

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, February 27, 2017
—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 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	Evan Lerner – absent
James Franco – present	Urvin Pandya, Alt. #1–present
Chairman Ron Charles – present	Debra Albanese, Alt. #2 –present
Councilwomen Christine Henderson-Rose – present (arrived at 7:10 pm)	
Tricia Casamento – present	
Mayor Dan Hayes – 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 23, 2017 Regular Meeting - Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing minutes were adopted on the following roll call vote;

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

6. MEMORIALIZATION OF RESOLUTIONS:

GEORGIA LEONTARAKIS PAPANASTASIOU-1101 Mountain Ave.

Block 815 Lot 34 & 35

#16-006-PB, Minor Subdivision with Variances

Approved with conditions: 1/10/17

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

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

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
Approved with conditions: 1/23/17

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

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

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
Approved with conditions: 1/23/17

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

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

Councilwoman Rose arrived to the meeting.

7. LAND DEVELOPMENT APPLICATIONS:

HUNTERDON MEDICAL CENTER- Route 28 Bridgewater Plaza

Block 170 Lot 4.02
#17-003-PB, Amendment of Prior Approval- Replace and Relocate Existing Monument Sign

Attorney Guliet Hirsch was present to represent the applicant. Ms. Hirsch explained the application was to replace two existing monument signs that have deteriorated over time for the Bridgewater Plaza. She noted that one of the signs is at the entrance on Route 22 and the other sign is at the entrance on 614 (also known as Route 28). Ms. Hirsch stated that the existing signs are not located in a way that allows people to easily locate the building from the roadway.

Neil Hudes, Senior VP of Operations for Hunterdon Healthcare was sworn in for testimony. Mr. Hudes provided testimony as follows: The Hunterdon Family Medicine leases approximately 5,000 square feet of space in Bridgewater Plaza. The new signage is being proposed because the existing signage is old, tucked into the brush and not visible for patients that are coming to the site. The lettering on the existing signs is small and it blends into the landscaping making it a very difficult site to locate.

The Board questioned whether the entire sign would be used for Hunterdon Family Practice. Mr. Hudes confirmed that there are panels on the sign that will be used for the other tenants in the Plaza.

Chairman Charles opened up the public portion of the meeting for questions of Mr. Hudes. There were no questions or comments.

Jay Hanigan, managing member of Fast Signs was sworn in for testimony. Mr. Hanigan described the existing signage at the property and provided testimony as follows: The proposed signs are both 10 feet by 10 feet. There is a 1 foot aluminum skirt that is included in the 10foot height that allows the sign to sit up slightly off the ground and helps protect it. The sign faces are acrylic decorated with translucent vinyl. LED internal lights are used that omit a soft glow with no glare. The numbering can be enlarged for better visibility to emergency responders.

The Board questioned when the lighting on the lights would be turned off. Mr. Hanigan stated that a timer can be set up within the sign to have them turn off at a specific time. Township Planner Scarlett Doyle that that the Township requires lights to be turned off a half hour after the close of business.

Chairman Charles opened up the public portion of the meeting for questions of Mr. Hanigan. There were no questions or comments.

Mario Iannelli, PE was sworn in for testimony and accepted by the Board as an expert witness. Mr. Iannelli provided testimony as follows: The plan is to place the signs as close to curb as possible. The existing signs are approximately 8 feet off the right-of-way line on the Route 22 side and approximately 18 feet off the right-of-way on the Route 28 (614) side. The proposed sign at the Route 28 (614) entrance would be moved to the eastern side of the entrance driveway to allow for better visibility. County approval will be required since the sign is located in the county sight triangle. The proposed sign at the Route 28 (614) side would be 10 feet from right of way and the proposed sign at the Route 22 entrance would be located as close to the right of way as possible.

The board discussed ways in which the proposed signs could be designed to better match with the architecture of the office building. The sign will have a 2-foot high base of brick similar in color and material to the buildings and also have a bell-like curve area in the center of the top of the signs to provide a larger area space for the building street numbers. The applicant agreed to work with the Township Planner as to the details of the design of the signage and the landscaping.

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

A-1 2/27/17 Picture of Bridgeway sign

A-2 2/27/17 Picture of another sign of Hunterdon Medical Center

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

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

ABSENT: Mr. Lerner

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:**

RESOLUTION ENDORSING THE DRAFT 2017 BRIDGEWATER TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN

Motion by Mr. Rodzinak; Second by Mr. Franco, 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. Pandya
ABSENT: Mr. Lerner
NOT ELIGIBLE: Mrs. Albanese

REFERRAL FROM TOWN COUNCIL

- a) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-320, SPECIAL ECONOMIC DISTRICT SED ZONE, FOR THE PURPOSE OF CLARIFYING THE USES, CONDITIONS AND STANDARDS REQUIRED IN THAT ZONE.
- b) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-306 R-40 SINGLE FAMILY RESIDENTIAL ZONE TO DECLARE THAT THE ALREADY BUILT RESIDENTIAL DEVELOPMENTS OF WOODMONT SQUARE (LOTS 10, 11, 12, 13 & 16 IN BLOCK 477) LOCATED ON ROUTE 202/206 AND THE FOUR SEASONS LOTS 150-189, 250-284, 350-393, 450-484, IN BLOCK 601) LOCATED ON VICTORIA DRIVE ARE TO BE DEEMED VESTED PERMITTED USES
- c) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING THE BRIDGEWATER TOWNSHIP ZONING ORDINANCE BY AMENDING THE ZONING DESIGNATION AND ZONING MAP TO REZONE LOTS 36 AND 37 IN BLOCK 653 LOCATED AT 1475 MOUNTAINTOP ROAD FROM THE ZONING DISTRICT KNOWN AS R-50, DENOTED AS SINGLE FAMILY RESIDENTIAL ZONE REFERENCED IN SECTION 126-305 OF CHAPTER 126 (LAND USE) TO THE ZONING DISTRICT KNOWN AS R-40, DENOTED AS SINGLE FAMILY RESIDENTIAL ZONE REFERENCED IN SECTION 126-306 OF CHAPTER 126 LAND USE)

Motion by Mr. Franco, second by Mrs. Casamento, finding that the ordinances are consistent with the Master Plan on the following roll call vote:

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

10. **ADJOURNMENT**

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

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—MINUTES—

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary