

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, March 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	Mayor Dan Hayes – present
James Franco – present	Evan Lerner - present
Chairman Ron Charles – present	Urvin Pandya, Alt. #1–present
Councilwomen Christine Henderson-Rose – absent	Debra Albanese, Alt. #2 –present
Tricia Casamento – 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:**

February 27, 2017 Regular Meeting - Motion by Mr. Franco, second by Mr. Rodzinak, the foregoing minutes were adopted on the following roll call vote;

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

6. **MEMORIALIZATION OF RESOLUTIONS:**

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

Approved with conditions: 2/27/17

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

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

7. **LAND DEVELOPMENT APPLICATIONS:**

HUNTERDON HEALTHCARE SYSTEMS-1271 Route 22 West

Block 581 Lot 2

#17-001-PB, Minor Site Plan - Change in building occupancy from restaurant to medical offices

Attorney Gary Hall was present to represent the applicant. Mr. Hall explained that the application for minor site plan was for Hunterdon Healthcare to lease the building that was formerly Fuddrucker's restaurant to use as a medical office building.

Neil Hudes, Senior VP of Operations for Hunterdon Healthcare was sworn and provided testimony as follows: The proposal is to open a family practice with 3 physicians. There will be modifications to the outside of the building that will be done by the landlord. The entry door will be relocated to allow the family practice to be on one side of the building and another medical service to be on the other side. The family service practice will complement the other medical services that Hunterdon Healthcare has in the area already.

The Board questioned whether it would be an urgent care facility. Mr. Hudes stated that it would be operated as a family practice and will not be an urgent care facility.

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

William Cook, principle of VC Enterprises who is the owner of the condominium unit was sworn and provided testimony as follows: A new entrance, walkway and curb will be installed. The existing french doors on the building will be converted to windows. At the request of the Township Planner, the sidewalks will be widened on both side of the building from 3 feet to 6 feet and new led lighting will be installed in the parking lot. Some new landscaping will be added and the applicant agreed to work with the Township Planner regarding the landscape plan and signing. The property is a commercial condominium unit. An agreement has been obtained to revise the condominium documents to confirm that this building may be used for uses other than restaurant use.

Chairman Charles opened the public portion of the meeting.

Peter Tsai was sworn and stated that he was present on behalf of his father who is the principle of HT Enterprises that owns the hotel adjacent to the property. Mr. Tsai expressed some concerns but noted that the applicant was addressing his concerns. Mr. Tsai noted that the agreement is in the master deed that allowed Fuddrucker's to use some of the parking spots from the hotel would no longer be necessary and that those parking spots should be returned to the hotel for their use. He also noted that no additional plantings that are being installed should be in the common area of condominium units 2 and 3 which are the hotel and adjoining restaurant.

Chairman Charles Closed the public portion of the meeting.

The Board deliberated and discussed conditions of approval.

Motion by Mr. Lerner, 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. Casamento,
Mr. Lerner, Mr. Pandya
ABSENT: Councilwoman Rose
NOT ELIGIBLE: Mrs. Albanese

KARISHMA INVESTMENTS LLC- Union Ave. & Monroe Street

Block 206 Lot 60.01 & 61

#16-025-PB, Amend Prior Approval for Site Plan- Child Care Learning Center & Adult Day Care

Attorney Robert Foley was present to represent the applicant. Mr. Foley explained the applicant had received a prior approval in 2005 to construct a child care center and an adult day care. He noted that it was discovered after the approval that there was an error in the calculation of the land area. Mr. Foley explained that the child care center has been built and is currently in operation and they are back here this evening for approval for the adult day care. Mr. Foley stated that in order to eliminate variances that applicant has joined with lot 61 which houses Somerset Pediatric medical building.

Mayank Patel, applicant, Kamlesh Shah, AIA and Steve Parker, PE were sworn in for testimony and accepted by the Board as expert witnesses.

Mr. Patel submitted and exhibit that was marked into evidence as follows:

A-1 3/27/17 Picture of the Front Elevation of Existing Child Care Center

Mr. Patel provided testimony as follows: The same bricks will be used for the adult day care building so it will match the current child care center. The proposed adult day care is a one story building. There is no tenant yet but they expect 125-130 adults per day from the hours of 7:30 am – 5:30 pm. The maximum number of employees that would be required is 15. It would be a medical adult day care center. The people would be transported to and from the facility in small vans.

The Board questioned how the vans would enter the facility to drop off the adults. Mr. Patel stated that there is only one entrance and they expect the vans to pull up to the front of the building to drop off the adult.

Mr. Parker provided testimony as follows. The only entrance to the facility is on Monroe Street. They will be parking in the spaces in the front that will be designated for drop off only. There is plenty of turnaround room to pull up and turn around in the aisle and circulate around to the exits.

The Board expressed concern about the safe flow and circulation of the vans when dropping off the adults. Mr. Parker suggested eliminating 2 of the parking spaces to allow more space for the maneuvering of the vans and allow for better traffic flow. That would leave 70 parking stalls which would be more than adequate for both uses.

The Board suggested eliminating two parking stalls in the front and installing a drop off curb. Mr. Parker summarized suggested leaving the spots there striped but add signage that would indicate that no parking is allowed during the designated drop off times.

Chairman Charles opened the public portion of the meeting for questions.

Nina Trippanera of 180 Union Ave. was sworn and expressed concern about traffic, fumes from the cars and buses and lights. She stated that she is unable to enjoy her home because of the heavy traffic on the roadway. Ms. Trippanera asked why the day care is needed and what services will be provided. Mr. Patel stated that he felt it would fit in nicely with the area with the senior center nearby. Mr. Patel noted that it will be a medical facility that will provide care for adults that cannot stay home during the day alone and that activities would be planned for them to enjoy their day.

Mr. Parker reviewed the reports of the Township professionals and provided testimony as follows: There was an error on the original application for the calculation of lot area. The combining of the two lots 60.01 & 61 allows conformance of lot coverage and floor are ratio.

Mr. Foley explained that the applicant's goal is to reduce the requirement for variances by joining the area of the lot next door. He confirmed that they have the authorization of the property owner in writing.

The Board took a 5 minute recess and returned at approximately 8:40 pm with all members present.

Mr. Foley requested to adjourn the meeting so that could review the plans based on the comments from the Board and return for another meeting in the future.

Mr. Shah stated that the building will meet all the building and fire code requirements and that there would be access to the building from Monroe Street. he also stated that the elements of the existing child care center will be replicated to the adult day care center.

Mr. Parker confirmed that the fire department could access the back of the building through the parking lot on lot 61.

Chairman Charles opened the public portion of the meeting for questions.

Nina Trippanera of 180 Union Ave returned and continued to express concern about the traffic and snow removal.

John Urichuck was sworn and expressed concern about traffic and the fumes from diesel trucks noting that there are several schools in the area.

The application was carried to the meeting on April 11, 2017. No new notice is required.

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:**

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 9:10 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary