

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, March 8, 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

James Franco – present

Chairman Ron Charles – present

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Engineer Thomas Forsythe, Board Planner Scarlett Doyle, Recording Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

November 30, 2015, Special Meeting - Motion by Mrs. Casamento, second by Mr. Franco, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mayor Hayes, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Chairman Charles, Councilwoman Rose, Mr. Pandya

December 22, 2015, Special Meeting - Motion by Mr. Franco, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

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

NOT ELIGIBLE: Councilwoman Rose, Mr. Pandya

6. MEMORIALIZATION OF RESOLUTIONS:

BRIDGEWATER TRANSPORT INC. - 831 East Main Street (*pending*)

Block 348 Lots 17, 18 & 22

#15-040-PB, Minor Site Plan – Building Addition

Time: 2/28/16

DECISION: Approved with conditions 1/25/16

Eligible to Vote: Mr. Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner

UNIMARE LLC – 477 Union Ave. (*pending*)

Block 230 Lot 7

#15-023-PB, Minor Site Plan with Variances (signs)

Time: 2/29/16

DECISION: Approved with conditions 1/25/16

Eligible to Vote: Mr. Charles, Mr. Franco, Mrs. Casamento, Mr. Lerner

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

7. LAND DEVELOPMENT APPLICATIONS:

BRIDGEWATER VENTURES LLC. – 9 FINDERNE AVE.

Block 303 Lots 6

#15-031-PB, Amendment of Prior Site Plan Approval

Time: 3/16/16

Eligible to Vote: All Members

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer described the application as follows: The applicant was there to request to remove a condition from the original resolution of approval given to GAF Corp. in 2005. One of the conditions of the resolution stated that applicant must return to Board for any change of tenants to review adequacy of onsite parking. The applicant is seeking to amend the previous site plan approval to demonstrate the ability to confirm with the township's parking requirements for this zone. This location would technically require 665 parking spaces under the Township's parking ordinance. They have the space to build 665 parking spaces on site; however, they are not needed for the tenants currently using the site. The applicant is proposing to bank all but 52 parking spots and to have the Site Plan Waiver process proceed to allow the Zoning Officer, Township Planner and Township Engineer to determine how many spaces would be needed based on any new tenant. The 52 parking spots are already completed on the site. The applicant would also like approval this evening to add a new tenant called Pretium Packaging to occupy a portion of the balance of the building. Pretium Packaging warehouses and distributes plastic spice and cheese bottles. They do not assemble product on site; product is just shipped in and sent out. They have 3 employees and there would be 4-6 trucks in and out daily.

Board Planner Scarlett Doyle provided a brief description of banked parking for the Board and members of the public.

David Stires, PE, engineer for the applicant and Paul Rolando of Pretium Packaging, were sworn in for testimony.

Mr. Stires was qualified as a professional engineer and was accepted by the Board. Mr. Stires described the property and explained the banked parking plan proposal as follows: There were 52 parking spaces constructed as part of the GAF application in 2005. The remainder as needed would be constructed in the rear westerly portion of the property. He noted that half of parking spots would be on paved area that is already there. Mr. Stires confirmed that the existing 52 spaces are more than adequate for both the current tenant and the new tenant. Mr. Stires reviewed the reports of the Township professionals.

Chairman Charles opened the public portion of the meeting.

Karen Ennis of 613 South Ave was present and expressed concern about trucks making deliveries coming down her road because there is no sign stating it is a dead end road or that trucks should not enter. Ms. Ennis noted that the trucks are unable to turn around and have to back up causing safety concerns. The Board asked that the Township Engineer review and determine a suitable location for a sign to be installed by the township at the applicant's expense. Ms. Ennis also expressed concern about fire safety.

Chairman Charles closed the public portion of the meeting. Board Attorney Tom Collins discussed the conditions of approval.

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

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

ABSENT: Mr. Pandya

**MIDJERSEY HEALTH CORPORATION – (HUNTERDON HEALTHCARE) - 1121 Route 22 West
Block 559 Lot 3
#15-027-PB, Modification to Prior Approval**

Attorney Kathryn Kopp was present to represent the applicant. Ms. Kopp explained that the applicant was seeking a minor request for revision of the previously approved site plan that was approved in November.

Jeffrey Reynolds, Landscape Architect, for the applicant was sworn in for testimony and accepted by the Board. Mr. Reynolds stated that the applicant had originally proposed to widen the rear of the driveway in the western portion of the existing building. They are requesting to amend the plan as originally proposed so that they no longer would widen this portion. Mr. Reynolds stated that extensive work would be required and it is not necessary. They are proposing to remove the One -Way sign but otherwise leave the conditions as is. Mr. Reynolds stated that he spoke to the Township Fire Official and he agreed that it was not necessary to widen the drive and noted there was still room for emergency vehicles to safely enter and exit.

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

Motion by Mrs. Casamento, second by Mr. Franco, the minor amendment to prior approval was approved on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mayor Hayes, Mrs. Casamento

ABSENT: Mr. Pandya

NOT ELIGIBLE: Chairman Charles, Councilwoman Rose, 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. There were no other matters of Board business.

11. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:35 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division