

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, June 14, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman 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. 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, Thomas Forsythe, PE, Board Planner Scarlett Doyle, Planning Division Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

May 23, 2016, Regular 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, Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner,
Mr. Pandya

NOT ELIGIBLE: Mayor Hayes, Chairman Charles

6. MEMORIALIZATION OF RESOLUTIONS:

SUNRISE DEVELOPMENT INC. –Route 22

Block 400 Lots 5.04

#16-005-PB, Preliminary & Final Major Site Plan – Assisted Living Facility

DECISION: Approved with conditions 5/23/16

Eligible to Vote: Mr. Rodzinak, Mr. Franco, Councilwoman Rose, Mrs. Casamento. Mr. Lerner, Mr. Pandya

Motion by Mr. Franco, second by Mr. Lerner, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner,

Mr. Pandya
NOT ELIGIBLE: Mayor Hayes, Chairman Charles

7. LAND DEVELOPMENT APPLICATIONS:

BRIDGEWATER TVC-ARC, LLC- Route 202 and Fisher Place (Retail including Wawa with fuel)
Block 163 Lots 1, 1.01, 2, 3, 4, 5, 5.01, 5.02, 6, 8, 9 &10
#15-035-PB, Preliminary & Final Major Site Plan with Variances and Design Waivers

Attorney Tim Prime was present to represent the applicant. Mr. Prime gave a brief overview of the application. Mr. Prime submitted an exhibit that was marked into evidence as follows:

A-1 6/14/16 Colored Aerial Exhibit of the Site

Mr. Prime noted that there are currently homes on a portion of the area of the proposed site and that all of these existing homes will either be demolished or relocated as part of this application. He also noted that there is a group home on the site that will also be relocated if the application is approved and that the site is also surrounded by Fisher Scientific. Mr. Prime described the proposal as follows: A Wawa food market that would be located on the corner of Fisher Place and Route 202 with both a front and back entrance and a gas fueling station. The next building is a retail building with no tenant currently identified, followed by a proposed Chick-fil-A restaurant. The next building is a retail building with no tenant identified as of yet, and the final building is a Charles Schwab office building which is a financial offices building.

Mark Whitaker PE, the applicant's engineer was sworn in for testimony and accepted by the board as an expert witness. Mr. Whitaker described the property and provided testimony as follows: The total development area is 13.68 acres and is currently developed with 10 residential homes, one of which is a group home. The plan is to subdivide lot1, which is the Thermo Fisher lot to create a small lot 0.73 acres in size which will be consolidated with lots 1.01, 2, 3, 4, 5, 5.01, 5.02, 6, 8, 9 & 10 to create lot 10.01 which will be the C-7 shopping center zone property. That lot would 9.515 acres in size. Lot 10.02 will be 4.16 acres in size that will include the proposed Charles Schwab office building and will be the M-1 zone.

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

A-2 6/14/16 Colored elevation of proposed Wawa
A-3 6/14/16 Colored elevation of Wawa canopy
A-4 6/14/16 Colored elevation of proposed Chik-fil-A (side view)
A-5 6/14/16 Colored elevation of proposed Chik-fil-A (Front and rear view)
A-6 6/14/16 Colored elevation of proposed Charles Schwab office building
A-7 6/14/16 Colored elevation of proposed Chares Schwab office building
A-8 6/14/16 Colored elevation of Retail "A" building
A-9 6/14/16 Colored elevation of Retail "B" building

The proposed Wawa food market is 5,585 square feet with a fueling canopy that allows for 16 fueling positions. The Retail A building is 13,580 square feet, the Chick-fil-A building is 5,100 square feet and the Retail B building is 9, 983 square feet. The Charles Schwab office building is 9, 982 square feet. There are 3 right-in right-out driveways proposed for the center. Mr. Whitaker reviewed the exhibits and described the architecture proposed for the buildings. He also explained the variances and design waivers that were being requested as part of the proposal along with the proposed landscape plan.

Mr. Whitaker submitted additional exhibits that were marked into evidence as follows:

- A-10 6/14/16 Wawa sign package**
A-11 6/14/16 Sign package for remaining uses

Mr. Whitaker described the signs that were being proposed for Wawa and the remaining sites. A monument sign, a freestanding sign and a spanner sign are proposed for the Wawa. Two other monument signs are also proposed for the other retail buildings. 13 building signs are proposed for all the buildings. Mr. Whitaker reviewed the variances need for the proposed sign package.

Mr. Whitaker described general operations for the proposed Wawa. The grocery deliveries would occur 4 times per week, dairy items would be delivered 3 times per week and all other food items would be delivered in box trucks. Fuel deliveries would be 1 to 2 times per day depending on need. Trash would be picked up 3 times per week and cardboard once per week. Wawa employs 40 to 50 employees. 10 to 12 employees at peak shift and there are three shifts per day. The Chik-fil-A restaurant would be open Monday through Saturday from 6:30 am to 10 pm. They would have between 60 and 70 employees, both full and part time. Trash and recycling would be picked up 3 to 4 times per week.

The Board questioned the hours of the Wawa. It was noted by the applicant's attorney that Wawa would be open 24 hours.

The Board questioned whether some parking spots could be removed to improve the setback in the front. Mr. Whitaker stated that the users need the additional parking to operate effectively especially those spots in the front.

The Board questioned whether the Chik-fil-A was requesting a drive- thru. The applicant's attorney noted there would not be a drive- thru.

The Board questioned if some of the parking spots could be moved from the front and moved to land in the rear and used for employee parking to help meet the 100 foot setback to the road.

The Board questioned whether the affordable housing group home would be moving to another location in Bridgewater. It was noted that it would remain in Bridgewater.

The Board noted that the sign package that the applicant proposed is excessive and questioned the need for so many signs.

The Board noted that a pedestrian walkway should be added in between the buildings.

The Board suggested that the applicant relook at the proposed landscaping plan to see where additional plantings could be added.

Chairman Charles opened the public portion of the meeting.

Brenda Esler of 46 Charlotte Drive was sworn in for testimony and expressed concern about the disturbance of the woods between the residences and the proposed development. Ms. Esler also questioned the lighting and how it will affect the adjoining residences.

Thomas Verrichia, owner of the property was sworn in for testimony. Mr. Verrichia stated that the retail buildings were currently being marketing for one tenant to occupy each building.

Patricia Barnes of 38 Charlotte Drive was sworn in for testimony and expressed concern about drainage that may occur onto Charlotte Drive West. Ms. Barnes expressed concern about potential parking in the rear that would remove more of the trees and grassy areas.

Roger Kopp of 1120 Route 202 was sworn in for testimony and expressed concern about the wells that currently exist on the property. Mr. Kopp also expressed concern about additional truck traffic entering Wawa.

Agnes Szymanowska of 47 Charlotte Drive questioned how the proposal would positively affect the surrounding neighborhood community.

Dave Labish of 718 Route 202 was sworn in for testimony expressed concern about how the lighting from the signs would affect his property.

Sharon Barnes of 38 Charlotte Drive questioned the buffer requirements to the residents. Ms. Barnes also expressed concern about noise with the removal of the existing trees.

Barbara Montano of 34 Charlotte Drive was sworn in for testimony expressed concern about the removal of the existing tree line between the development and the Charlotte Drive.

Brenda Esler of 46 Charlotte Drive was previously sworn questioned whether the developer would consider removing one of the proposed retail buildings since there is currently no tenant so that the current trees could remain between the development and the Charlotte Drive.

The application was carried to the meeting on July 12, 2016 at 7:00 pm.

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:

There were no other matters of Board business.

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 10:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division