

BRIDGEWATER TOWNSHIP PLANNING BOARD
Special Meeting
Tuesday September 22, 2015
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Rusak called the meeting to order at 7: 10 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 September 11, 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 – absent

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner, Alt. #1 – absent

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

5. APPROVAL OF BOARD MINUTES:

September 8, 2015 - Motion by Councilman Kurdyla, second by Mr. Franco, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Rusak, Mayor Hayes, Mr. Franco, Councilman Kurdyla

ABSTAIN: Mrs. Casamento

ABSENT: Mr. Charles, Mr. Lerner

6. MEMORIALIZATION OF RESOLUTIONS:

None pending

7. LAND DEVELOPMENT APPLICATIONS:

MIDJERSEY HEALTH CORPORATION – (HUNTERDON HEALTHCARE) - 1121 Route 22 West

Block 559 Lot 3

#15-027-PB, Minor Site Plan w/c-variances

Time: 12/19/15

Attorney Peter Lanfrit was present to represent the applicant. Mr. Lanfrit described the application for minor site plan approval for signage.

Jeffrey D. Reynolds, landscape architect and Neil Hudes, Senior Vice President for Hunterdon Healthcare were sworn in for testimony and were accepted by the board.

Mr. Hudes explained that Hunterdon Healthcare has leased the left portion of the building which would be approximately 50,000 square feet. The right side of the building is currently occupied by The Bank of America. He stated they would use the building for private physician offices, specialists, an imaging center, physical therapy and an ambulatory surgical center. The general hours would be Monday through Friday from 6 am to 9 pm with modified hours on weekends. There would be 60 to 70 employees at the facility but not all at one time. Mr. Hudes stated that there is a need for additional signage for the proposed use.

Mr. Rusak opened the public portion of the meeting. There were no comments or questions.

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

A-1 9/22/15 Colored rendering of site plan page 3
A-2 9/22/15 Photos of proposed signage

Mr. Reynolds described the property and the existing conditions. Mr. Reynolds provided testimony as follows: The applicant is proposing building signage for the 3 story building as well as a free standing sign out by the highway. The sign by the highway would be a 6 ft high monument sign that would be internally lit. The purpose of the sign by the highway is to better identify the entrance for the medical building and to give them enough time to enter the site. Approval of the DOT is required for this sign because it would be located in the right of way. There are three other signs on the building being proposed. The first one is a 154 square foot sign that would be on the west side of the building. The second one is a 154 square foot on the front of the building. The third sign would be located over the connecting piece between the two buildings. It would be a 528 square foot decal that would be placed on the existing windows. The applicant is seeking 6.9% sign area for the building façade, where 5% is permitted. There are also some additional changes to the site that are being proposed. The applicant also proposes to increase the width of the pavement area behind the building to allow for two way traffic around the entire site. A new handicap ramp at the entrance and additional handicap parking stalls would be installed. An emergency generator would be put in behind the building. Landscaping would be added by the monument sign near the highway. The parking lot would be repaired, sealed and restriped. The existing light poles would be used and would be retrofitted with new light heads with LED light fixtures.

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

The board questioned if the vinyl decal was removed from the design if it would then be in conformance with the 5% sign area that is permitted. Mr. Reynolds stated that it would be under 5%. The board asked the applicant to consider removing the vinyl from the application to keep the design in line with what is currently found around the township.

The board discussed the condition that the vinyl decal sign proposed in the window to be the letters only and not the pictures as shown on page three of Exhibit A-2.

Mr. Rusak opened the public portion of the meeting. There were no comments or questions.

Board Attorney Tom Collins noted the conditions of approval that had been discussed during the course of the meeting. It was noted that a Developer’s Agreement will not be required.

Motion by Mr. Franco, 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
ABSENT:	Mr. Charles, Mr. Lerner

BRIDGEWATER ACCESSORY ASSOCIATES, LLC

Block 234 Lot 5
#15-016-PB, Minor Site Plan
Time: 9/22/15

Attorney Jeff Lehrer was present to represent the applicant. Mr. Lehrer explained that applicant is seeking minor site plan approval in order to place Top Flight Junior Sports Academy into building 2W within the Bridgewater Industrial Park. Mr. Lehrer stated that the facility will offer specialized coaching and instruction in gymnastics, cheerleading and soccer.

Greg Oman, PE engineer for the applicant, Rebecca Nocera, owner and Mark Yarrington, architect for applicant were sworn in for testimony and accepted by the board.

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

- A-1 9/22/15 Overall site plan over aerial photo**
- A-2 9/22/15 Enlarged overall site plan with color rendering**

Mr. Oman described the property and stated that the applicant proposes to renovate the interior and exterior of the building 2W and add 2 canopy’s for entry doors with awnings above. He explained that the canopy additions are necessary to identify the entrances and provide a covering over the doorways. . He explained that the applicant will modify the parking lot to provide ADA compliant parking spaces and ramp and also add striping and arrows to make a clear aisle way for cars to travel through in a safe and adequate manner. The applicant will meet with board planner regarding required landscaping and lighting. He explained that there is no increase in the impervious coverage, and, therefore, no need for changing any drainage requirements. In order to reduce some standing water on the parking lot, the applicant will install a break in the curb and riprap stone in the landscape area in the front of the building.

Ms. Nocera, owner described the proposed academy. She explained that she has an existing academy in Millington, New Jersey, and that this will be an additional facility for her business. She explained that she trains gymnasts and that the indoor facility will be used for gymnastics and other sports such as soccer and indoor play activities for toddlers. She noted that the regular business hours would be Monday through Friday from 9 am to 9 pm. On Saturday the hours will be from 8 am to 5 pm or so. They would like to use Sundays for charity events and competition.

Mark Yarrington, architect for the applicant explained that the plan is to revitalize the building. The façade facing Route 22 will have a stucco material and that the façade facing Chimney Rock Road will be painted with a suitable color similar to the color shown on the architectural plans. He explained that the colors and some of the stone improvements to the building will enhance the building's appearance and be appropriate for this type of use.

Charles Nocera, owner was sworn in for testimony. Mr. Nocera submitted an exhibit that was marked into evidence as follows:

A-3 9/22/15 Proposed interior floor plan

Mr. Nocera explained that the sunken area inside the building that was previously used a part of a loading area will be filled with foam cubes and allow for a gymnastics landing area. The cubes will essentially be even with the floor of the building, and a padded wall will be built to seal in the overhead door on that portion of the building. They will not have the ability to open the door. There will be no mezzanine.

Chairman Rusak opened the public portion of the meeting. 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 would not be required.

Motion by Councilman Kurdyla, second by Mr. Franco, 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
ABSENT:	Mr. Charles, Mr. Lerner

BRIDGEWATER VENTURES, LLC

Block 303 Lot 6

#15-031-PB, Minor Site Plan

Time: 9/22/15

Attorney Jeff Lehrer was present to represent the applicant. Mr. Lehrer gave a brief overview of the application. He stated that the applicant is seeking minor site plan approval in order to place a new tenant known as Starplast USA, LLC in 50% of the warehouse distribution building formally occupied by GAF Corp. located at 9 FINDERNE AVE.

David Stires PE, engineer for the applicant was sworn in for testimony and was accepted by the board. Mr. Stires described the property location and provided testimony as follows: The applicant proposes to occupy a portion of the 316,000 square foot building, initially approximately 165,000 square feet for a first phase with the possibility of expansion to a total of 190,000 square feet. The applicant also needs to have loading docks for tractor trailers, and will modify the site plan and the building to allow for between 10 and 14 loading docks, depending on how the applicant's architect can re-configure where the 4 loading docks are currently located. The previous occupant also used the property for outdoor storage but this applicant will not require property for outdoor storage. This use will be limited to Monday thru Friday with some operations on Saturday. The applicant has no intention of using South Avenue for roadway access, and that the prior condition relating to the GAF conditions will remain with the exception that the

applicant requests relief from the 24-hour manned gate operation since this use is a day time use and will not operate 24 hours.

Mr. Robert Hughes, Director of Operations for Starplast USA, was sworn in for testimony. He explained that his company, Starplast USA, will be the tenant. He explained that his company receives shipments of plastic materials that form containers that are imported from Israel. They would be assembled and put in cardboard containers and packaged in cardboard boxes for shipment from this site to other locations.

Chairman Rusak opened the public portion of the meeting.

Karen Ennis of 613 South Ave expressed concern about the trucks making deliveries coming down her road causing traffic and safety concerns. Mr. Stires confirmed that applicant has no intention of using South Avenue for roadway access.

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

Motion by Mrs. Casamento, second by Mr. Franco, 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

ABSENT: Mr. Charles, 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:

10. ADJOURNMENT

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

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division