

**BRIDGEWATER TOWNSHIP
PLANNING BOARD
Regular Meeting
Tuesday, June 11, 2013
—MINUTES—**

CALL MEETING TO ORDER:

Chairwoman Joanne Kane called the meeting to order at 7:03 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 – absent
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, TRC Traffic Consultant, Ken Mackiewicz, Recording Secretary Marianna Voorhees

APPROVAL OF BOARD MINUTES:

May 14, 2013 Regular Meeting – Motion by Mr. Rodzinak, second by Mrs. Barbara Kane, the foregoing minutes were adopted as presented on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairwoman Kane, Mrs. Barbara Kane,
ABSENT:	Mr. Charles, Mr. Albano
NOT ELIGIBLE:	Mr. Franco, Councilman Norgalis, Mayor Hayes

MEMORIALIZATION OF RESOLUTIONS:

None Pending

LAND DEVELOPMENT APPLICATIONS:

AAA MID-ATLANTIC INC. – 976 NJSH route 22

Block 544 Lots 3 & 4

#13-016-PB, Preliminary & Final Major Site Plan with Variances

Time: 120=9/10/13

Attorney Howard D. Geneslaw, Esq. was present to represent the Applicant. Sworn testimony was presented by General Manager for AAA-Midlantic, Kevin Micsko and Professional Engineers, Greg Woodruff, Christian Roche and Dan Disario of Langan Engineering.

The Applicant submitted exhibits which were admitted into evidence as follows:

- A-1 6/13/13** Colored Rendering entitled, “Site Plan” dated 6/10/13,
- A-2 6/11/13** Colored Rendering entitled, “Signage Plan and Details” last revised 4/24/13
Detailing sign placement
- A-3 6/11/13** Colored Rendering entitled, “Building Elevations”, last revised 4/24/13
- A-4 6/11/13** Colored Rendering entitled, Landscaping and Lighting fixtures, dated
6/10/13
- A-5 6/11/13** A plan entitled “Revocation of Egress Plan, Block 554 Lots 3 & 4”, dated
May 2010

Applicant’s first fact witness, Kevin Micsko of AAA has worked as a General Manager of AAA for the past 13 years and has 24 stores that he manages. Kevin explained in detail the operations of AAA Mid-Atlantic consisting of Insurance Service, Travel, Visitor Club, Map and Touring, and Passport Services for club members. Also in the AAA Stores there is a small retail area for impulse buying. Kevin went on to state the store hours: Monday – Friday 9 am – 5:30 pm, and Saturdays 9 am – 3 pm with 70 customers per day and 80 customers on the weekend. AAA Mid-Atlantic employs six regular employees and five seasonal employees for the proposed location. There are two dumpsters on the property; one is for normal waste and the other for recycling. Each desk has two waste baskets, one is for normal waste and the other is for recycling. The lunch room also has two waste baskets one for normal waste and one for recycling.

Mr. Micsko confirmed Fed-Ex, UPS and USPS all make deliveries one or two times a day, the first at about 9:30 am. AAA stores are closed on Holidays.

Township Planner asked Kevin Micsko the rational for site lighting all night long? Kevin responded the lighting is for security reasons for when the employees leave at night.

Applicant’s second witness, Christian Roche, P.E. of Langan Engineering and Environmental Services used Exhibit A1 to describe what is being proposed for AAA Mid-Atlantic. Engineer Roche states the site houses an existing building, currently operated as Alber’s Fireplace Store and

its associated paved surface parking areas, sidewalks, and a wooden deck. Alber's Fireplace Store and the adjacent Buffalo Wild Wings restaurant share use of the surrounding surface parking areas through a cross-access shared parking arrangement.

The project involves the re-occupancy of the existing 4,011 s.f. one-story Alber's fireplace store with a service office, also referred to as AAA Club Facility. Relative to the existing building, AAA Mid-Atlantic proposes minor interior renovations and the hanging of new AAA façade signage on the building's exterior. Minimal improvements are proposed including enhanced landscaping in multiple locations on the project site, the reconstruction of two curb areas in the eastern portion of the existing surface parking area, restriping of directional signs to improve on-site traffic flow, and the re-designation of three existing standard parking spaces to accommodate handicapped parking spaces. An additional three parking stalls will be lost to construct a new trash enclosure on the site.

Daniel Disario, P.E., presented traffic analysis on behalf of the applicant. Engineer Disario described the site plan. He explained the traffic changes resulting from both this application and from the New Jersey Department of Transportation (NJDOT) changes that are under construction and each of the driveways that exist and how they will be changed, and he explained the resulting ingress and egress after the NJDOT work is completed. He discussed the improvements that the NJDOT recently constructed. He explained that he just used today the new outlet drive across the lot adjacent to the Buffalo Wild Wings Restaurant located next to this property. He explained that this new driveway will improve the egress alternatives available from this AAA site (formerly Alber's Fireplace) and the Buffalo Wild Wings Restaurant. He explained that the Applicant is seeking the variances and explained each of the variances. He explained that the Applicant is willing to coordinate its landscaping and traffic engineering changes with the Township Engineer and the Township Planner with respect to the asphalt area to the South at the Southern side of the building since that area will be changing from the existing ingress and egress driveway to an ingress driveway only from Eastbound Route 22. Engineer Disario agrees with the Township Engineer that various changes can be undertaken to discourage the improper exiting from the driveway which was in the past used for ingress and egress and will only be used for ingress in the future. He also agreed to coordinate the landscaping and possibly guiderail efforts with the Township Engineer and the Township Planner regarding the same.

Professional Planner, Greg Woodruff explained the variances requested by the Applicant. Planner Woodruff testified regarding the application. Planner Woodruff explained the new variances requested and which are as follows:

1. Variance to allow 2 pylon signs where 1 pylon sign is permitted;
2. A variance to allow the two 56 Square foot pylon signs to be located closer than 25 feet to the right of;
3. A variance to allow a façade sign on three of the four sides rather than just two of the four facades for the third sign located on the façade facing Buffalo Wild Wings Restaurant;
4. Landscaping variances or exceptions as described in the testimony; and
5. The Applicant requested variances, if necessary, for any pre-existing deviation if the Board deems any necessary.

Originally the applicant requested a variance for the trash enclosures; however the planner agreed to lower the height of the enclosure to 6ft.

The Applicant is also seeking site plan exception to allow the existing light poles to remain in place at 25 feet in height where approximately 20 foot high light poles would be required for new light poles. The Applicant will install new downwardly directed shoe box fixtures on the existing light poles which will be in full compliance with the lighting standards of the Township and will also install shoe box fixtures on the walls of the building to provide lighting for the walkways.

Planner Woodruff explained that this was a deviation from the Ordinance standard which also requires mushroom fixtures for sidewalk lighting. In his opinion, the intent and purpose of the Ordinance will be fulfilled by the downwardly directed nature of the shoebox fixtures and that the lighting requirements for the walkways will be met. He explained that the new lighting plan will be a substantial improvement over the existing lighting and that it will fully comply in all other respects with the lighting standards. Planner Woodruff explained that the benefits of the purposes of zoning would, in his opinion, outweigh the detriments. In this regard, he elaborated in detail on why the granting of the variances would not cause a substantial detriment to the public good and would not cause a substantial impairment of the zone plan and zoning ordinance, but would actually fulfill the intents and purposes of the zone plan and zoning ordinance.

Planner Woodruff agreed the north pylon should also include an additional sign stating the entrance is 250 ft.

Attorney Geneslaw requested to have no Developer's Agreement based on the presented case. The board agreed a Developer's Agreement is not required.

The Applicant shall resolve the septic issue to the satisfaction of the Health Officer and the Township Engineer or obtain Board of Health approval to modify or alter the septic system and if that is not feasible, the Applicant shall connect to the sewerage system. If the changes result in a reduction in the parking space count, the Applicant will return to the Board

The Board deliberated and discussed several conditions:

- The Applicant shall comply with the report of the Township Engineer, Robert Bogart, dated June 10, 2013, report of the Township Planner, Scarlett Doyle, dated June 6, 2013, report of the Traffic Consultant, Kenneth Mackiewicz, P.E. dated June 6, 2013, and report of the Township Sewer Coordinator, Robert Reich, P.E. dated June 3, 2013.
- With respect to the landscaping variance, the Applicant shall coordinate its landscape plan and plantings with the Township Engineer and Township Planner.
- The Board does not recommend a Developer's Agreement in this case, but does require the Applicant to provide a copy of the common access easement and revision to the same for review and comment by the Township Engineer and the Board Attorney.

- The Applicant shall review with Township Engineer whether to add some guiderail, signage or other traffic control measures by the entrance from Route 22 East bound to discourage drivers exiting the new ingress only driveway.
- The Applicant will provide emergency services access by means of keys in a knox box.
- The Applicant shall resolve the septic issue to the satisfaction of the Health Officer and the Township Engineer or obtain Board of Health approval to modify or alter the septic system and if that is not feasible, the Applicant shall connect to the sewerage system. If the changes result in a reduction in the parking space count, the Applicant will return to the Board
- The Applicant's traffic engineer, Daniel D. Disario, will write a letter to the NJDOT confirming no new permits are required and obtain written confirmation from the NJDOT. If required by the NJDOT, then the Applicant will meet with the NJDOT and notify the Township and allow the Board Engineer and Mr. Mackiewicz to attend.
- The sign on the West bound lane shall include information to identify the driveway about 250 feet ahead with language approved by the Township Engineer.
- Due to the shared parking arrangements on Lots 3 and 4 as a result of the restaurant on Lot 2, any revision or expansion of the use on Lots 2, 3 and 4 must be addressed by site plan waiver or site plan application to the reviewing board.

Motion by Mr. Rodzinak, second by Councilman Norgalis, the Board approved the AAA MID-ATLANTIC application with the conditions and carried on the following roll call vote:

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

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:30 pm.

Respectfully submitted,
Marianna Voorhees
Secretary to Engineering/Planning Division