

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, November 10, 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 – absent

Mayor Dan Hayes – present

Evan Lerner, Alt. #1 – present

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:

August 11, 2015, Regular Meeting

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

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

ABSENT: Mrs. Casamento

September 22, 2015, Special Meeting

Motion by Councilman Kurdyla, second by Mr. Rodzinak, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mrs. Casamento

ABSTAIN: Mr. Lerner

September 28, 2015, Regular Meeting

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

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

ABSENT: Mrs. Casamento

MEMORIALIZATION OF RESOLUTIONS:

MIDJERSEY HEALTH CORP. – (HUNTERDONHEALTHCARE) - 1121 Route 22 West

Block 559 Lot 3

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

Time: 12/19/15

DECISION: Approved with conditions 9/22/15

Eligible to Vote: Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Mr. Rusak, Mayor Hayes, Mrs. Casamento

Motion by Mr. Franco, second by Councilman Kurdyla the foregoing resolution memorializing the approval with conditions on 9/22/15 was adopted as presented on the following roll call vote:

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

ABSENT: Mrs. Casamento

NOT ELIGIBLE: Mr. Charles, Mr. Lerner

BRIDGEWATER ACCESSORY ASSOCIATES, LP

Block 234 Lot 5

#15-016-PB, Minor Site Plan

Time: 9/22/15

DECISION: Approved with conditions 9/22/15

Eligible to Vote: Mr. Rodzinak, Mr. Franco, Councilman Kurdyla, Mr. Rusak, Mayor Hayes, Mrs. Casamento

Motion by Mr. Rodzinak, second by Councilman Kurdyla the foregoing resolution memorializing the approval with conditions on 9/22/15 was adopted as presented on the following roll call vote:

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

ABSENT: Mrs. Casamento

NOT ELIGIBLE: Mr. Charles, Mr. Lerner

6. LAND DEVELOPMENT APPLICATIONS:

CHIMNEY ROCK CROSSING EAST LLC (STAVOLA EAST)

Block 730 Lot 1.01

#15-020-PB, Preliminary and Final Site Plan with variances

Time: 12/30/15

CHIMNEY ROCK CROSSING WEST LLC (STAVOLA WEST)

Block 711 Lot 6.01

#15-021-PB, Preliminary and Final Site Plan with variances

Time: 12/30/15

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer stated that they would be handling the two applications as one integrated site. He described the applications noting that Chimney

Rock Road bisects the proposed center. The site west of Chimney Rock Road is referred to as Stavola West and the site east of Chimney Rock Road is referred to as Stavola East. He explained that both sites are in the LC Limited Commercial Zone district in which all the uses that are identified are permitted uses. He stated that for Stavola West the applicant is seeking preliminary and final site plan approval for approx 85,550 of retail space including 50,000 square feet of retail space for the proposed Whole Foods Market and also minor subdivision approval for a portion of lot 6. He stated that for Stavola West the applicant is seeking preliminary and final site plan approval for various retail and restaurant uses. He also noted that various bulk and sign variances would also be required.

Alfred Coco, the applicant's engineer, Henry Ney, the applicant's traffic consultant. Charles Dietz, the applicant's architect and Christine Nazarro Cofone, the applicant's planner were all sworn in for testimony.

Mr. Coco, PE, LS & PP stated his credentials and was accepted by the board. Mr. Coco presented exhibits that were marked into evidence as follows:

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|------------|-----------------|---|
| A-1 | 11/10/15 | Aerial photo of the existing conditions |
| A-2 | 11/10/15 | Aerial photo of the overall site plan |
| A-3 | 11/10/15 | Enlarged aerial photo of the proposed site plan on the west side |
| A-4 | 11/10/15 | Enlarged aerial photo of the proposed site plan on the east side |
| A-5 | 11/10/15 | Aerial photo – slope map and conservation plan |
| A-6 | 11/10/15 | DOT approvals of the railroad crossing |

Mr. Coco provided a brief history of the property and described the proposed site plan. He described the existing conditions on the site and discussed the grading. He provided additional testimony as follows: The entire tract for both east and west consists of approximately 36.6 acres. There are approximately 210,000 square feet of retail buildings in total, with a total of 1,068 parking spaces proposed. On the west side, the main access for customers would be from the signalized intersection on Chimney Rock Road. There would also be second access on Frontier Road that would be mainly for loading vehicles. On the east side, the main access for customers would be from the signalized intersection on Frontier Road. Secondary access for loading would be located further northeast from the intersection on Frontier Road. There would be no direct access to Route 22 from either site. Mr. Coco further described the proposed conditions of the sites and the proposed improvements for the stores. On the west side, there would be two buildings. The first is a 50,000 square foot for the Whole Foods Market. The second building consists of approx. 34,550 square feet in total for two other tenants yet to be determined. The driveway that comes up to the center of the site is steep driveway to accommodate the 50 feet difference in elevation from Frontier Road to Chimney Rock Road. A retaining wall is proposed along the norwesterly edge parallel with Frontier Road to make up the rest of the grade change. The retaining wall would range in height from 7 to 10 feet high starting on northeast corner to 35 feet high at the high point of Frontier Road. He explained that the Chimney Rock Road intersections will have traffic lights in that they will have pedestrian crosswalks and lighting controls for pedestrians. This will allow pedestrians to cross over Route 22 and come into the east side of the site. There are two free standing signs proposed on the west side, the first one is directly at the driveway entrance, and the second is along Route 22 inside the site at the top of the hill. On the east, side there are four buildings proposed. A large building with a series of units that are approx. 106, 000 square feet, a free standing building for restaurant uses that is about 96,000 square feet and two freestanding buildings in the front intended for additional restaurant uses. An alternate building layout is being proposed for a potential tenant requiring some additional loading space, approx. 3,600 square feet of additional retail space. Two pylon signs are also being proposed, one along

Route 22 at the ramp and a second at the entrance on Chimney Rock Road. A detention basin is also being proposed. Mr. Coco also explained the grading and slope conditions of the property.

Mr. Coco discussed the variances that the applicant is requesting and reviewed the reports of the board's professionals.

Chairman Rusak opened the public portion of the meeting.

Ronald Sanderson of 746 Thompson Ave. was present and expressed his concern about the drainage and blasting from the quarry.

Charles P. Dietz, the applicant's architect stated his credentials and was accepted by the board. Mr. Dietz presented exhibits that were marked into evidence as follows:

- A-7 11/10/15 Color rendering of the retaining wall behind Whole Foods**
- A-8 11/10/15 Color rendering of the front of Whole Foods Market**
- A-9 11/10/15 Color rendering of The Container Store**
- A-10 11/10/15 Color rendering of Nordstrom Rack and off 5th stores**
- A-11 11/10/15 Architect's rendering of balance of retail on east side**
- A-12 11/10/15 Architect's rendering of free standing restaurant building**
- A-13 11/10/15 Revised architectural elevation on 8 x 11 size paper by Mr. Dietz of the alternate plan for retail building C-1 through C-4, including building façade materials.**

Mr. Dietz described the architectural plans for Chimney Rock East site plan. He explained that on the Chimney Rock West property, which is the location of the proposed Whole Foods, he has designed the building to utilize substantial areas of natural stone, masonry, and brick materials to be consistent with the design requirements of the ordinances and the intent of the Master Plan with respect to this area.

He explained the need for signage, in particular, the need for two separate free-standing signs for each of the properties, particularly for visibility from Route 22. He described his studies of the sight lines from Route 22, and the challenges that his property owner and tenants face for providing commercial visibility for the quality tenants, but at the same time, his consistent signage themes throughout the development including, especially, on the free-standing signs. He explained that, in his architectural design, he has attempted to utilize appropriate stone, brick, and masonry materials with limited synthetic stucco and with variations in the facades and the awnings and canopies to help identify different tenants and stores and to allow for their individual signs to be located on appropriate facades consistent with their tenant's design preferences and themes. He explained that most of the tenants will use individual lettering, but the Chipotle and Habit Burger chains have non-individual sized signs shown on his architectural renderings for Chimney Rock East, which will vary from the individual lettering requirement of the ordinance, and he requested relief from such a requirement for the Chipotle and Habit Burger stores. Mr. Dietz also presented an alternate architectural plan to accommodate a proposed tenant Cost Plus World Market. The board expressed the concern about the design of the proposed Jared Store façade as it does not fit in with the theme of the center.

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

There was a five minute recess.

Ms. Cofone, the applicant's planner and Mr. Henry Ney, the applicant's traffic expert were made available for questions. Mr. Lehrer noted that the engineer provided ample evidence to support the variances requested.

The board questioned how trucks were accounted for in the traffic study due to the fact that this area has a heavy truck flow.

Mr. Ney, the applicant's traffic expert stated that counts were done by segregation by truck type and vehicle type. He explained that the truck percentages during the peak hours studied are included in the report so the analysis of trucks is consistent to what is out there.

Chairman Rusak opened the public portion of the meeting.

Ronald Sanderson of 746 Thompson Ave. was present and expressed concern about the traffic study since cars and trucks just started coming down Chimney Rock Road when the roadwork was completed.

Chairman Rusak closed the public portion of the meeting.

Board Attorney Tom Collins discussed several conditions of approval with the board. It was noted that two separate resolutions would be prepared.

Councilman Kurdyla noted his concern regarding drainage.

Motion by Mr. Franco, second by Mr. Charles, the foregoing applications were approved with conditions on the following roll call vote:

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

ABSENT: Mrs. Casamento

7. 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.

8. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 10:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division