

**BRIDGEWATER TOWNSHIP  
PLANNING BOARD  
Regular Meeting  
Monday, June 24, 2013  
—MINUTES—**

**CALL MEETING TO ORDER:**

Chairwoman Joanne Kane called the meeting to order at 7:01 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 – <b>absent</b>	Barbara Kane – <b>absent</b>
Joanne Kane – present	Mayor Dan Hayes – present
Councilman Howard Norgalis – present	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, TRC Traffic Specialist, Ken Mackiewicz, Recording Secretary Marianna Voorhees

**APPROVAL OF BOARD MINUTES:**

None presented

**MEMORIALIZATION OF RESOLUTIONS:**

AAA MID-ATLANTIC INC. – 976 NJSH Route 22  
Block 554 Lots 3 & 4  
#13-016-PB, Preliminary and Final Major Site Plan with Variances  
DECISION: Approved w/conditions 6/11/13

Motion by Councilman Norgalis, second by Mr. Rodzinak, the foregoing resolution memorializing the approval with conditions on 6/24/13 was adopted as presented on the following roll call vote:

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

**LAND DEVELOPMENT APPLICATIONS:**

BCM EXPANSION - SEASON'S 52 - (Bridgewater Common's Mall)

Block 553 Lot 1.08

13-013-PB Preliminary and Final Major Site Plan Approval with Variances

Time: 120=10/4/13

Attorney Kevin Coakley, Esq. was present to represent the Applicant. Sworn testimony was presented by Professional Engineers: Mitchel Ardman of The Reynolds Group Inc., and Elizabeth Dolan for Traffic of Dean and Dolan; Architect: Greg Simpson of Cuhaci & Peterson; Sean Smith, Sign Designer; and Sam Papia of One Way Valet.

Board Attorney Tom Collins confirmed with the Board, the Re-development agreement is the controlling document.

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

- A-1 6/24/13 Colored Rendering entitled, "Overall Plan" last revised 6/6/13,
- A-2 6/24/13 Colored Rendering entitled, "Dimension Plan" last revised 6/6/13  
Detailing sign placement
- A-3 6/24/13 Colored Rendering entitled, "Front and Right Building Elevations"
- A-4 6/24/13 Colored Rendering entitled, "Rear and Left Building Elevations"
- A-5 6/24/13 Colored Rendering sample of stone on Seasons 52 building
- A-6 6/24/13 Colored Rendering material sample of stone and paint colors for storefront

Engineer Ardman described the mall layout as it exists today and presented where Seasons 52 will be built. Engineer Ardman described the placement of Seasons 52 stating it will be in the North corner of the Bloomingdale's parking lot alongside Fifth Avenue extension. The back of building will have a delivery area and dumpster enclosure. The existing utilities are readily connectable. Engineer Ardman stated there are existing fire hydrants located in the project area and one new hydrant will be installed. He stated lighting on the property is well served with very good light levels and spread. He stated the lights on the signs will go off when the manager leaves for the night. Engineer Ardman stated the drainage will be at the back of the parking lot. Post construction there will be 3,948 parking stalls which will be 369 more than required. The entrance will have a one way only aisle with 16 angled stalls in front of Seasons 52 with a pull over lane for drop off and valet parking. Fifty-Eight valet parking spaces are proposed. Engineer Ardman stated there will be

4 handicapped ADA parking stalls. There is over 9,000 sq. feet of green space, flowering trees will be planted and a series of shrubs. Shrubbery will be planted in the rear of the building to break up the scale of the building. There will be a patio for dining outside at Seasons 52. The access is from inside the building and there are 28 seats and 7 tables. An emergency exit will be provided for the patio. Engineer Ardman agreed to comply with the fire official's report, Township Engineer's report, the Sewer Utility report and the Township Planner's report.

Questions from the board: Mr. Charles asked "will the valet parking stalls be coned off or sectionalized so the mall shoppers will not use them"? Engineer Ardman stated the parking spots for valet will be coned off. Board member Charles also asked about the traffic towards the west end of the parking lot if it will be one way and engineer Ardman states there will be no changes and will remain as it is today.

At this point meeting was open to the public and no discussions were presented.

Architect Simpson spoke about the menu and how it changes seasonally and weekly hence the name Seasons 52. It will be focused on matching wine with the menu. There will be nothing more than 475 calories on the menu. Architect Simpson described his exhibits and stated the proposed front of the building will face US Route 202/206, the right elevation will face Commons Way, the rear will face Fifth Avenue extension and the left elevation will face the Ring Road. Architect Simpson also described the proposed building structure will have three levels, the lowest will be 15.5 feet, the next level will be 18.10 to 20 feet and the third is the iconic tower which will be 28.6 feet. The level on the left elevation hides the kitchen roof-top equipment. The signage on the tower is on all four sides and is well integrated into the building. Architect Simpson mentioned the outdoor seating is located in the front elevation to the right of the entrance.

Board member, Mr. Charles asked what will the capacity of the seating be inside of Seasons 52 and Architect Simpson stated there will be a total of 294 seats including the 28 seats outside. Architect Simpson stated to the Board that the 28 seasonal seats are not incorporated into the inside seating off season or winter months.

Sean Smith, Sign Designer explained the branding of Seasons 52. Sign Designer stated the signs will be placed on the front elevation, left elevation, right elevation and rear elevation.

Elizabeth Dolan, Traffic Engineer for Applicant was the next witness and reviewed traffic patterns between 5 pm and 7 pm on weekdays, and lunch time 11 am to 2 pm on Saturday. Township Engineer Bogart questioned a possible conflict with the drop off area versus the valet. At this point it was suggested to have the Valet expert, Sam Papia Owner of One Way Valet sworn in to testify. Valet expert Papia discussed the training of the valet staff in the classroom setting with certified trainers. Valet Expert Papia stated the driver will be in designated valet lane. The attendant will bring the car in the same direction as the drop off and valet lane. Mr. Papia stated there will be proper staffing which will eliminate traffic build up in front of Season's 52 and out on the Ring Road. There is a double drive lane for bypass valet/drop offs. There will be 1 to 3 valet attendants and Seasons 52 has trained their own management for assisting the attendants as needed. Ken Mackiewicz, PE, Township Traffic Consultant, made comments and questioned Traffic Engineer

Dolan and Valet Expert/Owner Papia stating if they had a plan for the busier times of year such as black Friday through the end of December. Both stated they will look more into it. Engineer Dolan agreed to a letter of no interest from NJDOT. Another concern from Engineer Mackiewicz was the queuing for right turn in and backing out of the angled stalls into the valet lanes. Another concern Engineer Mackiewicz stated was 1 to 3 valet attendants, would it be enough? Engineer Dolan and Valet Expert/owner stated that 1 to 3 valet attendants should be enough for 58 stalls. Engineer Bogart questioned the Valet Expert, will the valet lane be restricted to those using valet only and what if the driver is taking too long dropping family members off? Valet Expert Papia stated the lane will be for dual use, valet and family drop off. He went on and stated the attendants will greet and ticket to get the customer out of the valet and drop off lane as quickly as possible, no longer than a minute. The Valet Expert Papia also stated there will be a liaison to manage the front entrance to keep the line moving. Valet Expert Papia also explained the attendants will assist in other lanes as it is their job to manage the traffic coming in. If traffic is backed up they will get management to assess the situation.

Councilman Norgalis stated this building will have a bad impact with traffic problems. The impact will happen during peak times, as the Bloomingdale customers will see empty spots and will park there. Councilman Norgalis questioned to the Valet Expert Papia how they will keep shoppers out of the valet spaces? Valet Expert Papia responded they will block the valet spots with orange cones. The Princeton site for Season's 52 worked with the jurisdiction in Princeton to coordinate the best egress/ingress for the valet lane. With the three Ring Road lanes in Bridgewater site it will avoid back up into the "ring". After 90 days of operations, the valet company will evaluate the process and make changes as needed.

Mr. Ron Charles voiced his concerns regarding pedestrians walking across the ring road, Fifth Street and crossing over Commons Way. He stated this is the number one area for traffic problems and it is important to keep the flow of drivers in check and must be further looked into.

Township Planner Doyle had some questions regarding the location of the Valet kiosk and benches and will there be a conflict with the patrons. The Valet Expert Papia responded that there will be no benches for the attendants and there is a roll out podium with 200 key hooks inside and the kiosk will be locked. Valet Expert Papia mentioned that from 6 to 8 pm valet is at its highest volume.

The Board decided that Seasons 52 would need to monitor the traffic and parking conditions as there was a lot of back and forth with the valet expert. Ron Charles questioned the pedestrian safety crossing over Commons Way to Best Buy parking lot and crossing the ring road to Bloomingdales.

Motion by Mr. Rodzinak, second by Councilman Norgalis, the Board directed Attorney Collins to prepare Resolution with the specific language to control possible future traffic issues which carried on the following roll call vote:

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

ABSENT: Mr. Franco, Mrs. Barbara Kane, Mr. Albano

**MEETING OPEN TO THE PUBLIC:**

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

**BOARD BUSINESS:**

There was no other business discussed.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 9:15 pm.

Respectfully submitted,  
Marianna Voorhees  
Secretary to Engineering/Planning Division