

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, June 26, 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 7:10 pm )	Evan Lerner – present
James Franco – present	Urvin Pandya, Alt. #1-absent
Chairman Ron Charles – present	Debra Albanese, Alt. #2 –present
Councilwoman Christine Henderson-Rose – present	
Tricia Casamento – present	
Mayor Dan Hayes – present	

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

5. **APPROVAL OF BOARD MINUTES:**

There were no minutes presented for Board consideration.

6. **MEMORIALIZATION OF RESOLUTIONS:**

**ROECAR LLC & NANCARDEL LLC- 3 Caruso Court**

Block 718 Lot 21

Appl#12-019-PB, Request for Extension of Time to File Subdivision Deeds

Decision: Approved with conditions: 6/13/17

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

AFFIRMATIVE: Mr. Franco, Chairman Charles, Mrs. Casamento

ABSENT: Mr. Rodzinak, Mr. Pandya

NOT ELIGIBLE: Councilwoman Rose, Mr. Lerner, Mayor Hayes, Mrs. Albanese

**LA ROSA BROTHERS CONSTRUCTION LLC-Foothill Estates-528 Foothill Road**

Block 718 Lots 160, 161 & 164

Appl#16-014-PB, Request for Extension of Preliminary Subdivision Approval

Decision: Approved with conditions: 6/13/17

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

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

**SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY- 50 Pohlemus Lane**

Block 305 Lot 1

Appl# 17-015-PB, Courtesy Review for Capital Improvement Project – Mercury Emissions Control Facility

Decision: Approved with conditions: 6/13/17

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

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

Mr. Rodzinak arrived to the meeting at approximately 7:10 pm

Chairman Charles stated that the applications for Fallone Group LLC and La Rosa Brothers Construction LLC that were originally scheduled for this evening would not be heard and would be carried to the meeting on July 11, 2017 at 7:00 pm with no new notice given.

**7. LAND DEVELOPMENT APPLICATIONS:**

**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 that this is a carryover from the meeting on March 27<sup>th</sup>. Mr. Foley noted that at the prior hearing the Board had requested information on traffic and they have a traffic expert with them to testify this evening.

Frank Miskovich, PE, traffic engineer was sworn and was accepted by the Board as an expert witness. Mr. Miskovich provided testimony as follows: The addition of the adult day care is compatible with the child day use with one fundamental difference between the two. The child day care requires parents to park their car and walk their child in and out for safety and security reasons. The adult day care will have adults who are for the most part self- sufficient that will arrive to the facility by vans. The hours of operation will be similar to that of the day care. Different options were looked at to determine the most efficient way to have the vans drop off the adults to the facility and also maximize the parking for the existing child care facility. The plans were revised to reconfigure the parking stalls of the adult day care building to allow for a 12 foot wide parking spot to accommodate the van parking and safe loading and unloading of passengers. Two parking stalls have been eliminated to provide an aisle for the vans after dropping off at the entrance and allow for one way counter flow of traffic on the site. Due to the increase in parking stalls and need for aisle space, the number of proposed parking stalls has been reduced from 72 to 69. There will be approximately 15 staff members working at the facility each day. It is expected that there will be 6 to 10

vans arriving per day with 2- 3 trips during peak period depending on the pickup locations of the adults utilizing the faculty.

The Board questioned if additional spots could be removed to allow for a larger drive-up area for the vans.

The Board questioned if vans would be parked at the facility overnight. Mr. Miskovich stated that approximately 6-10 vans would be parked at the facility overnight.

The Board discussed that signage or markings were needed to help facilitate the vans exiting the facility to ensure they exit only on Monroe Street.

The Board Planner asked if the applicant would consider parking the vans overnight in front of the adult day care and therefore remove them from the street view. The applicant agreed to park the vans against the building and not in the stalls near the roadway.

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

Nina Trippanera of 180 Union Ave. was present and expressed concern about the increase in traffic from the vans and additional deliveries to the adult day care because there is already a large amount of truck traffic on the roads there. She expressed concern about safety.

Mayank Patel, applicant who was previously sworn was present and provided testimony as follows: Deliveries are made by box truck in the afternoon between 11 am and 2 pm so that it does not interfere with drop offs and pickups to the facility. To protect the adults entering the center during inclement it is proposed to install a canopy over the front entrance of the adult day care building. There will be staff available to assist any adults who may need additional help coming into the facility. They are still waiting for DCA (Department of Community Affairs) approval but the total capacity is expected to be 125 and 130 adults.

Mr. Foley explained that the deeds and copies of the resolution will be recorded for both lots 60.01 and 61 due to the fact the lot 61 has been included in this application for the Floor Area Calculation. He also noted that any future development plans or amendments to prior approvals will have to include the consent of both lot owners.

Board Planner Scarlett reviewed her report. The Board noted that at the last meeting the applicant agreed to add a translucent film over the windows on the adult day care building that would be facing the playground.

On request of the Board, the applicant agreed to contribute to the tree fund for the deficit of the six trees that are not being planted.

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

Board Attorney discussed the conditions of approval. It was noted that a Developers Agreement would be required.

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, Mayor Hayes, Mrs. Casamento,  
Mr. Lerner  
NEGATIVE: Councilwoman Rose  
ABSENT: Mr. Pandya  
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:**

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:20 pm.

Respectfully submitted,  
Ann Marie Lehberger,  
Planning Division Secretary