

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, May 9, 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 (arrived at 7:15 pm) Mayor Dan Hayes – present
James Franco – present Evan Lerner – present
Chairman Ron Charles – present Urvin Pandya, Alt. #1–absent
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:**

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

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

6. **MEMORIALIZATION OF RESOLUTIONS:**

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
Decision: Approved with conditions 3/27/17

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

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

NOT ELIGIBLE: Mrs. Albanese

SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY-Southside Ave.

Block 300 Lot 13

#17-004-PB, Minor Subdivision and Courtesy Review of Site Improvements

Decision: Approved with conditions 4/11/17

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

AFFIRMATIVE: Mr. Franco, Mrs. Albanese

ABSENT: Councilwoman Rose, Mr. Pandya, Mr. Rodzinak

NOT ELIGIBLE: Chairman Charles, Mayor Hayes, Mrs. Casamento, Mr. Lerner

BRIDGEWATER REGENCY LLC- (Chimney Rock Crossing)

Block 730 Lot 1.01 & Block 711 Lots 6.01 & 6.03

Appl#15-020-PB

Site Plan Waiver - Proposed Amendments

Decision: Approved with conditions 4/11/17

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

AFFIRMATIVE: Mr. Franco, Mr. Lerner, Mrs. Albanese

ABSENT: Councilwoman Rose, Mr. Pandya, Mr. Rodzinak

NOT ELIGIBLE: Chairman Charles, Mayor Hayes, Mrs. Casamento

BLESSED SACRAMENT CHURCH -1890 Washington Valley Road

Block 707 Lot 3

Site Plan Waiver – Site Changes

Decision: Approved with conditions 4/11/17

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

AFFIRMATIVE: Mr. Lerner, Mrs. Albanese

ABSENT: Councilwoman Rose, Mr. Pandya, Mr. Rodzinak

NOT ELIGIBLE: Chairman Charles, Mayor Hayes, Mrs. Casamento, Mr. Franco

Mr. Rodzinak arrived at the meeting at 7: 15 pm

7. **LAND DEVELOPMENT APPLICATIONS:**

BRIAD DEVELOPMENT LLC-Somerset Corporate Center- Commons Way

Block 411 Lot 39.02

#17-006-PB, Preliminary & Final Major Site Plan & Minor Subdivision- Hotel & Restaurant

Attorney Kevin Coakley was present on behalf of the applicant. Mr. Coakley explained that as a result of a rezoning of the area, the applications this evening will reposition the Somerset Corporate Center to enhance the site and elevate it to another level by adding the amenities of a hotel, restaurant and fitness center.

James Ardizzone, Chief Development Officer for the Briad Group, Peter Ciliberto PE, Karl Pehnke, PE, PTOE, and Ricardo Muniz AIA were sworn in for testimony.

Mr. Ardizzone submitted an exhibit that was marked into evidence as follows:

A-1 5/9/17 AC Hotels by Marriott Photo Brochure

Mr. Ardizzone provided testimony as follows. The Briad Group currently owns and operates hotels and restaurants in the tri state area and nationwide. This location will be an AC by Marriott Hotel. Bridgewater is a perfect fit due to its location near major highways and expansive corporate industry. It creates a unique market that will make Briad a success. The proposed hotel is 7 stories with 150 guest rooms. It is designed with venues to entertain business clients. An adjoining Zinburger restaurant is also proposed. The hotel amenities include upscale décor, contemporary design, accented with fine art, library area, business center and meeting and conference space. There is a Signature AC lounge that will serve breakfast and then will be an all day tapas café and lounge to allow guests to have a small snack anytime during the day. A Zinburger gourmet wine and burger bar is proposed adjacent to the hotel. The Briad Group is the corporate owner of the Zinburger brand. This is a high quality upscale restaurant option. Outdoor lounge and seating areas with fire pits are proposed outside both the hotel and restaurant. There is also a restaurant food and beverage venue proposed on the rooftop of the hotel. A conforming landscape berm will be installed in front of the property. There are two variances being sought for signage. The first sign is for over the entranceway to the hotel which acts as an identifying mark for the hotel brand. The second sign is for a directional sign on Somerset Corporate Drive to assist people locating the entrance to the site.

Township Planner Scarlett Doyle questioned if they would consider matching the canopy of the Zinburger Restaurant with the identifying colors of the AC logo that is on the hotel. Mr. Ardizzone stated that they feel that the restaurant needs to have a unique element separate from the hotel to be successful on its own. He noted that normally the canopy goes around the entire perimeter of the restaurant however for this restaurant it will only be located along the front of the restaurant.

The board questioned what innovations the hotel offers. Mr. Ardizzone stated that they are on the cutting edge of technology and constantly updating to keep up with the current trends.

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

Peter Ciliberto PE was accepted by the board as an expert witness. Mr. Ciliberto presented exhibits that were marked into evidence as follows:

- A-2 5/9/17 Aerial Photo**
A-3 5/9/17 Colored Rendering of Site Plan
A-4 5/9/17 Colored Rendering of Hotel and Restaurant showing Berm

Mr. Ciliberto described the property and provided testimony as follows: The development will consist of an AC by Marriott Hotel and a Zinburger Restaurant. The hotel will have 7 floors with 150 rooms. There will be a 101 seat rooftop food and beverage area, drop off area for hotel guests and luggage at the front of the hotel and a loading dock and trash and storage area at the rear of the hotel. The proposed restaurant will have 245 seats and a loading dock in the back of the restaurant. Both buildings will be connected by an enclosed walkway. There are two entrances to the site. There is an entrance and exit located in the middle of the site between the hotel and restaurant. The median of Somerset Corporate Blvd. will be modified to include a left turn only lane into the site coming from the north. A right out only on the north near Commons Way which is a right out only onto Somerset Corporate Blvd. at the request of the

Township Engineer. An advanced warning sign has been added on Somerset Corporate Blvd. to alert vehicles traveling north on Somerset Corp Blvd. of the possibility of vehicles entering the roadway. The internal parking aisles create a loop around the hotel and restaurant with parking on both sides. Sidewalks are proposed throughout the site around the hotel and restaurant with a connection to the rest of the corporate center. There are 277 parking stalls proposed. A waiver is requested for the width of the parking stall where 9 feet is proposed and 9.5 feet is required. This keeps in line with what is currently at Somerset Corporate Park. The lighting in the parking lot and on the face of the hotel will be on overnight due to the 24/7 operations. The restaurant agreed that it will reduce the façade lighting after the close of business. As per the ordinance requirement a landscape berm will be installed along the frontage of Route 202/206 that provides the screen to the parking fields.

The Board expressed concern about the width of the parking stalls of 9 feet as opposed to the 9.5 feet required by ordinance. The Board questioned if the applicant could comply with the ordinance requirement. Mr. Ciliberto stated that would reduce the number of stalls and therefore a variance would be required.

Mr. Ardizzone stated that there is a change in the way people are traveling noting that many people are using Uber and other similar services as a means of transportation.

Township Planner Scarlett Doyle questioned if the applicant would be willing to increase the size of parking spots against the curbed islands as shown in her report. Mr. Ciliberto stated that they did look at doing that and noted that it was not something they were planning to do at this time.

The Board encouraged the applicant to consider the connectivity because the Township is trying to encourage more biking and walking throughout the Township.

The applicant agreed to place the additional striping in the parking stalls that are located in the areas adjacent to the landscape islands as recommended by the Township Planner.

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

Mr. Ciliberto described the proposed subdivision will create a 5 acre lot for the hotel and restaurant.

Karl Pehnke, PE, Traffic Engineer was accepted by the Board as an expert witness. He described the property and explained that based on his traffic review he determined that the access driveways as they exist today will accommodate and continue to operate with a good level of service with the two proposed projects in place. Mr. Pehnke also noted that the access driveway on Somerset Corporate Drive that will have a separate left turn lane is projected to operate well for the expected traffic movements. Mr. Pehnke stated that the 9 by 18 foot parking spaces are proposed are safe and adequate and are typical of most site plans. Mr. Pehnke explained that the hotel is a 24 hour operation, is staffed with two shifts of 30 employees per shift and will have approximately 10-15 deliveries per week normally by box truck. He further explained that the restaurant hours will be 11 am to 11pm is also staffed with two shifts with approximately 35-40 employees per shirt and will receive about 15 deliveries per week normally by box trucks.

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

Ricardo Muniz, AIA was accepted by the Board as an expert witness and provided testimony as follows: The AC is a high end Marriott hotel. The overall square footage of the hotel is 97,206 square feet. There are approximately 30 guest rooms per floor most of them being single king suites. The overall height of the hotel building is 84 feet. The Zinburger Restaurant will be attached and connected to the hotel by an enclosed breezeway. The overall square footage of the restaurant is 6,894 square feet and the overall height is 29.8 feet.

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

A-5 5/9/17 Material Sample Board for Hotel
A-6 5/9/17 Material Sample Board for Restaurant

Mr. Muniz described the layout and the explained the amenities that would be offered at the hotel. He also explained the exterior and interior finishings and materials that will be used noting that the architectural design of both the hotel and restaurant will be similar to the high quality of the office buildings currently within the Somerset Corporate Center.

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

Chairman Charles opened the public portion of the meeting.

Peter Garra, Real Estate Director for Linde North America, was sworn in for testimony. Mr. Garra stated that they are in full support of the proposal noting 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, restaurant and fitness center to the 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.

Mr. Coakley provided closing comments and the Board discussed conditions of approval.

Motion Mr. Franco, second by Mr. Lerner, the foregoing application was approved with conditions 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

LTF REAL ESTATE COMPANY INC- Somerset Corporate Center -Commons Way
Block 411 Lot 39.07
#17-007-PB, Preliminary & Final Major Site Plan & Minor Subdivision- Lifetime Fitness Center

Attorney Kevin Coakley was present on behalf of the applicant. Mr. Coakley explained the application to construct a Life Time Athletic Fitness Center at the Somerset Corporate Center. He further explained that part of the application includes a subdivision of existing Lot 39.07 which is a 21.85 acre lot. He stated that the plan is to use approximately 10.5 acres for the Lifetime Fitness and the balance of the lot which is about 11.5 acres would be donated to the Township for Open Space. Mr. Coakley noted that the site was previously approved for a 241, 000 square foot office building. Aaron Koehler, Senior Manager of Real Estate Development for Lifetime, Daniel Miola, PE, Karl Pehnke, PE, PTOE, Traffic Engineer and Matthew Brinza, AIA were sworn in for testimony.

Mr. Koehler provided testimony as follows: Lifetime has been in business for 25 years. It was founded on the premise of providing people with a great product and the best possible service in the industry. Over the years it has evolved to be more of a country club atmosphere with such amenities as a café, full service salon and spa, extra lounges and an outdoor swimming pool. The extensive fitness amenities include things such as cardio training, strength training, yoga, pilates basketball and swimming to name a few. They offer a month to month membership. Bridgewater is an ideal fit for Lifetime with the core member being professionals and young families. There are currently other locations in New Jersey located in Berkeley Heights, Mt. Laurel, Florham Park and Montvale with one under construction in Plainsboro. The hours of operation would be 5am to 12am 7 days a week.

The Board questioned whether the 9 feet wide parking stall would be adequate considering families will be frequently visiting the facility.

The Board questioned what the monthly fee would be. Mr. Koehler stated that it varies but would be approximately \$120.00 per month for an individual.

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

Daniel Miola, PE was accepted by the board as an expert witness. Mr. Miola submitted exhibits that were marked into evidence as follows:

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|------------|---------------|---------------------------------------|
| A-1 | 5/9/17 | Aerial Photo of Existing Site |
| A-2 | 5/9/17 | Colored Exhibit of Subdivision |
| A-3 | 5/9/17 | Colored Rendering of Site Plan |

Mr. Miola described the property and provided, explained the proposed subdivision of the property and testimony as follows: The proposed building will be a 3 story, 127,000 square foot health and wellness facility positioned at the southern end of the property. There is an area to the west of the building that is approximately 51,000 square feet that will have two pools and a spa. The pool area will be secured by a six foot high ornamental steel picket fence that will be on top of a retaining wall on three sides. There is a 509 space parking field in front of the building that will have two access points. The first point of access is off Commons Way which has one lane in and two lanes out that will lead to an internal drive aisle. The second point of access is the west side of the site that will connect to an internal driveway that feeds out to Somerset Corporate Blvd. There are two façade signs that are proposed on the building and a monument sign off the Commons Way entrance.

The Board questioned how why the applicant would not install a walkway to the adjacent property to allow better connectivity to the facility from the office park. Mr. Miola stated that the applicant was not planning on installing a walkway due to grading constraints.

The applicant agreed to provide the walkway to the adjacent property as requested by the Board provided that the adjacent property owner does not unreasonably object to the connecting walkway.

The applicant also agreed to place the additional striping in the parking stalls that are located in the areas adjacent to the landscape islands as recommended by the Township Planner.

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

Karl Pehnke, PE, Traffic Engineer was accepted by the Board as an expert witness. Mr. Pehnke explained that his traffic report has the details of this findings, but in summary he found that the proposed development will operate safely and efficiently and that the traffic, both to and from the site and within the site, will circulate in a safe and efficient manner. Mr. Pehnke further explained that the proposed 9 x 18 parking stalls are a proven safe parking standard. Mr. Pehnke stated that there will be modest deliveries to the site, trash will be picked up 2 times per week and there will be between 2 to 3 other box truck deliveries per week.

The Board discussed the increase in traffic that may occur during the early morning hours due to the traffic going to the High School.

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

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

A-4	5/9/17	Colored Architectural Rendering of the Building
A-5	5/9/17	Colored Architectural Rendering of 1st Floor Plan
A-6	5/9/17	Colored Architectural Rendering of 2nd Floor Plan
A-7	5/9/17	Colored Architectural Rendering of 3rd Floor Plan
A-8	5/9/17	Colored Architectural Rendering of Exterior Elevations
A-9	5/9/17	Material Samples for Lifetime Fitness Building

Mr. Brinza described the layout of the building by floor and provided testimony as follows: There are three floors to the building .Some of the other amenities that are provided in the facility are a café, coffee and juice bar, two full size basketball courts and a small health clinic. There is a kid's academy that no only offers childcare but also education and active instruction is provided. The exterior and interior finishings and materials that will be used will be high quality keeping with the character of the existing office buildings currently within the Somerset Corporate Center.

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

Mr. Coakley provided closing comments and the Board discussed conditions of approval.

Motion Mr.Rodzinak, second by Mr. Franco, the foregoing application was approved with conditions 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

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:**

MCDONALD'S USA, LLC – Promenade Blvd.
Block 350 Lot 1

Appl#13-008-PB, Request for Extension of Time of Prior Approval

Attorney Matthew Posada was present to represent the applicant. Mr. Posada explained that the applicant has not been able to proceed with the approved improvements due to economic constraints and they are seeking a three year extension.

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

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

ABSENT: Councilwoman Rose, Mr. Pandya, Mr. Rodzinak

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary