

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday, May 10, 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 – absent

Chairman Ron Charles – present

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – absent

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer David C. Battaglia, Board Planner Scarlett Doyle, Planning Department Secretary Ann Marie Lehberger

**5. APPOINTMENT OF BOARD ENGINEER:**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER**  
**APPOINTING THE TOWNSHIP ENGINEER,**  
**DAVID C. BATTAGLIA, PE, CME, CFM**  
**AS THE PLANNING BOARD ENGINEER**

**WHEREAS**, the Planning Board of the Township of Bridgewater will require engineering services for the Board; and

**WHEREAS**, the above mentioned services can be performed adequately by David C. Battaglia who is employed as the Township Engineer of the Township of Bridgewater; and

**WHEREAS**, it is the intent of the Planning Board of the Township of Bridgewater to appoint David C. Battaglia, PE, CME, CFM as the Board Engineer commencing May 10, 2016 thru December 31, 2016.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board of the Township of Bridgewater, County of Somerset, State of New Jersey, as follows:

- 1. The Planning Board of the Township of Bridgewater hereby appoints David C. Battaglia, PE, CME, CFM as the Board Engineer for 2016, commencing May 10, 2016 thru December 31, 2016.**

Motion by Councilwoman Rose; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mr. Pandya

ABSENT: Mayor Hayes, Mr. Franco

**6. APPROVAL OF BOARD MINUTES:**

**February 22, 2016, Regular Meeting** – Motion by Councilwoman Rose, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mayor Hayes, Mr. Franco

NOT ELIGIBLE: Mr. Rodzinak, Mr. Pandya

**March 8, 2016, Regular Meeting** - Motion by Councilwoman Rose, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mr. Pandya

ABSENT: Mayor Hayes, Mr. Franco

**7. MEMORIALIZATION OF RESOLUTIONS:**

**BRIDGEWATER TRANSPORT INC.** - 831 East Main Street

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

Motion by Mr. Lerner; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Mrs. Casamento, Mr. Lerner

ABSTAIN: Councilwoman Rose

ABSENT: Mayor Hayes, Mr. Franco

NOT ELIGIBLE: 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

DECISION: Approved with conditions 1/25/16

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

Motion by Mr. Lerner; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

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

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

Motion by Mr. Rodzinak; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

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

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

Block 559 Lot 3

#15-027-PB, Modification to Prior Approval

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

Motion by Mr. Rodzinak; Second by Mrs. Casamento, the foregoing resolution was adopted on the following roll call vote:

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

**8. LAND DEVELOPMENT APPLICATIONS:**

**I & L ENTERPRISES** – 1940 Route 22 East

Block 382 Lots 4

#16-003-PB, Preliminary & Final Major Site Plan - The Learning Experience

Time: 7/6/16

Eligible to Vote: All Members

Attorney Francis P. Linnus was present to represent the applicant. Mr. Linnus described that the applicant is proposing to construct a two story 10,797 square foot child care center to be licensed by the State Department of Human Services. Mr. Linnus described that the property is on a 1.3 acre vacant undersized lot and noted this is a permitted use in the zone.

Matthew Jarmel, AIA, architect for the applicant was sworn in for testimony and was accepted by the Board. Mr. Jarmel stated that he has been working with the Learning Experience for approximately 14 years. He described the licensing process with the Department of Human Services for child care centers Mr. Jarmel submitted exhibits that were marked into evidence

**A-1 5/10/16 Colored prototypical rendering of a typical Learning Experience**

**A-2 5/10/16 Colored architecture elevations**

Mr. Jarmel explained the proposal is to build a two story building that is 10,797 square feet with a capacity of 169 children. Mr. Jarmel described the general operation provided testimony as follows: The hours of operation are Monday through Friday from 6 am to 6 pm. The ages of the children can range from 6 weeks of age to 5 years of age predominately servicing working parents. Parents can drop off and pick up their children at any time of the day. Parents have to park and walk their child in. The Learning Experience is a national chain with approximately 160 centers throughout the country. Based on other facilities, 25% of the children are siblings that arrive in the same car and 10% are out sick daily. It is a 5 minute process for drop off and pick up. The first floor of the building is for children 2 ½ years and under which is required by state law. There would be 5 classrooms on the first floor and 5 classrooms on the second floor and the children are separated according by age. The proposed playground is 4,500 square feet with a 6 foot high PVC solid fence. There are also fences proposed along the rear and side of the building. All doors are equipped with alarms. Fire drills and emergency plans are required as a part of the state license. The only deliveries are once a week for food and it is delivered in a box truck generally in the middle of the day. There is no cooking done, just heating in a microwave. Graduations and other large events are done at offsite locations. Each door is required to have a light. The sign on building is illuminated from an inside switch and is only on during business hours.

The Board questioned the location of the solid fence and expressed concern as to where the students and staff would go safely during fire drill or emergency.

The Board questioned what equipment is in the pantry. Mr. Jarmel state that there would be sinks, microwave ovens for cooking and commercial refrigeration equipment.

The Board questioned the state requirement for the square footage of the playground and whether it would be possible to reduce the size of the playground. Mr. Jarmel stated that the proposed playground far exceeds the state requirements and while it would be possible to reduce the size of the playground, it is not desired for the success of the business and would not allow for segregation of children by age.

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

Matthew Clark, PE engineer for the applicant was sworn in for testimony and was accepted by the Board.

Mr. Clark described the existing conditions on the property and provided testimony as follows. The only frontage is on Route 22. There is only one way in and one way out. There are 30 parking spaces proposed. There is a drainage ditch on the property. The building and the parking are as far back as possible due to the constraints on the property. Mr. Clark reviewed the report of the Township Engineer. Mr. Clark submitted exhibits that were marked into evidence as follows:

**A-3 5/10/16 Contraints Map**

**A-4 5/10/16 Aerial Exhibit**

Mr. Clark described the constraints that the existing conditions on the lot have for any development to make the site work.

The Board expressed concern about bottlenecking of traffic on Route 22 during drop off and pick up times.

The Board expressed concern about where the children would go in the event of an emergency since there are retaining walls proposed. Mr. Clark noted that a gate could be added so that the staff and children would be able to get to the back are of the building.

The Board questioned if they could make the parking spaces 9 ½ feet wide as per the ordinance instead of the 9 feet proposed. Mr. Clark stated that it would be possible to with some adjustments to make all 30 spots 9 ½ feet wide.

The Board asked if the applicant considered putting the playground in the rear of the building. Mr. Clark stated that it would not be possible due to flood plain and DEP permit would be required.

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

The Board took a 5 minute break at 8:40 pm and returned with all members present at approximately 8:50 pm.

Edward Kuc, environmental consultant was sworn in for testimony and accepted by Board. Mr. Kuc gave a detailed description of the environmental constraints on the property and what is required by the DEP for the proposal. The northern part of the property qualifies the proposal for a permit by rule which allows them to redevelop an already disturbed area. Mr. Kuc explained that the playground could not be moved to the rear of the property because it would go into the flood plain and there is no place for the compensation required by the DEP due to the property constraints.

The Board questioned if an area could be created in the back where children could safely go for refuge if needed. Mr. .Kuc confirmed that in his opinion the plan could be modified to make it was possible for there to be a flat area for the children to safely go that would not require a permit from the DEP.

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

**A-5 5/10/16 Survey Plan prepared by Fisk Associates\***

**A-6 5/10/16 Concept Plan\***

\*Mr. Kuc noted that since these were his only original copies of these 2 exhibits, he would make copies and provide them to the Planning Department Secretary.

Mr. Kuc concluded that the plan as presented requires no FHA permits other than the permit by rule that was issued and no wetlands permits are required.

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

John McDonough, landscape architect and PP, was sworn in for testimony and was accepted by the Board. Mr. McDonough submitted an exhibit that was marked into evidence as follows:

**A-7 5/10/16 Colored Rendering of Landscape Plan**

Mr. McDonough described the proposed landscape plan. He noted that they were constrained from providing the amount of street trees required per the ordinance due to the detention basin as well as overhead wires. Mr. McDonough noted that they would work with the Township Planner regarding the landscape plan.

Mr. McDonough also reviewed the proposed lighting plan. He stated that LED lighting would be used, the parking lot will be adequately lit and there would be no spillage on to the adjoining properties.

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

The application was carried to the meeting on July 25, 2016. No new notice is required.

**9. 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.

**10. OTHER BOARD BUSINESS:**

There were no other matters of Board business.

**11. ADJOURNMENT**

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

Respectfully submitted,  
Ann Marie Lehberger  
Secretary to the Planning Division