

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, January 23, 2017
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Charles called the meeting to order at 7: 05 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 11, 2017 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.

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 – absent

Chairman Ron Charles – present

Councilwomen Christine Henderson-Rose – absent

Tricia Casamento – present (arrived at 7:25 pm)

Mayor Dan Hayes – present

Evan Lerner – present (arrived at 7:25 pm)

Urvin Pandya, Alt. #1–absent

Debra Albanese, Alt. #2 – present

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

5. APPROVAL OF BOARD MINUTES:

January 10, 2017 Reorganization & Regular Meeting - Motion by Mayor Hayes, second by Chairman Charles, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Mayor Hayes, Mrs. Albanese

ABSENT: Councilwoman Rose, Mr. Pandya, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Mr. Rodzinak, Mr. Franco

6. MEMORIALIZATION OF RESOLUTIONS:

There were no resolutions presented.

7. LAND DEVELOPMENT APPLICATIONS:

ROCKET SPORTS GROUP LLC- Frontier Road (Bridgewater Sports Arena)

Block 711 Lots 8, 9 & 10

#16-035-PB, Minor Site Plan – Renovations to Existing Building

Attorney John Ursin was present to represent the applicant. Mr. Ursin explained the application was for Minor Site Plan to do some interior renovations to the Bridgewater Sports Arena.

John Manilio, PE and David Gibson, Managing member of Rocket Sports LLC were sworn in for testimony.

Mr. Manilio was accepted by the Board as an expert witness as to Engineering. Mr. Manilio submitted an exhibit that was marked into evidence as follows:

A-1 1/23/17 Aerial exhibit
A-2 1/23/17 3D Rendering

Mr. Manilio described the existing conditions at the site and provided testimony as follows. The applicant is seeking to install a second floor or deck inside the connecting building between the two ice rink buildings, and to construct a new higher roof. The applicant intends to construct the addition as soon as possible between the winter hockey season and the next hockey season which starts in August. The applicant is planning more changes in the future that would come back to the Board as Phase 2 of the project that will relocate the existing pro-shop and arcade and allow for additional modifications to the site, including changes to the parking lot. Mr. Manilio confirmed that this minor site plan does not require any additional parking, and that the existing parking is more than sufficient for the current ice skating rink use of the property. The applicant would like to proceed immediately to allow them enough time to complete the work before the next hockey season begins.

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

The Board deliberated and discussed conditions of approval.

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

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

Mrs. Casamento and Mr. Lerner arrived to the meeting. It was noted that Mrs. Casamento recused herself from the Rocket Sports LLC application.

AREP CENTERPOINTE AT BRIDGEWATER LLC-Route 22 East & Jackson Street

Block 206 Lot 3

#16-030-PB, Preliminary & Final Major Site Plan - Amendment of Prior Approval- Parking

Attorney Steven Tripp was present to represent the applicant. Mr. Tripp explained that the purpose of the application was to add parking to meet market demand and the actual needs of the tenants. He noted that a variance is needed for impervious coverage and that they are also requesting waiver for parking space size.

Jeffrey Strupp, Director of Construction Project Management for AREP and Ronald Kennedy PE & PP were sworn in for testimony. Mr. Kennedy was accepted by the Board as an expert witness as to Engineering and Planning.

Mr. Strupp provided testimony as follows: AREP purchased the four buildings in 2015. In 2015 the buildings were 45% occupied. They did renovations and capital improvements to the site and aggressively searched for tenants. They found that all tenants looking at the site wanted more parking. One of the

reasons that tenants were requiring more parking is because many employers are now using communal work space for their employees. They have recently signed a ten year lease with Allstate who requires some additional parking as well. The 157 new spaces proposed will give Allstate the needed parking and provide some additional spaces to allow them to market the rest of the campus. The additional spaces are essential to the continued success of the office park.

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

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

A-1 1/23/17 Aerial photo of surrounding vicinity

A-2 1/23/17 Aerial photo of the property

A-3 1/23/17 Colored rendering of site plan

Mr. Kennedy described the existing conditions at the site and provided testimony as follows: The site has four buildings on it and is a total of 20.77 acres. There are currently 1145 parking spots on the site. The applicant is proposing to install 171 additional parking spaces and remove 14 spaces for a total increase of 157 parking spaces. The 157 new parking spaces added would make it a total 1302 spaces for the entire parcel. There will be new islands with landscaping and new lighting in the area of the parking that will comply with the ordinance. The lights will be turned off at 10 pm. The proposed changes will result in an increase in impervious coverage from approximately 59.85% to 64.99%. The applicant is also seeking approval for 9 feet wide parking spaces instead of the 9.5 feet required. The site already has 9 feet wide parking spaces and since they will be used primarily for employees they will be sufficient for this office use. Mr. Kennedy reviewed the report of the Township professionals. The applicant agreed to work with the Township Planner regarding landscaping, trash enclosures and striping of the parking lot near parking aisles to allow for greater ease in entering vehicles. Mr. Kennedy provided Planning testimony.

Chairman Charles opened the public portion of the meeting.

William Jasko of 401 Woodside Lane was sworn and expressed concern about how the increase in impervious coverage would affect the well he has on his property. Mr. Kennedy responded, noting that the improvements are well away from his property.

Chairman Charles closed the public portion of the meeting. The Board discussed conditions of approval.

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

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

ABSENT: Councilwoman Rose, Mr. Pandya

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.

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

9. OTHER BOARD BUSINESS:

REFERRAL FROM TOWN COUNCIL

- a) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER 1) CREATING A NEW SECTION 320.3 ENTITLED “BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE” WITHIN CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER AND 2) AMENDING THE ZONING MAP TO REZONE CERTAIN PROPERTIES FROM THE ZONING DISTRICT KNOWN AS THE M-1 LIMITED MANUFACTURING ZONE REFERENCED IN SECTION 126-315 OF CHAPTER 126 (LAND USE) TO THE NEWLY CREATED ZONING DISTRICT KNOWN AS THE BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE REFERENCED IN THE NEWLY CREATED SECTION 126-320.3 HEREIN OF CHAPTER 126 (LAND USE) SO AS TO BRING IT ALL INTO CONFORMANCE WITH THE TOWNSHIP 2016 MASTER PLAN, AMENDMENT TO THE LAND USE ELEMENT AND RE-EXAMINATION REPORT AND ITS ADOPTION BY THE TOWNSHIP PLANNING BOARD
- b) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING CHAPTER 126 (LAND USE) PART 1 (GENERAL PROVISIONS) AND PART 12 (ZONING) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS AMEND SECTION 126-2 (DEFINITIONS), SECTION 126-301 (ZONING DISTRICTS) AND SECTION 126-332 (MINIMUM BUFFER/ CONSERVATION EASEMENT AND RECREATION EQUIPMENT DISTANCE REQUIREMENTS) FOR THE PURPOSE OF DELINEATING NEW PROVISIONS APPLICABLE TO THE NEWLY CREATED BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE REFLECTED IN NEW SECTION 320.3 OF THE TOWNSHIP LAND USE ORDINANCE
- c) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING CHAPTER 126 (LAND USE) PART 12 (ZONING) ARTICLE XLIII (ZONE REGULATIONS) SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS AMEND THIS SCHEDULE TO INCLUDE THE REQUIREMENTS OF THE NEWLY CREATED BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE (126-320.3)

Township Planner Scarlett Doyle reviewed the ordinances introduced by Council.

Motion by Mr. Franco, second by Mr. Rodzinak, finding that the ordinances with discussed amendments are consistent with the Master Plan and authorized Board Planner Scarlett Doyle to submit a report to the Township Council confirming that it is was approved on the following roll call vote:

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

ABSENT: Councilwoman Rose, Mr. Pandya

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:45 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary