

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
Tuesday, January 20, 2015  
— MINUTES —

**CALL MEETING TO ORDER:**

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

**OPEN PUBLIC MEETING 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 1, 2015 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 Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

**ROLL CALL:**

Don Sweeney – present

Pushpavati Amin – **absent**

Paul Riga – present

Michael Kirsh, – present

Evans Humenick – present

Beth Powers – **absent**

Alan Fross – present

Roger Pearly, Alt. #1 – present

James Weideli, Alternate #2- present

Dawn Guttschall Alternate #3 – present

John Fallone Alternate #4 - present

Others present: Attorney Lawrence A. Vastola, Board Planner Scarlett Doyle, Board Engineer Thomas J. Forsythe, Ann Marie Lehberger, Planning Secretary, Eileen Theresa Corlett, CCR

**MINUTES FOR APPROVAL:**

November 25, 2014, Regular Meeting (*pending*)

December 30, 2014, Regular Meeting

January 6, 2015 Reorganization & Regular Meeting

The approval of the above minutes was tabled for another time.

**HEARING AND DELIBERATIONS:**

TMI HOSPITALITY, INC. - Marriot Courtyard & Residence Inn

Block 221, 1.02, 1.03, 1.04, 2 & 2.01 (1210 and 1220 Route 22 East)

#14-010-ZB, Prelim & Final Major Subdivision (3-lots) and Prelim Major Site Plan

TIME: 120-2/28/15

Carried from 11/25/14

Attorney Douglas Henshaw was present to represent the applicant.

Mr. Henshaw submitted an exhibit which was marked into evidence as follows.

- **A-10 1-20-15** Letter from Jackson St. Associates

Brian McMorro, PE, the applicant's engineer was present. Mr. Mc Morrow submitted exhibits which were marked into evidence as follows.

- **A-11 1-20-15** Colored rendering of overall Site Plan

- **A-12 1-20-15** Subdivision map
- **A-13 1-20-15** Map of Hampton Inn & Homewood Suites (prior application)

Mr. Mc Morrow was previously sworn in and provided testimony as follows. He noted that there was a meeting with the township regarding the maintenance of the existing basin. He reviewed the overall site plan. There is an existing 3 story office building on the site. It has 103,170 square feet of space in it. The existing parking lot has 368 parking spots. The proposal is to construct new parking spaces to allow for 529 parking spaces in this existing parking lot. There would be a cross connection between the office parking lot to the lots for the proposed two hotels. This would allow hotel guests who have businesses in the office buildings to have access from the hotels without going back on Route 22. A change in the plan was made that shortens Woodside Lane allowing for additional landscaping that would be a deterrent for anyone to park on Woodside Lane. The proposal is for the construction of 2 hotels. A Marriott Courtyard with 101 rooms and 133 parking spaces and a Residence Inn with 103 rooms and 131 parking spaces. All properties would be accessed from a single driveway on Route 22. There would be no access to Adamsville Road or Woodside Lane from this property. This proposal honors the ordinance to provide buffers to residents. There is no recreation uses proposed outside of the buildings. Trash and recycling would occur in 2 screened collection areas. A public fire hydrant would be added on Woodside Lane. Mr. Mc Morrow described the proposed subdivision plan. The board questioned if the 2 acres of land that is currently not being developed could be developed in the future. Mr. Mc Morrow confirmed that it could be developed in the future.

Chairman Sweeney opened the public portion of the meeting.

Curtis Kraut of 199 Adamsville Road asked who would be responsible for stream maintenance for flood control. Mr. Mc Morrow stated the property owners would be responsible for the maintenance. Mr. Kraut stated that current control structure is not effective. Mr. Kraut also expressed concern of the visual impact to the neighbors.

Martha Haviland of 245 Woodside Lane asked where the fire truck entrance would be from Woodside Lane. Mr. Mc Morrow showed the location on the exhibit. Ms. Haviland asked how a fire truck would get in to the property. Mr. Mc Morrow said they would propose to have an asphalt cul-de-sac with an emergency access drive made of reinforced turf so it would look like lawn but would be stable enough to hold a fire truck. Ms. Haviland is concerned about the current condition of Woodside Lane. Ms. Haviland asked how tall the hotel will be. Mr. Mc Morrow stated that it would be 3 stories and 42 feet high. Ms. Haviland how high the trees they are planting would be. Mr. Mc Morrow stated that initially the plantings would be 8-10 feet.

Oreste Beloma of 205 Adamsville Road asked what was approved on the property in 1990 when the swale was built. Mr. Mc Morrow stated that 3 office buildings were approved for the site.

John Schrum of 245 Woodside Lane asked for confirmation that the current proposal is 2 acres less of permeable space than the proposal from 2006. Mr. Mc Morrow stated that that they were proposing 2 less acres.

John Merten of 184 Adamsville Road questioned if the increase in permeable land included the green acres. Mr. Mc Morrow stated that it did. Mr. Merten questioned what grading improvements would be done. Mr. Mc Morrow stated that none of the runoff would go towards Woodside Lane. Mr. Merten also questioned the landscape plan.

Curtis Kraut of 199 Adamsville Road expressed concern about changes in the check dams and water quality swales. Mr. Kraut is also concerned about the grade and safety of the overall property because there is a very steep slope on the Woodside Lane side of the property.

Chairman Sweeney closed the public portion of the meeting.

Jon Wenndt, area director of operations for TMI Hospitality was sworn in for testimony. Mr. Henshaw submitted exhibits which were marked into evidence as follows.

- **A-14 1-20-15** Colored elevation of the Courtyard Marriott
- **A-15 1-20-15** Colored elevation of the Residence Inn
- **A-16 1-20-15** Colored floor plan of Courtyard Marriott
- **A-17 1-20-15** Colored floor plan of Residence Inn

Mr. Wenndt provided testimony as follows. He discussed the target demographic for the Courtyard Marriott. Some of the amenities in a Courtyard are a small meeting space, a bistro restaurant and a pool. The bistro serves breakfast and dinner only. The deliveries to the site are fairly limited. Deliveries times are isolated between 9am and 3pm. The meeting space accommodates about 40 people. A typical Courtyard has between 25 and 30 employees. Some of the amenities of the Residence Inn are a complimentary breakfast and an evening social hour. The board questioned who the weekend target customer is. Mr. Wenndt said they are looking to accommodate local wedding guests as well as any sports teams that might be in the area. The board questioned the need for both hotels to be together on the same piece of property. Mr. Wenndt stated that they found it beneficial for repeat customers depending on their need. Board Planner Doyle questioned the marketing strategy with the properties not being right up at the road. Mr. Wenndt stated that he oversees a few other hotels that are not close to major roads. Their marketing team has to go out on the street to get customers from local businesses. Mr. Wenndt stated that once they get guests to their properties they don't expect them to go anywhere else. He stated that location is an issue the first time they visit but after that it is not. Ms. Doyle asked what they expect the average weekly occupancy to be for this location. Mr. Wenndt stated that they like to start at 50% in the new markets but work up to 70% by 18 months. He noted that they expect the average room cost to be around \$175.00.

Mr. Sweeney opened the public portion of the meeting.

Martha Haviland of 245 Woodside Lane asked when the majority of the guests arrive and leave. Mr. Wenndt stated that vast majority of the guests arrive between 4 pm and 7 pm and the vast majority leave between 7 and 8:30 am. Ms. Haviland asked what percentage of their employees they expect to park on the property. Mr. Wenndt stated that based on his experience about 75% of employees park on site in the parking lot.

Oreste Beloma of 205 Adamsville Road asked how many of the hotels that he has opened were in a residential area. Mr. Wenndt stated 5.

Curtis Kraut of 199 Adamsville Road asked when the cleaning staff would arrive in the morning. Mr. Wenndt stated that they normally arrive between 8 and 9 am. Mr. Kraut asked if they bus them in from a central location. Mr. Wenndt stated they do not.

Mr. Sweeney closed the public portion of the meeting.

The board took a 5 minute break and returned with all members present.

John McDonough, the applicant's planner was present. Mr. McDonough provided testimony as follows. The property is in the M1-B Limited Manufacturing Zone which permits a variety of commercial uses but does not permit the hotel uses that are being proposed. He discussed four key elements towards the positive criteria: 1. The cross access agreement with the neighboring property allowing access between the office building and hotel properties without having to go back onto Route 22 or residential roadways. 2. The new location of cul-de-sac will save many trees and allows for additional plantings. It will also provide for fire

truck access to the site and the residential road. 3. The proposed building size is smaller than what were previously proposed. There is no service areas proposed behind the building. The buildings are set back which preserves the visual landscape along Route 22. 4. It would provide a fiscal benefit to the public by providing revenue for that could be used for public improvements.

Mr. Sweeney opened the public portion of the meeting.

Martha Haviland of 245 Woodside Lane questioned how the cul-de-sac would be a benefit to the residents on Woodside Lane.

Curtis Kraut of 199 Adamsville Road questioned what the benefit to the residents would be for drainage and flooding.

Mr. Sweeney opened the meeting for public comment.

Oreste Beloma of 205 Adamsville Road was sworn in for testimony. Mr. Beloma expressed concern about flooding and air pollution. He is also concerned about the impact the lighting from the site would have on the residential homes.

Martha Haviland of 245 Woodside Lane was sworn in for testimony. Ms. Haviland feels that applicant should have to follow the township code just as the residents do.

Curtis Kraut of 199 Adamsville Road feels that the hotel use is not an appropriate use for this property.

Mr. Henshaw provided closing comments.

The board began deliberations on the D-1 Use Variance.

Motion by Mr. Weideli, second by Mr. Riga, the use variance for the TMI Hospitality Inc. application was denied on the following roll call vote:

AFFIRMATIVE: Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Sweeney, Mr. Weideli

NEGATIVE: Mr. Fross, Mr. Pearly

ABSENT: Mrs. Amin, Mrs. Powers

NOT ELIGIBLE: Ms. Guttschall, Mr. Fallone

The board's decision to deny the use variance means there is no need to address the other relief requested as well as the request for preliminary and final site plan approval and preliminary and final subdivision approval.

**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.

**OTHER BOARD BUSINESS:**

There was no other business discussed.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 11:05 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Secretary