called the meeting back to order at 10:10 pm on the following 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

Applicant Roman Shor agreed to reduce the height of the towers by approximately two to three feet to reduce the overstated appearance of the proposed two-story façade and entranceway.

Attorney Lehrer requested that the Board not require a developer's agreement; however, he did agree to post bonds as may be required. Board Engineer Bogart recommended that a developer's agreement not be required; however, bonding would be a requirement. The Board concurred that a developer's agreement shall not be required.

The Board deliberated and discussed several conditions as previously stated during the hearing.

Motion by Mr. Rodzinak, second by Mr. Franco the ROMAN JEWELERS – RJBR HOLDINGS LLC application was approved with conditions on the following roll call vote:

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

ABSENT: 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:

TRAFFIC ENGINEER – Board Engineer Bogart summarized correspondence received from Gibbons, a law firm representing AAA Mid-Atlantic, Inc., dated 2/12/13. AAA Mid-Atlantic will be submitting an application to the Planning Board as AAA seeks to convert and fit up the existing Alber's fireplace store in the center island of the Route 22, to an AAA facility housing insurance agency service, travel agency services, motor club services and member services. Due to intense traffic on Route 22, Engineer Bogart recommended TRC of Hawthorne, New York.

Motion by Mr. Charles, second by Mrs. Barbara Kane, the Board authorized the need for a traffic expert for review of an upcoming application for AAA Mid-Atlantic, Inc. on the center island of Route 22 and appointed TRC Engineering, Inc.

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

ABSENT: Mr. Albano

TRAINING SESSION – Chairwoman Kane referenced the Training Session Agenda that was distributed at a prior Board meeting and confirmed that the Training Session will be held on 2/25/13, a regularly scheduled meeting. Board Attorney Collins encouraged Board members to ask questions at the Training Session and Board Engineer Bogart confirmed that email is welcome.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,
Marie L. Broughman
Land Use Administrator/Zoning Officer