

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, August 2, 2016
—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, 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 25, 2016 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	Beth Powers – absent
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – present
Michael Kirsh, – present	John Fallone Alternate #3 – present
Evans Humenick – present	Jeff Foose Alternate #4 – present
Alan Fross – present	

Others present: Board Attorney Steven Warner Esq., Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle and Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

June 21, 2016, Regular Meeting

Motion by Mrs. Amin; Second by Mr. Riga, the foregoing minutes were adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Mr. Sweeney, Ms. Guttschall, Mr. Fallone, Mr. Foose

ABSENT: Mrs. Powers

NOT ELIGIBLE: Mr. Kirsh, Mr. Fross, Mr. Weideli

July 19, 2016, Regular Meeting

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

MEMORIALIZING RESOLUTIONS:

**SUMEET KHURANA and KAMESHWARI BULUSU-929 Route 202-206
Block 478 Lot 5**

#16-017-ZB-Request for Extension of Prior Approval

(Variance to build new home on vacant lot formerly Appl#16-09-ZB –Ciesla)

DECISION: Approved with Conditions 7/19/16

Motion by Mrs. Amin; Second by Mr. Fross, the foregoing resolution memorializing the approval on 7/19/16 was adopted on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Sweeney
ABSENT: Mrs. Powers
NOT ELIGIBLE: Mr. Weideli, Ms. Guttschall, Mr. Fallone, Mr. Foose

MAREPALLI – 1734 Washington Valley Road
Block 701 Lots 5.01
#16-010-ZB- Variances- Driveway Extension and Fountain
DECISION: Approved with Conditions 7/19/16

Motion by Mr. Kirsh Second by Mrs. Amin, the foregoing resolution memorializing the approval on 7/19/16 was adopted on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Sweeney
ABSENT: Mrs. Powers
NOT ELIGIBLE: Mr. Weideli, Ms. Guttschall, Mr. Fallone, Mr. Foose

HEARING AND DELIBERATIONS:

HALL'S WAREHOUSE CORP. - Foothill Road
Block 233 Lot 4
#15-036-ZB- Minor Site Plan with Variances-Outdoor Storage

Attorney Peter Lanfrit was present to represent the applicant. Mr. Lanfrit noted that the applicant was previously here on May 3rd. Mr. Lanfrit noted that the plans have been revised and resubmitted.

Christopher Christ, operations manager for Hall's Warehouse was sworn in for testimony. Chairman Sweeney also noted that Board Planner, Scarlett Doyle and Board Engineer Thomas Forsythe were previously sworn in and were still under oath. Mr. Christ provided testimony as follows: The hours of operation are Monday through Friday from 7 am to 6 pm. There are 25 bays at the facility, located both on the Route 287 side and the Foothill Road side. They average approximately 33 trucks per day for both pickups and delivery. The average stay for a truck on the site is 43 minutes. There are occasions when trailers without tractors are kept overnight. This could be due to a late delivery or need for storage of empty pallets. The building houses 85% food products and the remainder is pharmaceuticals.

The Board questioned what kinds of pharmaceuticals were stored at the warehouse. Mr. Christ stated that they only store raw materials for packaging.

The Board questioned if there was ever a need to extend the hours. Mr. Christ stated that it was on very rare occasions and noted that generally there are no operations after 6pm.

Mr. Lanfrit presented an exhibit that was marked into evidence as follows:

A-2 8/2/16 List of proposed items to be stored in the outside storage area

The Board questioned whether the hours of operation would remain the same for the proposed outside storage. Mr. Lanfrit confirmed that the hours would remain the same.

The Board questioned how many parking spots were used daily. Mr. Christ stated that approximately 15 spaces are used daily.

Chairman Sweeney opened the public portion of the meeting

Charles Thurston of 224 Foothill Road expressed concerns about trailers being parked on the residential side of the building for extended periods of time.

Froso Andronikou of 224 Foothill Road questioned why trailers are parked in the same bays for months at a time.

Particia Indrisek of 191 Foothill Road expressed concerns about how the proposed outside storage would affect the lighting on the property. Ms. Indrisek also expressed concern about the trucks idling on the street prior to the opening hours and about forklifts driving on Foothill Road.

Tom of 236 Foothill Road expressed concerns about trucks parking early in morning by the gate. Mr. Christ stated that they do notify the carriers of their business hours but have no control of when they arrive.

Adrienne Tomkins of 197 Foothill Road expressed concerns about truck traffic on Foothill Road prior to business hours. Ms. Tomkins stated that it is very hazardous and the noise keeps her awake and she calls police almost every night. Ms. Tomkins questioned what can be done to prevent the problems that are occurring.

Froso Andronikou of 224 Foothill Road submitted an exhibit that was marked into evidence as follows:

O-1 Planning Board Resolution from 1978

F. Mitchell Ardman, PE & PP, engineer and Planner for the applicant was previously sworn in for testimony and accepted by the Board as an expert witness. Mr. Ardman submitted an exhibit that was marked into evidence as follows:

A-2 8/2/16 Colored rendering of revised site plan

Mr. Ardman provided testimony as follows: The sizes of the three proposed outdoor storage areas have been reduced. The storage area on the northeasterly side would be 6,457 square feet. The storage area on the northwesterly side would be 4,596 square feet. Both of these areas are gravel. The storage area on the southern side near the residents would be 8,558 square feet. The area has been reduced in size and moved to meet the 100 foot setback from the property line. There are no proposals for any additional lights with this project. Mr. Ardman reviewed the reports of the Township professionals.

The Board questioned if the trailers that are currently at doors 23, 24 & 25 could be moved to the other side of the building away from the view of the residents. Mr. Christ stated that they could be moved.

The Board questioned how many cars could potentially be parked in the proposed storage areas. Mr. Ardman stated that he would provide those numbers.

Chairman Sweeney opened the public portion of the meeting

Adrienne Tomkins of 197 Foothill Road expressed concerns about the location of the proposed storage area in the front because she will be able to see it from her home.

The Chairman asked the applicant to return to address the questions and concerns raised by the Board and the public and to take a short recess and have some solutions to the problems that were addressed.

The Board took a short recess and returned at approximately 8:45 pm with all members present.

At the request of the applicant, the application was carried to September 20, 2016 with no new notice required.

NEW YORK SMSA LIMITED PARTNERSHIP dba Verizon Wireless - 10 FINDERNE AVE.

Block 304 Lot 1

#16-007-ZB- Minor Site Plan with Variances-antennas and equipment cabinets

Attorney Michael Beck was present to represent the applicant. Mr. Beck provided an overview of the application to the board. Mr. Beck stated that the applicant is requesting minor site plan, conditional use and height variance approval to install 10 telecommunication antennas on the rooftop of the existing commercial building. Mr. Beck stated that the antennas will be mounted to a steel frame on the rooftop and surrounding the antennas will be screening so that the public will not be able to see the antennas. He noted that the proposal also included the installation of small GPS units, radio equipment and a natural gas generator on concrete pad adjacent to the existing building. He stated that the property is in the M-2 zone where telecommunications antennas are permitted as a conditional use. He explained that a use variance is needed because the proposed application does not meet the required condition of a 1,000 foot setback to residential properties and a building height variance is needed because 45 feet maximum is permitted, 67.5 feet currently exists and 82.5 feet is proposed.

Mr. James Murawski, PE was sworn in for testimony and was accepted by the board as an expert witness. Board Planner Scarlett Doyle and Board Engineer Thomas Forsythe were also sworn in for testimony. Mr. Murawski described the site and provided testimony as follows. The proposed improvements are on the building at 10 FINDERNE AVE. The proposal is to locate three sectors of antennas; each sector is enclosed in a fiberglass enclosure that is designed to match the building façade. A total of 10 antennas are proposed. The associated equipment will be located on the ground adjacent to the building. The proposed height of the antennas on the roof is required for the antennas to function properly. Mr. Murawski reviewed the reports of the township professionals with the board.

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

Michael Fischer, PE, radio frequency emissions engineer was sworn in for testimony and was accepted by the board as an expert witness. Mr. Fischer stated that the proposed facility would strictly comply with the FCC compliance requirements.

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

Ms. Stephanie Koles, PE, radio frequency engineer for Verizon Wireless was sworn in for testimony and was accepted by the board as an expert witness. Ms. Koles provided testimony as follows: The proposed antennas are required to fill a capacity need and a coverage deficit. There are two sites are currently in exhaust. The first site is located at 375 Main Street in Somerville and the second is 9 Easy Street in Bridgewater. There is also a gap in coverage in the area at proposed site. The height of the antennas is required to provide the maximum coverage needed.

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

William F. Masters, Jr., PP was sworn in for testimony and was accepted by the board as an expert witness.

Mr. Masters reviewed the variances being requested with the board and provided testimony as follows. The site is suited to accommodate the reduced residential setback because the site is large enough so that the adjoining neighbors will not be able to see the antennas with the proposed screening. The proposal will allow Verizon to address capacity concerns in the area.

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

The Board began deliberations.

Motion by Mr. Weideli; Second by Mrs. Amin, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Sweeney, Mr. Weideli

ABSENT: Mrs. Powers

NOT ELIGIBLE: Ms. Guttschall, Mr. Fallone, Mr. Foose

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.

OTHER BOARD BUSINESS:

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

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary