

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday May 12, 2015**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

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

**2. 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 19, 2015, 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.

Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the planning department secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary

**3. SALUTE TO FLAG:**

There was salute to the flag.

**4. ROLL CALL:**

Stephen Rodzinak – present

James Franco – present

Chairman Walter F. Rusak – present

Councilman Allen Kurdyla – present

Ron Charles – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Recording Secretary Ann Marie Lehberger

**5. APPROVAL OF BOARD MINUTES:**

December 2, 2014 Special Meeting - Motion by Mr. Franco, second by Mr. Rodzinak, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Chairman Rusak, Mayor Hayes, Mrs. Casamento

ABSTAIN: Councilman Kurdyla, Mr. Lerner

**6. MEMORIALIZATION OF RESOLUTIONS:**

No Resolutions were outstanding

7. **LAND DEVELOPMENT APPLICATIONS:**

Metropolitan Life Insurance Co. - Route 22 and Garretson Rd.  
Block 408 Lot 5 & 6  
#15-012-PB, Minor Site Plan and Lot Line Adjustment  
Time: 5/22/15

Mr. Charles recused himself from the application and left the courtroom.

Attorney Michael Osterman was present to represent the applicant. He discussed the application with the board.

Mr. Craig Stires PE was sworn in for testimony and was accepted by the board. Mr. Stires testified as follows. The applicant is proposing a new parking lot that will add 193 new parking spaces to the site. The applicant also seeks a lot line adjustment between lots 5 & 6. The new parking lot would be on lot 6 which is where the current office building is located. In addition, there will be a detention basin located at the south end of the proposed parking lot to allow for any storm water management related to the project. The parking lot will be used solely for employee parking.

Mr. Stires submitted an exhibit that was marked into evidence as follows:

**A-1 - 5/12/15 Colored rendering of the overall site**

Mr. Stires reviewed the reports from the township professionals with the board.

Chairman Rusak opened the public portion of the meeting.

Resident Alan Poole of 344 Garretson Road was sworn in for testimony. He stated his concern about the water drainage from the parking lot flowing toward his property. Mr. Stires stated that the water from the parking lot would drain from Garretson Road toward Route 22 and not toward his property. Mr. Poole asked if any trees would be taken down. Mr. Stires stated that the only trees that were being removed were those that are south of the access drive and noted that the trees in the north would remain unchanged.

Mark Windt of 400 Garretson Road asked how many occupants were in the building. Mr. Stires stated that he did not know the exact number but stated there were currently 1199 parking spots on site. Mr. Windt also asked about any chance of future development in the wooded area behind. Mr. Stires stated that the applicant owns the property and it is currently undeveloped land.

Chairman Rusak closed the public portion of the meeting.

Board Attorney Tom Collins discussed the conditions of approval with the board. It was noted that a Developer's Agreement was not required.

Motion by Mayor Hayes, second by Councilman Kurdyla, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Chairman Rusak,  
Mayor Hayes, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Charles

Bridgewater Commons Mall II LLC- Redstone American Grill  
Block 553 Lots 1 & 1.07  
#15-010-PB, Preliminary Major Site Plan and Final Major Site Plan  
Time: 5/22/15

Mr. Charles returned to the meeting.

Attorney Kevin Coakley was present to represent the applicant. He discussed the application with the board.

Mr. F. Mitchell Ardman PE, PP was sworn in for testimony and was accepted by the board.

Mr. Ardman submitted exhibits that were marked into evidence as follows:

- A-1 - 5/12/15 Overall site plan with aerial photography**
- A-2 - 5/12/15 Dimension Plan with color rendering of landscaping**
- A-3 - 5/12/15 Various Elevations of the Building**
- A-4 - 5/12/15 Additional Elevations of Building**

Mr. Ardman described the location for the proposed restaurant to be at the Bridgewater Commons Mall on the lower level of the parking lot near Lord & Taylor. Mr. Ardman provided testimony as follows. The proposed restaurant building would be 8,676 square feet. There will be 272 seats in the main part of restaurant. There will also be two enclosed patio areas that will be fenced in with 47 seats in total. The proposed restaurant will not be attached to mall. There will be a small walkway just over 7 feet between the two buildings. The proposal will result in a net loss of 56 parking spaces. The two existing lights in the parking lot will remain but will just be shifted. Utilities are all available and there is no problem with connection. The landscaping will consist of several layers of planting in the front face and on the side of the building. There will be no valet parking. There will also be a natural gas fireplace on the patio for aesthetics only.

Mr. Ardman reviewed the reports from the township professionals with the board. Mr. Ardman described the proposed signage.

The meeting was opened to the public for questions. There were no questions or comments.

Mr. Craig Oberlander, CEO of Redstone American Grille, Mr. Duane Perry, applicant's architect and Mr. Gary Dean, PE were sworn in for testimony.

Mr. Craig Oberlander, CEO of Redstone American Grille gave some background on the company and provided testimony as follows. The theme of the proposed restaurant is casual serving classic American food. Food is fresh and made to order. Each restaurant has their own chef. They will serve lunch, dinner and Sunday brunch. All deliveries will all be done early in the morning. The hours of operation would be 11:00 – 12:00 am and on Sundays till 10 pm. Lights will be out when closed except for emergency lighting. The proposed signing is similar to that in other current locations

Mr. Duane Perry, applicant's Architect stated his credentials and was accepted by the board. He gave an overview of the architectural elements of the building. He stated that natural stone would be used. He also noted that awnings, patio and an enhanced entranceway would be used to make it more attractive and pleasing to people driving by.

The meeting was opened to the public for questions. There were no questions or comments.

Board Attorney Tom Collins discussed the conditions of approval with the board.

It was noted that a Developer's Agreement was not required.

Motion by Mayor Hayes, second by Councilman Kurdyla, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Kurdyla, Chairman  
Rusak, Mayor Hayes, Mrs. Casamento  
NOT ELIGIBLE: Mr. Lerner

8. **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.

9. **OTHER BOARD BUSINESS:**

The Board discussed the Board of Adjustment 2014 Annual Report.

Motion by Mr. Franco, second by Mr. Charles, for support of the proposed ordinances in Chapter 126 was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Kurdyla, Chairman  
Rusak, Mayor Hayes, Mrs. Casamento  
NOT ELIGIBLE: Mr. Lerner

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:50 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Secretary to the Planning Division