

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, July 12, 2016
—MINUTES—

1. CALL MEETING TO ORDER:

Vice Chairwoman Casamento 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 – absent

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – absent

Evan Lerner – present

Urvin Pandya, Alt. #1 – absent

Others present: Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle, Charles Holt, PE, traffic engineer, Planning Division Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

June 14, 2016, Regular Meeting

June 27, 2016, Regular Meeting

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

6. MEMORIALIZATION OF RESOLUTIONS:

There were no resolutions pending.

7. LAND DEVELOPMENT APPLICATIONS:

LAROSA BROTHERS CONSTRUCTION LLC – Foothill Estates

Block 718 Lots 160, 161 & 164

#16-014-PB, Request for Extension of Prior Approval- Preliminary Subdivision

Attorney John Belardo was present to represent the applicant. Mr. Belardo stated that the applicant was requesting a one year extension of a previous Preliminary Major Subdivision Approval that memorialized on January 28, 2008. The applicant purchased the property from the prior owner in January of 2015.

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

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

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 Subdivision , Preliminary & Final Major Site Plan with Variances &
 Design Waivers

Attorney Tim Prime was present to represent the applicant. Mr. Prime noted that they were previously in front of the Board on June 14th. Mr. Prime noted that they would be providing additional Engineering testimony to show revisions that have been made to the plans since the previous hearing.

Daniel Dougherty, PE was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Dougherty reviewed the revised concept plan and provided testimony as follows: The proposal includes 5 buildings. The Chik-Fil-A building that was previously proposed has been removed and replaced with a general retail building. Mr. Dougherty submitted exhibits that were marked into evidence as follows:

A-12	7/12/16	Aerial Map of Existing Conditions
A-13	7/12/16	Colored Alternate Site Plan Rendering
A-14	7/12/16	Draft Site Plan A
A-15	7/12/16	Draft Site Plan B

The major revisions to the plans are:

- The mezzanine has been eliminated in both the Charles Schwab building and the retail building which now reduces the square footage in those buildings.
- 47 parking stalls have been removed from the site.
- The Chik-Fil-A building has been removed and replaced with a similar size retail building.
- The parking setback on the residential side has been increased from 155 feet to 182 feet.
- The building setback on the residential side has been increased from 228 feet to 236 feet.
- The rear drive aisles have been straightened out.
- The Retail “A” parking setback has been increased from 38 feet to 80 feet.
- The Retail “A” building setback has been increased from 111 feet to 152 feet.
- The parking setback east of Retail “A” has been shifted from 40 feet to 100 feet to make it conforming.
- The building setback east of Retail “A” has been increased from 111 feet to 167 feet.

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

A-16	7/12/16	Site Line Profile
A-17	7/12/16	Revised Color Elevation of Retail Building A

Mr. Dougherty described exhibit (A-16) which showed the view of the proposed site for a cross section of the residential homes on the east side of the site. He noted that the understory that is currently there would remain along with the new plantings that are proposed.

Vice Chairwoman Casamento opened the public portion of the meeting.

—MINUTES—

Andrew Kinsey of 11 Charlotte Drive was sworn and questioned how much of the existing woods would be removed. Mr. Kinsey expressed concern about the lighting and increased traffic on Route 202 since it is already a very busy road.

Ann Marie Grace of 42 Charlotte Drive was sworn and expressed concern about how the lighting will affect the adjacent homes in the neighborhood. Ms. Grace also expressed concern about drainage.

Patricia Barnes of 38 Charlotte Drive was previously sworn and expressed concern about the lighting and when the lights will be extinguished after the close of business.

Elaine Schwarzkopf of 45 Charlotte Drive was previously sworn and expressed concern about the effects of air and noise pollution to the residents of Charlotte Drive.

Andy Levin of 2 Holmes Court expressed concern about the impact of the lighting and how the lighting requirements could be effectively enforced by the township.

Sharon Barnes of 38 Charlotte Drive was previously sworn and expressed concern about crime and also the variances being requested regarding the number of trees being taken down.

Laura Wheeler of 22 of Charlotte Drive was sworn and expressed concern about security with public access to the development. Ms. Wheeler was also concerned about the impact the proposal would have to the price of their homes.

Dave Labish of 718 Route 202 was previously sworn and expressed concern about the lighting.

Atul Darji of 5 Charlotte Drive was sworn and expressed concern about the number of trees that were being cut down.

Amanda McCabe was sworn and expressed concern about fumes coming from the gas station because there are many children that play in the neighborhood. Ms. McCabe also expressed concern about the lighting and how it will affect the residences on Charlotte Drive.

Sharon Barnes of 38 Charlotte Drive was previously sworn and questioned the possibility of the addition of electric charging stations and also the use of renewable energy in the buildings proposed.

Mr. Chang of 35 Charlotte Drive was sworn and expressed concern about the 24 hour operations of the Wawa and the use of diesel because of the potential for increased truck traffic.

Brenda Esler of 46 Charlotte Drive was previously sworn. Ms. Esler questioned the possibility of reducing the number of buildings proposed since there are no tenants currently identified.

Agnes Szymanowka of 47 Charlotte Drive was previously sworn and expressed concern about whether there would be enough room in the gas station for emergency vehicles to safely access. Ms. Szymanowka also questioned if the air pump could be moved to the side or back

Sharon Barnes of 38 Charlotte Drive was previously sworn and questioned if there were any plans for any additional fencing.

Nicholas Verderese, PE, the applicant's traffic engineer was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Verderese provided testimony as follows: All of the access for the site is under the jurisdiction of the DOT and will require their approval. All of the analysis done follows the DOT guidelines. There is a significant roadway improvement planned with this project. Some of the improvements proposed are:

- A dedicated left turn lane out of Fisher Place with another lane with left turn and through which would allow vehicles to drive straight across to Bridgewater Town Center.
- Two inbound lanes, one that travels up into Fisher Scientific and the other will be for left turns into the rear drive aisle along the proposed project.
- The center lane exiting from Bridgewater Town center will be a left turn, and a through so vehicles can go straight across to Fisher Scientific.
- A new right turn out of the Bridgewater Town Center on the west side of the center where currently there is only access to enter into the site.
- A new right turn into the Bridgewater Town Center on the east side of the center prior to the traffic light where currently there is only access to exit the site.

These improvements proposed will help reduce the amount of traffic at the signals. Traffic counts were done in 2013 and again in 2015. The significant traffic from this site will be pass by traffic. There will be access to the site from Fisher Place. Wawa will have its own driveway access from the highway, it would be right turn in and right turn out. There is another driveway proposed between the "Retail A & B" buildings and a third between "Retail C" and the Charles Schwab office building. Both of these driveways would also be right turn in and right turn out.

The Board expressed concern about the safety of the right turn lane that is proposed coming out of Fisher Place.

The Board also expressed concern about the number of access driveways proposed from Route 22.

Charles Holt, PE, Traffic engineer was sworn in for testimony. Mr. Holt noted that traffic improvements proposed must be submitted to the state DOT for review and approval.

The application was carried to the meeting on August 22, 2016 at 7:00 pm with no further notice required.

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 10:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division