

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, July 11, 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

James Franco – present

Chairman Ron Charles – present

Councilwoman Christine Henderson-Rose – absent

Tricia Casamento – absent

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1-absent

Debra Albanese, Alt. #2 –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:**

There were no resolutions presented for Board consideration.

7. **LAND DEVELOPMENT APPLICATIONS :**

FALLONE GROUP -LLC (Formerly Tullo Road Assoc.) - Old Tullo Road and Kennesaw Way
Block 713 Lot 9
#14-025-PB, Final Subdivision (4 lots)

Attorney Earnest Renda was present to represent the applicant. Mr. Renda explained that the applicant was present to request Final Major Subdivision Approval.

James J. Mantz PE and LS was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Mantz gave an overview of the application and provided testimony as follows: The plan is to create a cul-de-sac at the terminus of Kennesaw Way and create frontage for 4 lots on that cul-de-sac. All

Mr. Templin reviewed the reports of the Township professionals. Mr. Templin stated that DEP approvals have been received noting that most of the other items have also been completed and will be provided in the compliance package when submitted.

Mr. Belardo noted that the Township Council adopted a resolution on June 1, 2017 accepting maintenance responsibility for the detention basin. It was also noted that as per the resolution, a determination would be made by the Township and Engineer and Township Planner as to whether a street light would be needed at the intersection of Foothill Road.

Chairman Charles opened the public portion of the meeting.

Gilbert Wald of 534 Foothill Road was present and questioned what was going to happen to the white house that was currently on the property. Mr. Templin stated that the house was being removed. Mr. Wald also stated that he was not in favor of the installation of a street light on Foothill Road.

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

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

R & S REALTIES LLC-1350 Route 22 East (Ray Catena Infiniti)
Block 227 Lot 2.02
#17-008-PB, Minor Site Plan - Façade and Signage

Attorney Peter Licata was present to represent the applicant. Mr. Licata explained that the applicant was requesting Minor Site Plan approval to permit façade improvements and signage changes for the Ray Catena Infiniti dealership.

Gregory J. Redington, PE and PP was sworn in for testimony and accepted by the Board as an expert witness. Mr. Redington submitted an exhibit that was marked into evidence as follows:

A-1 7/11/17 Colored rendering of the front façade of the building
A-2 7/11/17 Colored rendering of Site Plan

Mr. Redington noted that the only improvements being proposed are changes to the façade and signs.

Mr. Redington reviewed the reports of the Township professionals and provided testimony as follows: This is an Infiniti new car dealership. Nationally Infiniti has been revamping their buildings and the preferred building façade design a rather large signage structure made of opaque glass. The infinity franchise requires its dealers to go to their local municipalities to request this new signage. There are alternate possibilities that can be used. Currently the signage on the building is 187 feet; the proposal is to replace the current signage that is over 2,000 square feet. Mr. Redington stated that the applicant in the near future plans to submit an application to change all the site lighting in the property to LED lighting.

The Board questioned the height of the proposed signage. Mr. Redington stated that the height of the existing building is approximately 28 feet high and the highest point of the proposed sign is 32.8 feet.

The Board expressed concern about the size of the proposed sign especially since it is not consistent with other signs that are currently in Bridgewater.

Chairman Charles opened the public portion of the meeting.

Geraldine Sobel of 335 Foothill Road was present and expressed concern about the existing conditions at the site. Ms. Sobel stated that the landscaping on the property has not been properly maintained. Ms. Sobel also noted that there are a lot of trucks coming in and out of property throughout the day and there is a lot of noise from the car wash on the site that because it is on the side of the site that faces her property.

Robert Gallagher, principal of the applicant was sworn. Mr. Gallagher stated that they are in the process of working with Infiniti to update the facility as per their regulations. This is their first line of sign that they want approved but there is also another version available.

The Board discussed the landscape deficiencies that currently exist on the property as noted in the Board Planner's report. Board Planner Scarlett Doyle stated that she has had previous conversations with the applicant regarding the conditions of the landscaping on the property as it is not compliant with the originally approved site plan but the applicant has not addressed it as of yet.

The applicant agreed to come back to the Board taking their comments into consideration and have the opportunity to revise the plans. The application was carried to August 28, 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:**

Resolution of the Planning Board to retain Traffic Engineering Review Services from Jay S. Troutman Jr., PE of McDonough & Rea Associates Inc. for the proposed Center of Excellence Project.

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

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

ABSENT: Councilwoman Rose, Mrs. Casamento, Mr. Pandya

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:45 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary