

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday October 24, 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

Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

Chairman Charles noted that there was a sign language interpreter present for the meeting.

**5. APPROVAL OF BOARD MINUTES:**

September 13, 2016, Regular Meeting – Motion by Mr. Rodzinak, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

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

NOT ELIGIBLE: Mr. Pandya, Mrs. Albanese

September 26, 2016, Regular Meeting – Motion by Mrs. Casamento, second by Mr. Rodzinak the foregoing minutes were adopted as written on the following roll call vote:

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

NOT ELIGIBLE: Mr. Franco, Mrs. Albanese

**6. MEMORIALIZATION OF RESOLUTIONS:**

**SOMERSET COUNTY – 201 Cold Spring Lane**

Block 413 Lot 18

#16-020-PB, Minor Subdivision

Approved with Conditions: 10/11/16

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

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

**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

Approved with Conditions: 9/26/16

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, Mayor Hayes, Mrs. Casamento,  
Mr. Lerner, Mr. Pandya,  
NOT ELIGIBLE: Mr. Franco, Mrs. Albanese

**7. LAND DEVELOPMENT APPLICATIONS:**

**BRIDGEWATER REGENCY LLC (Chimney Rock Crossing West)**

Block 711 Lots 6.01 & 6.03-Chimney Rock Road

#15-021.1-PB, Amendment to Preliminary & Final Major Site Plan Approval – Modification to Building 2A

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer explained that applicant was there seeking an amendment from the prior site plan approval.

Alfred Coco, PE and Charles P. Dietz, architect were sworn in for testimony and accepted by the Board as expert witnesses.

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

<b>A-1</b>	<b>10/24/16</b>	<b>Colored rendering of site plan</b>
<b>A-2</b>	<b>10/24/16</b>	<b>Colored rendering of site plan with revisions to building 2A</b>
<b>A-3</b>	<b>10/24/16</b>	<b>Picture showing a sample of what the lights proposed in the trellis would look like at night.</b>

Mr. Coco explained the changes that were being proposed as follows: The building B portion of buildings A and B has been rotated 90 degrees, widened and shortened to provide for the opportunity for 4 smaller tenants as shown on the site plans. As a result of this change, the applicant has slightly revised the parking to provide for some parking to the rear of the building. The tenants have not yet been determined for the



elsewhere in the country. There are no current plans to use this facility as an emergency response center. Delivery Emergency Response Center (DERC) is no longer part of the current plans for this proposal. This site will replace the existing control center located in Newark. This site would become the primary location and Newark will be the backup. A wetlands letter of interpretation from the DEP was submitted with the application confirming that no freshwater wetlands are present. The noise emissions are designed to be quieter than the noise level thresholds established by the state or Township. There will be nominal impacts to traffic on Route 22 due to the minimal employees on the site. An access permit has been submitted to the DOT. The generators proposed will comply with NFPA (National Fire Protection Agency) standards.

Mayor Hayes thanked the PSE& G team for the time spent working with the Township and their consideration for the concerns of the residents.

Nicholas Ginther, landscape architect was sworn and accepted by the Board as an expert witness. Mr. Ginther described the landscape plan and provided testimony as follows: Street trees are being provided along Route 22 as per the Township ordinance. A 3 to 6 foot high berm is proposed just behind the facility fence line which will be graded and planted with staggered rows of evergreen trees, ornamental trees and shade trees will help filter the view of the building from Route 22. A residential transition area of 75 feet wide and berm increased to 8 feet is proposed along the residential property lines on Park Ave. The elimination of the access drive on Sebring Ave has allowed the applicant to move the fence line much further into the property which will save a substantial number of existing trees and provide a larger supplemental buffer of evergreens for the properties on Sebring Ave.

Vice Chairwoman Casamento opened the public portion of the meeting.

Loretta Holz of 1924 Route 22 was previously sworn and expressed concern about some of the older trees that border her property and questioned if the berm would continue along her property line. Mr. Ginther confirmed that the berm is continued the whole length of the property line and wrap around to Route 22.

James Soules of 897 Sebring Ave. was previously sworn and expressed concern about the existing net and vines that are intertwined in the net and existing trees along the rear of the property line. Mr. Ginther confirmed that net will be coming down and that they plan to preserve the existing environment and healthy trees as much as possible.

Nancy Yuzuik of 894 Sebring was previously sworn and expressed concern about trees along Sebring Ave. being cut down in order to connect the sewer line for the proposal.

The Board took a 5 minute break and returned with all members present.

Mr. Stolz submitted an exhibit that was marked into evidence as follows:

**A-2     10/24/16     Landscape plan**

David Holecz, architect was sworn and accepted by the Board as an expert witness. Mr. Holecz provided testimony as follows. The building was moved as far back on Route 22 and as far away from the residential homes as possible. There will be no mechanical units on the rooftop which will reduce the noise and visual impact of the building. It is a single story building that is a robust office building. There is redundancy on site so that the site will still be able to operate in the event of a mechanical or electrical

failure. Concrete panels will encase the mechanicals that are structurally sound and will withstand strong weather conditions. Earth tones and glass windows will make the building look like an office building. The proposed pump house will be composed of veneer and wood siding which will allow it to blend in with the surroundings.

David Holecz submitted an exhibit that was marked into evidence as follows.

**A-3 10/24/16 Enlargement of building rendering**

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments.

Paul Ricci, PP was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Ricci described the variances and waivers that were being requested by the applicant and provided testimony as follows: The site is located in the C-3 Office Service Zone. The public utility use and essential services use are permitted uses in the zone, and that type of facility is something which serves the public good by providing for electrical and gas services throughout emergencies, and providing for increased reliability and sustainability. The proposed use is much more passive than other permitted uses in the zone. If a medical use was to occupy this site, 3 times as many parking spaces would be required which would result in increased traffic. This use will be a low traffic generator and substantial landscape plan will make the site the well buffered from residential properties.

Vice Chairwoman Casamento opened the public portion of the meeting.

Fred Emanuelli of 239 Shepherd Ave was sworn and questioned the total acreage of the property and the number of parking stalls that were being proposed. Mr. Ricci confirmed that the total acreage was approximately 31 acres for both lots and that 111 parking stalls were proposed as part of the application

Glen Buono of 833 Hawthorne Ave. was previously sworn and questioned if the sewer line would be run through a wetlands area. The applicant's attorney referred to the earlier testimony where it was noted that there were no wetlands on the property.

Donna Emanuelli of 239 Shepherd Ave. was sworn and expressed concern about any future projects on the site.

Beth Fieseler of 867 Sebring Ave. was sworn and expressed concern about the combining of the two lots allowing a larger building than if it was only on the one lot. Ms. Fieseler also questioned the location of the pumping station and why they applicant could not access the sewer on Route 22 instead of disturbing the land on Sebring Ave.

Nancy Yuzuik of 894 Sebring Ave. was previously sworn and stated that other businesses on Route 22 have sewer and she doesn't know why the applicant cannot access the sewer from Route 22 instead of Sebring Ave.

Jim Smith of 873 Sebring Ave. was previously sworn and expressed concern about the possible leakage from the fuel storage tanks.

The applicant's attorney stated that they had no further witnesses.

Vice Chairwoman Casamento opened the portion of the meeting to comments from the public.

Kathryn Brower of 827 Thomae Ave was previously sworn and stated that she was concerned about the possibility of a security risk to the surrounding neighborhood.

Erica Caughron of 860 Sebring Ave. was sworn and expressed concern about the noise that might be heard in the surrounding neighborhood as a result of the proposal.

Simon White of 249 Park Ave. was previously sworn and expressed concern about the proposal being a security risk and the safety for the surrounding neighborhood.

Nancy Yuzuik of 894 Sebring Ave. thanked the applicant for considering concerns of the residents and removing the access road. Ms. Yuzuik also expressed concern about changes on the site in the future.

John Brady of 833 Park Ave was previously sworn and stated that he felt the proposal was too large for the site.

Mr. Stolz provided closing comments.

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

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

**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