

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, February 25, 2013**  
**—MINUTES—**

**CALL MEETING TO ORDER:**

Chairwoman Kane called the meeting to order at 7:12 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.

**SWEAR IN MEMBERS:**

Robert E. Albano, Alternate No. 1 was not present.

**ROLL CALL:**

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

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:**

February 12, 2013 Regular Meeting - Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing minutes were adopted as presented 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

**MEMORIALIZATION OF RESOLUTIONS:**

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)

DECISION: Approved w/conditions 2/12/13

Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing resolution approved with conditions on 2/12/13 was adopted as presented 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

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APPOINT TRC ENGINEERING, INC. TO PROVIDE EXPERT TRAFFIC AND PARKING  
REVIEW FOR THE PLANNING BOARD REGARDING AAA MID-ATLANTIC INC.,  
BLOCK 554, LOTS 3 & 4

DECISION: 2/12/13

Motion by Mayor Hayes, second by Mr. Charles, the foregoing resolution appointing TRC  
Engineering Inc. approved on 2/12/13 was adopted as presented on 2/25/13 on the following  
roll call vote:

**LAND DEVELOPMENT APPLICATIONS:**

PIER 1 IMPORTS, INC. – US 202/206 & Route 28

Block 402 Lot 1.01

#12-028-PB, Minor Site Plan w/variances (changes to façade, loading dock & signage)

Time: 120=5/28/13

Attorney Robert J. Foley was present to represent the Applicant. Sworn testimony was  
presented by Pier 1 Imports Store Manager Cheryl Throckmorton, Architect David M. Pease,  
Professional Engineer David A. Stires, and Gerald O'Brien, Director of Development of the  
owner of the property, Levin Management Corporation.

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

- A-1 2/25/13 Zoning Permit for the existing sign dated 2011
- A-2 2/25/13 Certificate of approval of signs dated February 8, 2012
- A-3 2/25/13 Photos on 11" x 17" paper with façade sign dimensions, dated 6/17/11
- A-4 2/25/13 Building Subcode technical section: 54'2" x 2'
- A-5 2/25/13 Office of the Construction Official: Project Inspection Activity  
Report: permit issued 2011, closed out 2012
- A-6 2/25/13 Photographs of a typical new store
- A-7 2/25/13 Colored rendering of Completed Project, unknown location
- A-8 2/25/13 Board of sample colors and materials

Ms. Throckmorton explained the existing store and explained that the proposed site plan  
changes are an updating of the store façade and signage, and that there would be no increase  
in the number of employees, no change in the number of deliveries, and no substantial change  
in the operations of the store as a result of the proposed minor site plan changes.

Engineer David Stires explained the proposed minor site plan changes. He explained that the  
Applicant is proposing to change an existing man door in the rear of the building to an  
overhead door for deliveries of larger items, such as furniture. He explained that there will be

no increase in the number of trucks and no change in the type of trucks received at the property which currently includes tractor trailers. He explained that the proposed “lamboo” (or laminated bamboo) awnings will not extend into the driveway aisle way and will not interfere with the fire trucks or moving vehicles. He confirmed that the applicant will comply with the review reports of the Township Engineer and the Township Planner with one request that they not be required to have a connection of the rear gutter and leaders to the storm drains since there is no storm drainage in the area, and since it will not be a substantial change of the existing condition. Board Engineer Bogart confirmed that that change was acceptable and that a developer’s agreement is not necessary in this particular case.

Engineer Stires explained the proposed changes to the loading area. He explained the proposed changes to the sidewalks as a result of the changes in the façade of the front of the building. He confirmed that the proposed signage will be internally illuminated letters stating “Pier 1 Imports” and that if calculated to the largest rectangle surrounding the letters, the sign will be approximately 113 square feet for each of the two signs on each of the façades because the “p” in imports, which is lower than the other letters, and results in a larger rectangle than the 96 square feet if the extension of the “p” in imports was not counted. He confirmed, however, that the proposed 113 square feet is less than the 151 square feet allowed for 5% of the façade facing Route 202/206, and only slightly greater than the 5% of the square footage of the façade facing the parking lot. He confirmed that the square footage of the 113 square feet will be less than the 7% of the façade which the Board is authorized to allow under the ordinance. The Board finds that the proposed signage of 113 square feet for each of the “Pier 1 Imports” signs is consistent with the intent and purpose of the ordinance and that the Board will allow the sign facing the parking lot to be greater than 96 square feet for a total of 113 square feet which is less than 7% of the façade of that portion of the building. The Board further finds and confirms that the Applicant may install the blue background as proposed on the signage drawings without counting the blue background towards the square footage because these signs are made up of the internally illuminated letters.

Architect Pease explained that he has assisted the Applicant in conjunction with their local architectural efforts using plans provided by the Pier 1 national architecture group, The McKinney Partnership. He confirmed that the materials would be in keeping with Exhibit A-8, and the basic drawing package submitted with the application. He confirmed that the laminated bamboo (“lamboo”) materials will be in keeping with the character proposed on Exhibit A-8 materials, and they would be similar to a similar store which is set forth in a picture in Exhibit A-7. He explained that the appearance of this store will not be identical to the appearance of the store in Exhibit A-7. He explained that the materials will be different in color than is shown on Exhibit A-7 but more in keeping with the character and colors shown on Exhibit A-8, an architectural materials exhibit board. He confirmed that the lamboo will be lit with the fluorescent lighting as explained by Engineer Stires as shown in the picture on Exhibit A-7, and that the exterior lights, with the exception of security lighting will be turned off within an hour or two after closing time in a manner similar to the other stores within the shopping center.

Mr. O’Brien confirmed that these are the proposed façade changes only for Pier 1 Imports and that other stores within the shopping center will not be changed in this fashion since this is “Pier 1 Import’s” proposed façade change for Pier 1 branding identification.

The Board deliberated and finds that the application should be approved with permission for the Applicant to proceed at their own risk effective February 23, 2013. The Board finds that the proposed sign changes are consistent with the ordinance standards and that the Board hereby authorizes the façade sign facing the parking lot to be 113 square feet in a manner similar or identical to the signage facing Route 202/206 and authorizes the façade facing the parking lot to exceed 5% of the façade, provided that it is designed and installed in a manner proposed in this application with the 113 square feet including the “p” in the word import as shown on the exhibits. The Board also confirmed that the Applicant may install the blue and white background to the letters as proposed on the architectural elevations, without being required to count the blue and white area toward the signage because the proposed letters are internally illuminated separate letters as explained by the Township Planner during the hearing. The Board further finds that the application should be approved as an amended minor site plan subject to the requirements of this resolution. The applicant is not required to connect to the proposed rear gutter to the existing storm drainage and is not required to enter into a developer’s agreement with the Township Council.

The Board discussed several conditions including:

- The terms of such approval are to be strictly in accordance with the plans and testimony presented to the Board
- The Applicant shall comply with the review reports of the Township Engineer dated February 19, 2013, report of the Township Planner dated February 19, 2013, and report of the Fire Official dated February 15, 2013 which are attached hereto and incorporated herein by reference. The Applicant is not required to connect the rear gutter to the storm drainage, and the Applicant is not required to enter a Developer’s Agreement with the Township of Bridgewater.
- The signage shall be consistent with the approved signage drawings with the signs including the individually illuminated letters as proposed.
- The exterior lights with the exception of security lights will be turned off within an hour or two after closing time in a manner similar to the other stores within the shopping center.
- The exterior signs shall be turned off at the same time as the other exterior signs in the shopping center if the other signs are being turned off.

Motion by Mayor Hayes, second by Mr. Franco, the Board approved the PIER 1 IMPORTS application with the conditions and carried 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

**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.

**EXECUTIVE SESSION:**

The Board did not go into executive session to discuss matters of attorney client privileged communication and pending litigation in the matter of Woodmont Properties At Bridgewater

II, LLC v. The Peter V. and Linda E. Reid Charitable Remainder Unitrust, a New Jersey Unitrust; Planning Board of the Township of Bridgewater.

**BOARD BUSINESS:**

**TRAINING SESSION** – Chairwoman Kane stated that the Training Session will be postponed to a future Board meeting.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,  
Marie L. Broughman,  
Land Use Administrator