

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, February 22, 2016**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Ron Charles 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 13, 2016, 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.

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 (arrived at 7:35 p.m.)	Mayor Dan Hayes – present
Tricia Casamento – present	Evan Lerner – present
James Franco – present	Urvin Pandya, Alt. #1 – absent
Chairman Ron Charles – present	
Councilwomen Christine Henderson-Rose – present	

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

**5. APPROVAL OF BOARD MINUTES:**

January 25, 2016, Regular Meeting - Motion by Mrs. Casamento, second by Mr. Franco, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE:	Chairman Charles, Mr. Franco, Mayor Hayes, Mrs. Casamento, Mr. Lerner
ABSENT:	Mr. Rodzinak, Mr. Pandya
NOT ELIGIBLE:	Councilwoman Rose

**6. MEMORIALIZATION OF RESOLUTIONS:**

None Pending

**7. LAND DEVELOPMENT APPLICATIONS:**

**BRIDGEWATER TRANSPORT INC** – 831 East Main Street  
Block 348 Lots 17, 18 & 22  
#15-040-PB, Minor Site Plan – Addition  
Time: 2/28/16

Attorney Ernest Renda was present to represent the applicant. Mr. Renda explained the application as a Minor Site plan where the applicant is proposing a 30' x 30' extension on an existing building to house new stone cutting equipment.

James Mantz, P.E. engineer for the applicant and George Schofield, principal were sworn in for testimony. Mr. Mantz explained that the applicant has requested waivers for completeness to proceed before the Board with the application for Minor Site Plan.

Motion by Mr. Franco, second by Mr. Lerner, the foregoing application was deemed complete on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner

ABSENT: Mr. Rodzinak, Mr. Pandya

Mr. Mantz described the property and explained that the applicant is seeking to add on a 30 by 30 foot addition to an existing one story metal building. Mr. Mantz stated that the proposed addition will be used to house new stone cutting equipment and will be constructed in an existing impervious area. Mr. Mantz stated that the height of the structure will be slightly higher than the ordinance standard at 18 ½ feet and that that the extra height is needed for the entry and exit doors so that they are high enough to move equipment in and out. Mr. Mantz also noted that as requested by the Township Engineer, he provided a colored Use and Leasee map to confirm the use and location of existing tenants.

Mr. Mantz reviewed the reports of the Board professionals. Mr. Schofield and Mr. Mantz confirmed that they will coordinate the number and placement of any additional shade trees with the Township Planner and that any dispute with the Township Planner shall return to the Board for a final determination.

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

**A-1 2/22/16 Colored brochure of the type of natural stone product that they will produce with the new machinery**

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

Motion by Mr. Franco, second by Mrs. Casamento, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner

ABSENT: Mr. Rodzinak, Mr. Pandya

**UNIMARE LLC** – 477 Union Ave.  
Block 230 Lot 7  
#15-023-PB, Minor Site Plan with Variances (signs)  
Time: 2/29/16

Attorney Daniel Bevere was present to represent the applicant. Michael Lanzafama, P.E., PP, L.S., and Mr. Frank Colandrea, principal of Unimare LLC were sworn in for testimony.

Mr. Lanzafama provided testimony as follows: The applicant is seeking relief from a prior condition of approval that stated that the tenants in the retail center could not place signs in their windows. He explained in detail the exact signage requests that the applicant is seeking for each of the tenant spaces. The applicant is willing to limit the façade signage and window signage of each tenant to no greater than 7% of the façade of the demised spaces. The drawings will be revised to demonstrate this and to also show so that there will be open window spaces on each of the windows of each of the tenant spaces.

(Mr. Rodzinak arrived to the meeting at 7:35 p.m)

The Board questioned why the applicant was now asking for this relief and why the 7% being requested was necessary. Mr. Lanzafama stated that they feel the whole point of the windows is for the shop owner to display what they are selling or what services they provide to allow them to thrive. Mr. Lanzafama noted that agrees that the signage is excessive on some locations but they are trying to come to a middle ground. He also noted that they would like to be consistent by asking for the 7% to allow for continuity in the future if new tenant would come in to the retail center.

The Board discussed and concluded that customary window treatments such as curtains, blinds and shades that do not have a business name or message on them would not be considered to be façade signs, but that materials visible from outside, such as the picture of flowers or a picture of beer or similar materials on the buildings will be treated as façade signs within the 7% maximum. It was also noted by Board that the decorative materials shown on the Gel and Spa building attached to the inside of the window shall be removed, but the curtains can remain. It was also noted by the Board that any changes to the tenant signage is subject to the review and approval of the Zoning Officer and confirmed by the Township Planner and any dispute between the applicant and the Township Planner regarding the demonstration of compliance with the maximum of 7% for façade and window signs for each of the tenants would require that the applicant shall return to the Board for a final determination.

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

Board Attorney Tom Collins discussed the conditions of approval. It was noted that if approved, that the applicant's tenants shall remove the existing signs and comply with the revised signage approval so that the total façade signage of each demised tenant premises shall be no more than 7% of the façade by March 31, 2016. It was also noted that a Developer's Agreement is not required.

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

AFFIRMATIVE:	Chairman Charles, Mr. Franco, Mrs. Casamento, Mr. Lerner
ABSENT:	Mr. Pandya
NOT ELIGIBLE:	Councilwoman Rose, Mayor Hayes, Mr. Rodzinak

The applicant's attorney stated that letters will be sent to all tenants that they must comply with the requirements by March 31, 2016.

**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:**

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-195 (SIGNS) OF ARTICLE XXIV (DESIGN DETAILS AND CRITERIA) OF PART 8 (SITE PLAN REVIEW) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION F (GENERAL REGULATIONS), TO NEW SUBSECTION 7c, BY SETTING FORTH THE METHOD OF COMPUTATION UTILIZED TO DETERMINE THE SQUARE FOOTAGE OF TWO SIDED FREESTANDING SIGNS

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-201 (INTERPRETATION; VARIANCES) OF ARTICLE XXV (TITLE; INTERPRETATION) OF PART 9 (SUBDIVISIONS) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO CLARIFY THAT, UNDER CERTAIN CIRCUMSTANCES, DEVELOPMENT SHALL ALSO BE IN ACCORDANCE WITH PART 8 (SITE PLAN REVIEW)

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) OF ARTICLE XLII (USE REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION 7 (MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE) OF SUBSECTION F (BULK REQUIREMENTS FOR THE GC ZONE) OF SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) SO AS TO CHANGE THE MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE FROM 0.50 TO 0.40 UNDER CERTAIN CIRCUMSTANCES

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-329 (IMPROVED LOT COVERAGE) OF ARTICLE XLIV (SUPPLEMENTARY LOT, HEIGHT AND YARD REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO 1) DELETE THE TITLE OF SUBSECTION A ENTITLED "RESIDENTIAL USES" WITH ALL OTHER LANGUAGE OF SUBSECTION A REMAINING, 2) DELETE THE ENTIRETY OF SUBSECTION B (INSTITUTIONAL AND CONDITIONAL USES) AND 3) DELETE THE ENTIRETY OF SUBSECTION C (BONUS FOR DECREASE IN IMPROVED LOT COVERAGE); SUBSECTION D (BUILDING, GRAVEL AND/OR OTHER STONE SURFACES USED FOR PARKING, DRIVEWAYS OR WALKWAYS) SHALL REMAIN IN ITS ENTIRETY

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SUBSECTION C (CRITERIA FOR CLUSTER DEVELOPMENT) OF SECTION 126-349 (CLUSTER DEVELOPMENT) OF ARTICLE XLVI (CONDITIONAL USES) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO ADD A NEW SUBSECTION (5) a & b FOR THE PURPOSE OF SETTING FORTH THE METHOD OF COMPUTATION OF LOT AREA, LOT COVERAGE, LOT WIDTH AND FLOOR AREA RATIO (FAR) FOR EACH LOT

Board Planner Scarlett Doyle discussed the proposed ordinances.

Motion by Mr. Franco, second by Mrs. Casamento the Planning Board finds the foregoing ordinances to be consistent with the Master Plan and recommended for adoption on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner

ABSENT: Mr. Pandya

Board Engineer Mr. Robert Bogart announced that he would be retiring effective February 29<sup>th</sup>. The Board thanked Mr. Bogart for all of his time, hard work and dedication to the Board.

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 9:25 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Secretary to the Planning Division