

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday November 28, 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 – absent

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

5. APPROVAL OF BOARD MINUTES:

October 11, 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, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mrs. Albanese

ABSENT: Mr. Pandya

NOT ELIGIBLE: Chairman Charles, Mr. Franco, Mr. Lerner

6. MEMORIALIZATION OF RESOLUTIONS:

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

Approved with Conditions: 10/24/16

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

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

PSE&G - 1920 & 1930 Route 22 East

Block 382 Lots 5 & 5.01

#16-023-PB, Preliminary & Final Major Site Plan with Variances & Lot Consolidation –Data Center

Approved with Conditions: 10/24/16

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

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

MARTINSVILLE COMMERCIAL CONDO. ASSOC. INC. - 1910 Washington Valley Road

Block 707 Lots 4.01

#16-016-PB, Minor Site Plan

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
ABSENT: Mr. Pandya
NOT ELIGIBLE: Chairman Charles, Mr. Franco, Mr. Lerner, Mrs. Albanese

ALLEN HOMES INC. – Adamsville Road

Block 224 Lots 4, 5 & 7

#16-022-PB, Preliminary Major Subdivision – 4 Lots

Approved with Conditions: 10/11/16

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

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

7. LAND DEVELOPMENT APPLICATIONS:

ROECAR LLC & NANCARDEL LLC-3 Caruso Court

Block 718 Lot 21

#12-019-PB, Minor Subdivision

Attorney Earnest Renda was present to represent the application. Mr. Renda explained that the application was for a minor subdivision for the property located at the corner of Mountaintop Road and Caruso Court. He noted that Board heard similar application a few years ago and the only change is that a significant

portion of Caruso Court has been improved to Township standards and dedicated to the Township. Mr. Renda stated that the proposal is to create two lots approximately one acre each and no variances are required.

James Mantz, PE & LS was sworn and accepted by the Board as an expert witness. Mr. Mantz described the property and provided testimony as follows: The proposal will create two lots; one of the lots will be a corner lot. All public utilities are available to both lots. The applicant previously obtained subdivision approval in 1993 which was expected to be served in part by a common drive instead of a public street known as Caruso Court. The applicant decided to construct Caruso Court in accordance with Township standards and dedicate the road to the Township of Bridgewater and it is now a public street. He explained that he revised the lots from the prior minor subdivision to provide some additional acreage for one of the lots. He stated that the lots are buildable in accordance with all the Township ordinances including Hillside Development and that conforming single family homes can be constructed on the lots. Mr. Mantz reviewed the reports of the Township professionals. The applicant requested that the Board not require the sidewalk installation or grading at this time and that it be deferred until the time of certificate s of occupancy for the homes on the lost. The Board discussed and determined that they will require the applicant to pay 120 percent of the estimated cost of improvements prior to the recording of the minor subdivision deeds. It was also noted by the Board that the deeds will require that replacement trees be planted by the lot owners prior to the issuance of building permits.

Chairman Charles opened the public portion of the meeting.

Tom Brandell of 2 Rose Lane was sworn and questioned the installation of a sidewalk on the property. Board Planner Scarlett Doyle confirmed that funds were being collected and the grading done so it will be ready if the Township installs sidewalks in the future.

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

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

22 WEST TAP AND GRILL- 1601 Route 22

Block 800 Lot 2

#16-031-PB, Minor Site Plan with Variances for Building Improvements

Attorney Jeff Lehrer was present to represent the applicant. Mr. Lehrer explained that the applicant was seeking minor site plan approval with variances for signage for a new restaurant called 22 West Tap and Grill. He noted that the site is located at the intersection of Thompson Ave and 22 west formerly occupied by The Office restaurant.

Kevin Trimarchi, principal of 22 West Tap and Grill LLC, Stephen E. Parker, PE and Taras Dobusz, architect were sworn in for testimony.

Kevin Trimarchi explained his background and experience and provided testimony as follows: The proposed use will be an *industrial gastro pub*. An *industrial gastro pub* provides an industrial look in the

interior by exposing air ducts, light fixtures and water lines giving it an upscale twist using brick and metal materials. There will be a scratch kitchen with fresh ingredients and seasonally changing menus, specializing in craft burgers. The hours of operation will be Sunday through Wednesday from 11:30 am to 12 am. On Sunday it will be open at 10:30 am for brunch. The hours Thursday through Saturday will be 11 am to 2 am with limited only menu after 10 pm.

The Board questioned if they looked into purchasing the lot adjacent to the restaurant. Mr. Trimarchi stated that they are currently looking into interested in purchasing that lot.

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

Steven Parker PE was accepted by the Board as an expert witness and provided testimony as follows: The site layout will look essentially the same. A cooler box is being installed in the area of the existing loading dock. The entryway will be revised to be a single ramp which will be more functional. Mr. Parker explained the signage proposed. The applicant will be refacing and replacing the name on the existing free standing sign. The applicant will raise the height on the existing sign on the east side of the building. The applicant will also add a small sign on the entrance and exit at Thompson Ave. Mr. Parker reviewed the comments on the reports of the Township professionals. There will be a porch added outside the entrance area of the building for customers who are waiting for their tables. A new dumpster enclosure will be also be added and the applicant will seal, topcoat and restripe the parking lot.

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

The Board suggested that the sign at the Route 22 west side say “Enter Only” and additional sign be added that says something similar to “Not An Exit” to enhance safety and confirm that no exiting is allowed at that entrance.

Taras Dobusz, architect was accepted by the Board as an expert witness. Mr. Dobusz submitted exhibits that were marked into evidence as follows:

- A-1 11/28/16 Colored rendering of plans**
- A-2 11/28/16 Colored rendering of elevations**
- A-3 11/28/16 Sample of siding**
- A-4 11/28/16 Colored rendering of Alternate Plan A**

Mr. Dobusz described the exterior architectural features that are being proposed and provided testimony as follows: A part of the existing roof will be removed, raising one corner of the building as an anchor using a darker color clapboard material. The remainder of the building will be stucco and an open window area.

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

The applicant explained that the interior improvements are almost complete and they would like to proceed effective immediately with operation of the restaurant. The Board discussed and determined that that applicant could apply for a temporary certificate of occupancy provided that they post a performance guarantee for the on site improvements

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

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

**AUTOSPORT INC. (AUTOSPORT HONDA) - Route 22- 1201 Route 22 West
Block 559 Lots 5.01 & 5.02**

Appl# SD-415

Concept Review for Proposed Expansion

Mrs. Albanese recused herself and left the courtroom.

Attorney Francis P. Linnus was present to represent the applicant for a concept plan to get some feedback from the Board prior to submitting an application. Mr. Linnus provided some background information on the property as follows: The property consists of two lots located on Route 22 West. Autosport Honda received site plan and subdivision approval in March 2010. In July 2010 the Township passed an ordinance that grandfathered and allowed expansion of existing lots for new car dealerships. The subdivision of the property was not perfected until 2011.

The Board asked for confirmation as to who requested the subdivision of the lot. Mr. Linnus stated that owner had requested the subdivision noting that efforts have been made to market the vacant property on lot 5.02 that have been unsuccessful. He also stated that was a recent application in front of the Board for that lot that was denied.

Steve Lustig, VP of Autosport Automotive Group and Manager of Autosport Honda was present. Mr. Lustig explained the applicant's history and proposal as follows: They have been running a family auto business in the area since 1969. Taking care of customers is their commitment. Mr. Lustig provided some data of their sales in the recent years indicating a large percentage in growth and need for expansion. The proposal would be to add an additional service facility on lot 5.02 that would service the existing Autosport Honda dealership.

The Board discussed the intention of the Master Plan and the jurisdiction of the Board as it relates to the Concept Plan. It was determined that the Planning Board was not the forum for this possible application. The Board explained that the applicant could request a zone change by the Township Council or make a formal application to the Zoning Board of Adjustment for an Interpretation of the ordinance and/ or a Use Variance.

The Board took a 5 minute break and returned with all members present. Mrs. Albanese returned to the meeting.

Workshop on Master Plan and Reexamination Report

Township Planner Scarlett explained the distinction between a Master Plan Reexamination Report and a Master Plan Amendment of the Land Use Element noting that in this case, the Master Plan amendment makes specific recommendations for zoning ordinance changes. Mrs. Doyle stated that this Master Plan has five basic recommendations.

- Validate the use for the multifamily developments at Four Seasons and Woodmont Properties which would allow them the opportunity to rebuild in the existing single-family zone in the event of a catastrophic event
- SED Zone standards have been recommended to be streamlined
- A residential transition zone is recommended for reconciliation of the Redwood Inn property
- The addition of a hotel and restaurant and a health and well being center on the SJP property as part of a new zone designation.

Mrs. Doyle explained how the SJP Corporate Center was located at the heart of the Regional Center and has found that its tenants would be more satisfied with their location if there were some amenities similar to that in an upscale corporate center. She noted that the uses would be a high class service hotel, a Life Care Fitness Center and a restaurant. Mrs. Doyle showed the Board some samples of the color scheme that is being proposed for the new buildings that would work well with the existing corporate center.

It was noted that the public hearing for the Reexamination Report and the Master Plan Amendment would be scheduled for December 13, 2017.

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 9:45 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division