

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Tuesday December 13, 2016

—MINUTES—

1. CALL MEETING TO ORDER:

Vic 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 (arrived at 7:40 pm)	Mayor Dan Hayes – present
James Franco – present	Evan Lerner – present
Chairman Ron Charles – absent	Urvin Pandya, Alt. #1 – present
Councilwomen Christine Henderson-Rose – absent	Debra Albanese, Alt. #2 – absent
Tricia Casamento – 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 6, 2016, Special Meeting – Motion by Mr. Lerner, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

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

6. MEMORIALIZATION OF RESOLUTIONS:

ROECAR LLC & NANCARDEL LLC-3 Caruso Court

Block 718 Lot 21

#12-019-PB, Minor Subdivision

Approved with Conditions: 11/2816

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

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

22 WEST TAP AND GRILL- 1601 Route 22

Block 800 Lot 2

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

Approved with Conditions: 11/28/16

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

AFFIRMATIVE: Mr. Franco, Mayor Hayes, Mrs. Casamento, Mr. Lerner

ABSENT: Mr. Charles, Councilwoman Rose, Mr. Rodzinak, Mrs. Albanese

NOT ELIGIBLE: Mr. Pandya

7. LAND DEVELOPMENT APPLICATIONS:

NJ AMERICAN WATER - Raritan Millstone Water Treatment Plant- Pohlemus & E. Main St.

Block 342 Lot 1

#16-028-PB, Minor Site Plan- Standby Generators and Electrical Switchgear Building with associated improvements

Attorney Frank Tedesco was present to represent the applicant. Mr. Tedesco explained that the applicant was seeking preliminary and final site plan approval to permit the construction of a 6,013 square foot pole barn which will act as a storage building, a 1,620 square foot switch gear building which will service three diesel generators that will be used in the event of electrical failure to keep the plant running.

Eugene DeStefano, PE, Manoj Patel, Senior Project Manager for NJ American Water and Oleg Kostin, Production Manager for NJ American Water were sworn in for testimony.

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

A-1 12/13/16 Aerial view of Existing Conditions on the site

A-2 12/13/16 Aerial View with Proposed Conditions on the site

Mr. DeStefano explained the proposed improvements on the site of the existing water treatment plant and provided testimony as follows: The existing water treatment plant provides service to over 1 million customers in central and north New Jersey. The overall purpose of the project is to improve the resiliency of the water treatment plant. The proposal is for new standby power capabilities to be constructed. A manually operated gas turbine generator is currently being used. When a failure of the primary power source occurs, it currently takes approximately 45 minutes for the operators to switch over power to the generator. The new system will have an automatic transfer of power that will take only 5 to 10 seconds. Power is crucial to the site to adequately pump water to its customers. The improvements on the site include the demolition of the existing storage building and the construction of a new storage building, construction of a new switchgear building, installation of three 2500 kilowatt new standby generators and an upgrade to the recycle pumping station.

Oleg Kostin explained that the existing diesel generator will be decommissioned and removed from service as soon as the new generators are installed and running.

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

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

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

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:

**I & L Enterprises (The Learning Experience) - 1940 Route 22 East
Block 382 Lot 4**

Appl# 16-003-PB- Explanation of DOT Decision

Attorney Francis Linnus was present to represent the applicant. Mr. Linnus stated that the applicant is present this evening to inform the Board of a change to the driveway configuration that was requested by the DOT on the previously approved plans for The Learning Experience Daycare center.

Doug Dolyniak, PE, traffic engineer was sworn and accepted by the Board as an expert witness. Mr. Dolyniak provided testimony as follows: The DOT requested a more conventional driveway design with the ingress prior to the egress. The plans were revised to reflect this change and have been resubmitted to the DOT for approval.

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

Public Hearing on Master Plan and Reexamination Report

Board Planner Scarlett Doyle gave an overview for the Board and members of the public. Mrs. Doyle explained the specific items that the Reexamination report recommended for further study as follows:

- Reconcile the actual use of property relative to the zoning
- Streamline the cumbersome standards and dated regulations that are found in the SED zone that relate to interchange ramps
- Reinforce the stability single family zone particular in the Mountaintop road area and develop strategies to reconcile the zoning of that area with its surrounding single family residential lots
- Study the area of Route 202/206 and Route 22 such as the SJP Somerset Corporate Center complex

In response to the Reexamination report, a Master Plan was prepared that deals and responds to the recommendations as follows:

- 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 amended and streamlined
- A residential transition zone is recommended for reconciliation of the Redwood Inn property
- The addition of a hotel and restaurant and health and well being center on the SJP property as part of a new zone designation.

Mrs. Doyle noted that this hotel will target a different user than the hotel proposed at the Center of Excellence property.

Vice Chairwoman Casamento opened the public portion of the meeting.

Attorney Kevin Coakley was present on behalf of SJP properties, owner of the Somerset Corporate Center. Mr. Coakley gave some background on how his client approached the Township about a year ago with the concept of changing the office park to bring in two new uses that they would help enhance the corporate park.

Peter Garra, Real Estate Director for Linde North America, was sworn in for testimony. Mr. Garra stated that their regional America's headquarters was recently relocated to the Somerset Corporate Park. He explained that the potential addition of the high end hotel and restaurant to site weighed heavily in their decision to move to this location because having a hotel in walking distance would be a huge advantage to them since they frequently have executives traveling from overseas to their offices.

James Ardizzone, from the Briad Hotel Group was sworn in for testimony. Mr. Ardizzone stated that they will be able to coexist with the other hotels in the area. He noted that this hotel will be a different type of hotel. It is an upscale lifestyle hotel that specifically targets the high end executive with its service and amenities such as restaurants and conference rooms.

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

Motion by Mr. Franco; second by Mr. Lerner the Reexamination Report and Master Plan Amendment as discussed this evening and pursuant to their specific terms with the one typo correction stated by Planner Scarlett Doyle were approved on the following roll call vote:

Mrs. Doyle will forward the Reexamination Report and Master Plan Amendment to the Council

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya

ABSENT: Mr. Charles, Councilwoman Rose, Mrs. Albanese

Mrs. Doyle will forward the Reexamination Report and Master Plan Amendment to the Council.

Board Attorney Collins informed the members of the Board that the Township was successful in reaching a settlement with the Fair Share Housing Center.

Mayor Hayes thanked the members of the Board for all the time and service they have given to the Board throughout the year.

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division