

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, August 8, 2017
—MINUTES—

1. **CALL MEETING TO ORDER:**

Vice Chairwoman Casamento 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 – absent

Chairman Ron Charles – absent

Councilwoman Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – absent

Evan Lerner – absent

Urvin Pandya, Alt. #1-present

Debra Albanese, Alt. #2 –present

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

5. **APPROVAL OF BOARD MINUTES:**

There were no minutes presented for Board approval.

6. **MEMORIALIZATION OF RESOLUTIONS:**

There were no resolutions presented for Board consideration.

7. **LAND DEVELOPMENT APPLICATIONS :**

CJA INVESTMENTS LLC-460 Milltown Road

Block 198 Lot 1

Appl#17-014-PB, Preliminary & Final Site Plan with Variances – Indoor Soccer Facility

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer explained that the application proposal for an indoor turf training facility with a primary focus on soccer training for school aged children. He further explained that the applicant plans to repurpose existing office building with additional parking and some interior architectural changes.

Keith Cahill, PE was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Cahill submitted exhibits that were marked into evidence as follows:

- A-1 8/8/17 Aerial Photo**
A-2 8/8/17 Colored rendering of sheet 3 of site plan with landscape overlay

Mr. Cahill described the property and provided testimony as follows: The current facility on the site houses an industrial building with office and light manufacturing. The building is approximately 45,000 square feet. It has a split level with 2 stories of offices in the front with a warehouse in the back. There are currently 59 parking spots in the front and 6 additional spots along the south side. The building will not be modified in size or height. Impervious coverage will not be increased. Landscape islands will be added that will decrease the impervious coverage. There are currently two access points into the site from Milltown Road that will remain. The width at one of the points will be slightly reduced to allow for the installation of the landscape islands which will enhance the visual appearance of the site from the road. The Loading dock will be removed and the area will be regraded, repaved and restriped with 40 additional parking stalls. This will bring the total number of stalls on the site to 99. No new pavement will be added. The proposal is to make the parking stalls 9 x 18 which is what currently exists on the site already. The driveway aisles will remain 24 feet in width and will operate safely and efficiently. The lighting will be renovated with 24 foot high LED light fixtures that will be downwardly directed and shielded. The landscape plan has been enhanced specifically in the front of the site. Over 306 new trees, plants or shrubs will be added throughout the site. The existing sign location will be used and an address sign will be added by the driveway as requested by the Township professionals for easy identification by emergency vehicles. Mr. Cahill reviewed the reports of the Township professionals. He noted that he did speak with the Township Fire Official and they have addressed all the comments on his report.

The Board questioned if there were any environmental concerns on the property based on the light manufacturing use that currently exists at the site. It was noted by Mr. Lehrer that the applicant's architect would be able to provide some additional information to the Board.

Vice Chairwoman Casamento opened the public portion of the meeting for questions of Mr. Cahill.

Christopher Lalicato of 21 Ventura Drive was sworn and expressed concern about the current landscape buffer that exists in the rear of the building near the residential homes. Mr. Lalicato stated that he lives behind the building and noted that the current landscaping buffer is not adequate and needs to be supplemented. Mr. Lalicato also noted that the current business is only open during the week until 5 pm and the proposed facility will also be open on nights and weekends.

Louisa Au-Yang of 9 Glen Eyre Drive was sworn and expressed concern about additional noise and also how the lighting in the evening will affect the neighboring residential homes.

Trisha Strelko of 11 Ventura Drive was sworn and questioned if the retention basin would continue to be maintained as it currently is. Mr. Cahill confirmed that it would be.

Douglas J. Coleman, AIA was sworn in for testimony and accepted by the Board as an expert witness. Mr. Coleman submitted exhibits that were marked into evidence as follows:

- A-3 8/8/17 Sheet A-1 of the Architectural Plans**
A-4 8/8/17 Sheet A-2 of the Architectural Plans
A-5 8/8/17 Sheet A-3 of the Architectural Plans
A-6 8/8/17 Sheet A-4 of the Architectural Plans

A-7 8/8/17 Photo Board of the Site

Mr. Coleman provided testimony as follows: In response to a prior question from the Board, the existing facility does not currently manufacture plastics on site but rather just assembles cup links to hoses. The building at one time used to be an indoor tennis facility. The proposed field is not large enough to run full soccer games. The field will be broken up into four smaller fields for training purposes. The related accessory uses such as physical therapy, massage and retail will only be for those people using the training facility. There will be some offices and a conference room for the trainers and coaches as well as a small party room and vending area. A lift will be installed in the interior of the building to accommodate ADA access to the second floor. The applicant would be willing to install a type of opaque screen such as a shutter on the windows to ensure that the visibility is restricted to the outside from the inside but still allow light to come through in the daytime. The Board discussed at length and agreed on recommendation from the Township Engineer that the installation of a translucent film on top of the interior of the windows was preferred as a more permanent way to ensure that visibility is restricted to the outside from the inside. The Board also agreed that additional plantings of deer resistant evergreens should be installed by the applicant in any of the open gap areas in the rear of the property near the residential properties.

Vice Chairwoman Casamento opened the public portion of the meeting for questions of Mr. Coleman.

Christopher Lalicato of 21 Ventura Drive returned and expressed concern about people exiting the back door of the building in the event of an emergency and going on to his property. Mr. Coleman stated that there is a path out the back door that will lead them back into the parking lot.

Vlad Torgovnik, principal of CJA Investments was sworn in for testimony. Mr. Torgovnik noted that he is willing to work with the neighbors to provide an acceptable buffer. He provided testimony as follows: The location in Bridgewater is optimal for this type of facility and this particular building is appropriately designed for the proposed training facility use. The goal is to have a top level training facility with the main focus on soccer but also for other indoor type turf type sports such as field hockey, flag football and baseball. The facility will be open during the day for preschool age children. The peak hours will be after school from 4 pm to 11 pm. The peak season would be from the middle of November to the middle of March when the weather is colder. Specific hours would be Monday-Friday from 9 am – 11 pm and Saturday and Sunday from 8 am – 10 pm. The proposed turf fields would be suitable for training exercises and 3 x 3 games and tournaments. All the uses within the building will be accessory to the principal sports training facility use. Approximately 12 trainers would be hired on a part time bases and would work on a rotating schedule. There will be approximately 12 one day tournaments throughout the year and camps during the summer months. The proposed 99 parking spaces will be more than adequate for the proposed use.

Vice Chairwoman Casamento opened the public portion of the meeting for questions of Mr. Torgovnik.

Jiedong Diao of 16 Stillwell Court was sworn and expressed concern about traffic on Milltown Road. Mr. Lehrer stated that they had a traffic engineer as their next witness.

Corey Chase, traffic engineer was sworn in for testimony and accepted by the Board as an expert witness. Mr. Chase provided testimony as follows: The proposal to keep the existing drives with full ingress and egress will provide for a more safe and efficient flow of traffic throughout the intersection and reduce delays in queuing. The proposed use will generate slightly higher traffic flow during the evening peak traffic hours but will have much less traffic during the morning peak hours. The proposed 99 parking spaces is more than required under The Institute of Traffic engineers (ITE) calculation which requires only 65 spaces and there will not be a need for off-site parking facilities.

Vice Chairwoman Casamento opened the public portion of the meeting for questions of Mr. Chase.

Louisa Au-Yang of 9 Glen Eyre Drive returned and expressed concern about the increase in traffic because it gets very busy in the afternoon with school buses and in the evenings with cars going through the one lane underpass.

Jiedong Diao of 16 Stillwell Court returned and expressed concern that the additional parking spaces would create more traffic. Mr. Diao also stated that it would be nice if the public could have access to the parking lot during the 4th of July fireworks and the 4H fair.

Vice Chairwoman Casamento opened the public portion of the meeting for comments.

Christopher Lalicato of 21 Ventura Drive returned and stated that he would like to see no parking on Vanderveer Road added as a condition if approved.

Vice Chairwoman Casamento closed the public portion of the meeting.

Mr. Lehrer provided closing comments. The Board deliberated and discussed conditions of approval.

Motion Councilwoman Rose, second by Mrs. Albanese, the foregoing application was approved with conditions on the following roll call vote:

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

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:**

Public Hearing on Amendment to the Housing Element of the Master Plan with a Housing Element and Fair Share Plan and also endorsement of the Bridgewater Township Spending Plan.

Vice Chairwoman Casamento opened the public portion of the meeting, There were no members of the public present for questions or comments.

Motion Councilwoman Rose, second by Mr. Rodzinak, the resolution approving the amendment to the Housing Element of the Master Plan and Fair Share Plan and also recommending the Bridgewater Township Spending Plan to Council was approved on the following roll call vote:

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

Referral from Township Council:

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING CHAPTER 126, LAND USE, SECTION 126-321.4 LOW AND MODERATE INCOME HOUSING DELETING SECTION "M" AND REVISING SECTION "N", NOTICE REQUIREMENTS AND BY ADDING A NEW SECTION 126-321.4 "S", COMPLIANCE REQUIREMENTS PURSUANT TO A SETTLEMENT AGREEMENT BETWEEN THE FAIR SHARE HOUSING CENTER AND THE TOWNSHIP OF BRIDGEWATER

DATED FEBRUARY 10, 2017 AS APPROVED BY THE SUPERIOR COURT OF NEW JERSEY,
SOMERSET COUNTY LAW DIVISION ON JUNE 6, 2017.

Motion Mr. Rodzinak, second by Councilwoman Rose, finding that the above ordinance is consistent with the Master Plan and authorizing Board Planner Scarlett Doyle to submit a report to the Township Council confirming that it is was approved on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mrs. Casamento, Mr. Pandya
Mrs. Albanese

ABSENT: Chairman Charles, Mr. Franco, Mr. Lerner, Mayor Hayes

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 9:30 pm.

Respectfully submitted,
Ann Marie Lehberger,

Planning Division Secretary