

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, May 2, 2017

—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING 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 18, 2017 proper notice was sent to the Courier News 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 Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 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 Board 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.

ROLL CALL:

Don Sweeney – present

Pushpavati Amin – present

Paul Riga – present

Michael Kirsh, – present

Evans Humenick – present

Alan Fross – present

Beth Powers – present

James Weideli, Alternate #1- present

Dawn Guttschall Alternate #2 – present

John Fallone Alternate #3 - absent

Jeff Foose Alternate #4 - present

Others present: Board Attorney Steven K. Warner, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

MINUTES FOR APPROVAL:

April 4, 2017, Regular Meeting-Motion by Mr. Kirsh; Second by Mrs. Amin the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Sweeney, Ms. Guttschall, Mr. Foose

ABSENT: Mr. Fallone

NOT ELIGIBLE: Mr. Riga, Mrs. Powers, Mr. Weideli

MEMORIALIZING RESOLUTIONS:

There were no resolutions presented.

Chairman Sweeney announced that the East Ridge Development LLC application will not be heard this evening as scheduled. The applicant has requested that it be carried to the meeting on June 20, 2017 at 7:30 pm. No new notice is required.

HEARING AND DELIBERATIONS:

HAMPTON MEADOWS LLC-9 FINDERNE AVE.

Block 303 Lot 6

#17-005-ZB- Amend Prior Approval –Use Variance for Warehouse & Outdoor Storage

Board member Beth Powers recused herself from the application and left the meeting.

Karen Ennis of 613 South Ave. was present and stated that she was not notified about the application. The attorney for the applicant, Jeffrey Lehrer presented the original certified mail receipt and signature card. The receipt and the signed green card were marked into evidence as **B-1, dated 5/2/17.**

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer provided a brief history of the property and explained that the applicant was present to request a use variance to allow for outdoor storage of empty shipping containers and empty domestic trailers for a new tenant called Integrated Industries. He further explained that Integrated Industries business consists of storing these containers for shipping companies until they are needed for use. Mr. Lehrer also stated that there is currently a radio station on the property that has existed since 1997. The radio station as part of this application would like to remove the existing trailer that is currently on site and replace it with a more modern air conditioned one. Mr. Lehrer submitted an exhibit that was marked into evidence as follows:

A-1 5/2/17 Certificate of Occupancy and other documents regarding the Radio Station

The Board questioned how the currently approved banked parking plan for the site would be affected by the proposed application or a change in tenant in the future. Mr. Lehrer explained that if there was a change in tenant that required additional parking, the applicant would agree to remove the necessary storage containers to allow for any additional parking that would be needed.

David Stires, PE was sworn and was accepted by the Board as an expert witness. Mr. Stires submitted exhibits that were marked into evidence as follows:

- A-2 5/2/17 Aerial Photo of property**
- A-3 5/2/17 Outdoor Storage Exhibit**

Mr. Stires described the existing conditions on the property and provided testimony as follows: The site is 31 acres. There is currently a 316,000 square foot building on the east end of the site. The proposal is to store shipping containers and trailers in the back 10 acres of the property. These 10 acres were part of a prior approval for GAF to be paved for outdoor storage that was not fully completed. The proposal includes the installation a 60 foot access drive down the center of the outdoor storage area as well as a 120 foot access drive off the rear portion of the building. There is currently an access drive from the Finderne Ave. ramp that runs on the east side of the building around to the west side that would continue on into the 60 foot access drive. It is proposed to use stone prop rather than pavement for the storage areas which will reduce some of the impervious coverage. The containers come in 2 heights: 8 -½ feet and 9 -½ feet. The stacked height of four 9- ½ foot containers would be 38 feet, and four stacked 8 - ½ foot containers would be 34 feet. The permitted height in the zone for a principle structure is 45 feet. The proposal is for a maximum of 45 feet which will allow them to stack higher if needed.

The Board expressed concern about the increased visual impact of the containers if they are stacked higher.

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

- A-4 5/2/17 Small toy replica of Trailer**
- A-5 5/2/17 Small toy replica of Container**
- A-6 5/2/17 Small toy replica of Stacking Machine**
- A-7 5/2/17 Photo of Stacker**
- A-8 5/2/17 Photo of existing building that would be used for Minor Repairs**
- A-9 5/2/17 Photo of Additional Striped Parking Spots**

A-10 5/2/17 5 Photos of Shipping Containers and Trailers

Mr. Stires continued his testimony as follows: The potential number of containers that could be stored on 10 acres would be approximately 3,000 containers but the addition of the trailers would reduce this number. The 52 parking spots that currently exist on the site are adequate for all the current uses as well as the proposed new tenant use. There is a 3,600 square foot building in the rear that has a 4 bay garage that would be made available to the employees of the proposed tenant for bathroom facilities, small office space and light repairs on the containers and trailers. Only light repairs will be done on site, larger repairs will be sent out to another location. The main access to the site is off the Finderne Ave. ramp. The truck traffic would be 10-20 trucks to and from the site per day for the proposed tenant. Directional Signs would be added directing trucks around the building to the back. South Ave. would be used for emergency access only. The containers will not affect the flow of water on the property. Additional lighting is not needed due to hours of operation. The business hours are 7 am to 4 pm.

Danielle Sargenti, property manager for the property was sworn and stated that there are about 400 containers currently on the site.

Mr. Lehrer reviewed the reports of the Township professionals.

The Board questioned if the existing railroad would be used for these tenants. Mr. Stires stated that it is not currently used.

Chairman Sweeney opened the public portion of the meeting.

Karen Ennis of 613 South Ave. was present and questioned the ownership of the railroad. Mr. Stires stated that he did not know the ownership of the railroad.

Franco Avella, Vice President of Integrated Industries was sworn and provided testimony as follows: Integrated Industries provides logistical support to the major ports throughout the country. They have several locations throughout the country. This location would serve the port of New York and New Jersey maintaining and servicing the empty containers. The proposal is to use the facility to stack the empty containers and trailers for long term storage. Empty containers are brought in to the facility for inspection of damage and repairs if necessary are done. Minor repairs only would be done on this site, any other repairs that need to be done would be sent to their location in Woodbridge.

The Board questioned how long containers are normally housed on site. Mr. Avella stated that it depended on the current market conditions.

Mr. Avella explained how the containers are stacked in a pyramid design to allow for better security. He also stated that they expect to have 3-5 employees for this site and that the hours would be Monday-Saturday from 7 am to 4pm with no truck traffic on Saturdays.

The Board questioned how the containers are accessed particularly if one in the middle of the stack is needed. Mr. Avella stated that they try to avoid digging for specific containers whenever necessary by encouraging customers to pick from those on the top of the stacks that are easily accessible.

The Board questioned if there would be queuing space for trucks that arrived early at the site so that there would not be any trucks waiting on Finderne Ave.

Dennis Sargenti, owner was sworn and explained that the gates to their site are opened at 4 am so that trucks would be able to pull into the site where there is ample room for waiting to be processed.

Chairman Sweeney opened the public portion of the meeting.

Karen Ennis of 613 South Ave. was present and questioned how many daily trips are anticipated for containers that would need to be repaired. Mr. Avella stated that it would be approximately 1 to 2 depending on market conditions. Ms. Ennis expressed concern about the level of noise that would occur as a result of the minor repairs on site.

The application was carried to a Special Meeting on May 30th. No new notice is required.

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.

OTHER BOARD BUSINESS:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary