

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
Tuesday, November 17, 2015  
—MINUTES—

**CALL MEETING TO ORDER:**

Chairman Sweeney called the meeting to order at 7:30 pm in the Auditorium of the Bridgewater Raritan Regional High School, 600 Garretson Road, New Jersey 08807

**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 12, 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.

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 Board 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.

**ROLL CALL:**

Don Sweeney – present

Pushpavati Amin – present

Paul Riga – absent

Michael Kirsh – absent

Evans Humenick – present

Beth Powers – present

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: Board Attorney Larry Vastola, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle, Ann Marie Lehberger, Planning Secretary

**MINUTES FOR APPROVAL:**

October 6, 2016, Regular Meeting

October 20, 2016, Regular Meeting

The foregoing minutes will be presented for Board consideration when completed. No action was taken.

**MEMORIALIZING RESOLUTIONS:**

**PRESBYTERIAN CHURCH OF BOUND BROOK-** Mountain Ave (*pending*)

Block 381 Lots 27, 28 & Portion of 22

#25-11-ZB- Preliminary and Final Site Plan, Minor Subdivision, and Variances

TIME: 120= 11/15/15

DECISION: Approved with conditions 10/6/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross, Mrs. Powers, Mr. Pearly, Mr. Weideli

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**PAPP – 1379 Coriell Drive** (*pending*)

Block 602 Lots 9

#15-024-ZB- Simple Variance-Addition

TIME: 120= 1/18/16

DECISION: Approved with conditions 10/20/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Kirsh, Mr. Pearly, Mr. Weideli, Ms. Gutschall

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**CHERBONNEAU - 1779 West Circle Drive (pending)**

Block 702 Lots 13

#15-017-ZB- Simple Variance- Shed

TIME: 120= 1/29/16

DECISION: Denied 10/20/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Kirsh, Mr. Pearly, Mr. Weideli, Ms. Gutschall

The foregoing resolutions will be presented for Board consideration when completed. No action was taken.

**HEARING AND DELIBERATIONS:**

**QUICK CHEK CORP**

Block 400 Lots 1 & 2

#14-033-ZB- Preliminary & Final Major Site Plan w/ Variances

TIME: 120=12/31/15

The Board Chairman reviewed the Zoning Board's policies and procedures for hearing.

Attorney Bill Robertson was present to represent the applicant. Mr. Robertson provided a brief overview of the application and noted that this was a continuation from the hearing of June 16<sup>th</sup>. Mr. Robertson stated that the applicant has made a significant change to the proposed plans that will eliminate the access to the site from Route 28.

Keith Cahill PE, the applicant's engineer was previously sworn in for testimony and accepted by the Board. Mr. Cahill described the property and submitted exhibits that were marked into evidence as follows:

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|-------------|-----------------|---|
| <b>A-8</b>  | <b>11/17/15</b> | Google Aerial Exhibit   |
| <b>A-9</b>  | <b>11/17/15</b> | Color Rendering of Site Plan dated 10/28/15   |
| <b>A-10</b> | <b>11/17/15</b> | Site Plan Overlay on Aerial Exhibit   |
| <b>A-11</b> | <b>11/17/15</b> | Photo Rendering of Proposed Site from Route 22  |
| <b>A-12</b> | <b>11/17/15</b> | Photo Rendering of Proposed Site from Route 22(southwest direction)                             |
| <b>A-13</b> | <b>11/17/15</b> | Photo Rendering of Existing Conditions on Route 28  |
| <b>A-14</b> | <b>11/17/15</b> | Photo Rendering of Proposed Conditions on Route 28(summer time view)                            |
| <b>A-15</b> | <b>11/17/15</b> | Photo Rendering of Proposed Conditions on Route 28(winter time view)                            |
| <b>A-16</b> | <b>11/17/15</b> | Photo Rendering of Existing Conditions (intersection of Bogart Dr. & Route 28)                  |
| <b>A-17</b> | <b>11/17/15</b> | Photo Rendering of Proposed Conditions (intersection of Bogart Dr. & Route 28-summer time view) |
| <b>A-18</b> | <b>11/17/15</b> | Photo Rendering of Proposed Conditions (intersection of Bogart Dr. & Route 28-winter time view) |
| <b>A-19</b> | <b>11/17/15</b> | Photo of Existing Driveway location on Route 28   |
| <b>A-20</b> | <b>11/17/15</b> | Photo Rendering of Proposed Area of Existing Driveway location on Route 28 (summer time view)   |
| <b>A-21</b> | <b>11/17/15</b> | Photo Rendering of Proposed Area of Existing Driveway location on Route 28 (winter time view)   |

Mr. Cahill provided testimony as follows: Since the last hearing, based on the comments that were received, the applicant has revised the plans to eliminate the driveway access that was originally proposed on Route 28. They propose to remove the existing asphalt driveway that is there, vegetate and plant with trees. This reduces the amount of disturbance on site and will also reduce the amount of impervious coverage by approximately 6,000 square feet. It will also give them the ability to save some of the existing trees on the site and eliminate one of the waivers requested in terms of trees required to be replaced. Mr. Cahill also

stated that the revised plans propose a solid 6 foot high board on board fence along the western perimeter of the site. The fence would screen the parking stalls in that direction and it will wrap along the vegetative area to the east to provide additional screening towards the Route 28 frontage of the property. A permeator is also proposed that would be added to the fueling system to minimize any impact by the vapor.

Mr. Cahill reviewed the photo renderings, comparing the views of existing conditions on the site with the simulated views of the proposed conditions.

The Board questioned the amount of the proposed building that would be visible from Route 28. The Board also questioned how the canopy lights will be screened.

Mr. Cahill reviewed the reports of the Township professionals. Mr. Cahill noted that they would work with the Fire Official regarding an emergency access from Route 28 that is required by the Fire Official based on review of the recently revised plans that were submitted.

Chairman Sweeney opened the public portion of the meeting.

Jian Yi of 28 Shields Lane questioned the need for an emergency access entrance on Route 28 for emergency vehicles to be able to enter the site.

Attorney Heather Suarez was present noted that she represents Bridgewater Residents United, a NJ nonprofit organization that opposes the proposed Quick Chek application. Ms. Suarez stated that her clients are: Mr. Inderpreet Banga of 376 Route 28, Ketan Thakhar of 80 Schafer Road, Prakash Bhat of 52 Walters Brook Road and Divyakant Patel of 18 Kiser Lane.

Dong Dai of 15 Reinhart Way questioned how many variances were being requested. Mr. Dai also questioned whether the lot was big enough for this type of proposal and asked if the applicant had received DOT approval for the placement of the sign.

Gang Yin of 40 Purcell Road questioned the calculations that were provided on the Stormwater Management Report that was submitted with the application.

Lihao Tang of 72 Shields Lane expressed concern that the applicant would add another entrance later down the road if approved. Mr. Tang was also concerned about safety with the proposed sign location near the roadway.

Qian Dong of 74 Huntley Way questioned if there would be a deceleration lane on Route 22 prior to the entrance to the site. Ms. Dong expressed concern about safety with the cars driving on Route 22 trying to enter the proposed site.

Carolyn Zhao of 7 Decker Lane stated that she was a student at the HS and was concerned about the safety of students in the area.

Anthony Casale of 382 Route 28 questioned why there were no pictures presented with a view of the site in the evening. Mr. Casale expressed concern about the visual impact the gas station canopy would have to the homes on Route 28.

Jing Li of 833 Starview Way expressed concern for the safety of the cars driving down Route 22 that would be entering the proposed site due to speed the cars will be traveling. Ms. Li was also concerned about the time it will take for the trees that will be planted to grow high enough to screen the property on Route 28.

Tom Reilly of 1747 West Circle Drive questioned what the taxes on the building would be.

B. Vennelaganti of 1 Delorenzo Lane questioned how trucks would enter the proposed site and make turns safely inside the property.

Philip Eng of 16 Kiser Lane questioned if there would be blasting needed for the installation of the fuel tanks and whether foundation inspections would be done on nearby homes. Mr. Eng also expressed concern about air quality impact on the neighborhood as a result of the proposal.

Shana Enny of 39 Kiser Lane questioned how much glow would be visible from the lights to the homes across the street on Route 28.

Louisa Kwan-Au-Yang of 9 Glen Eyre Drive expressed concern about the noise and pollution to the neighborhood. Ms. Kwan-Au-Yang also expressed concern about safety in the event of a fire.

Debra Kurtz of 413 Route 28 expressed concern about the impact the digging for the underground tanks would have to the homes that have wells.

Mahesh Chandra of 15 Purcell Road expressed concern about having a gas station so close to homes with only one exit for fire safety.

Henry Wang of 571 Buena Parkway questioned the number of customers that would enter the site during the evening hours. Mr. Wang also expressed concern about the safety of kids in the neighborhood who might want to go to the proposed site since they would have to cross over Route 28 which is a busy road.

Bal Mukand Gupta of 4 Decker Lane expressed concern about how many vehicles would be entering and exiting the site on a daily basis. Mr. Gupta also expressed a safety concern about contamination from any gas leak.

Ashok Thimmappa of 74 Walters Brook Drive expressed concern about the impact the proposal would have on the neighborhood.

The QuickChek application was carried to December 1, 2015 at 7:30 pm at The Somerset County Vocational and Technical School in the Auditorium with no additional notice required.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,  
Ann Marie Lehberger, Planning Secretary