

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday October 23, 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 – absent	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: 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.

Chairman Charles announced that the application for Deborah and Spencer Craig at 1820 Middlebrook Road would not be heard this evening as scheduled due to mistake in the notice. The application will be carried to November 14, 2017 at 7:00 pm.

7. **LAND DEVELOPMENT APPLICATIONS :**

**HAMPTON MEADOWS LLC-9 FINDERNE AVE.**  
Block 303 Lot 6  
#17-005-PB- Amend Prior Approval –Outdoor Storage

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer explained that the applicant was previously here in front of the Board in September to request Preliminary & Final Site Plan approval for

Peri Formworks Systems Inc. to lease an approximately 20,000 square foot space in the main warehouse building and the entire rear flag portion of the property. The applicant's proposal is for use as a construction supply, storage, assembly and distribution center with outdoor storage as an accessory use. Mr. Leher explained that at the previous meeting there were some concerns raised by the Board about the wash rack oil water separator and two clear span buildings that were being proposed. The applicant has since submitted revised plans that remove the wash rack oil water separator and clear span structures as part of the application.

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

**A-4 10/23/17 Colored Rendering of Revised Site Plan.**

Mr. Stires explained that the only change in the revised plan is the elimination of the 9,600 square foot clear span building in the rear of the property and the wash facility. He further explained that this change reduces the requirement for parking from 697 spaces to 676 spaces. Mr. Stires also stated that there is a fence that encloses the entire outdoor storage area noting that there is an access driveway out to the west of the property that will be gated and used for emergency services only.

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

Carl Mayer of 613 South Ave. was present and asked for confirmation that the wash facility was being eliminated from the proposal. Mr. Stires confirmed that was correct.

Ralph Finelli, AIA was previously sworn and accepted by the Board as an expert witness. Mr. Finelli described the floor plan for the proposed renovation of the tower building that will be used predominately for office space. Mr. Finelli submitted an exhibit that was marked into evidence as follows:

**A-5 10/23/17 Revised Architectural Rendering**

In response to a question from the Board, Mr. Finelli noted that the height of the building at 52 feet is a preexisting condition and confirmed that they are not proposing to increase the height of the building from what already currently exists.

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

Brandon Heaver, director of real estate for Peri Formwork Systems Inc. was previously sworn. Mr. Heaver explained that there will be no on site washing of forms at this facility stating that any forms that need to be cleaned will be sent to their facility in Baltimore which is similar to how other of their facilities currently operate. He further explained that assembly will still be performed outside without the use of the clear span buildings. Mr. Heaver confirmed that if in the future they wanted to add the wash or clear span structures they would need return to the Board.

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

Carl Mayer of 613 South Ave questioned the emission standard on the forklifts. Mr. Heaver stated that all the equipment complies with OSHA and federal regulations and noted that they are on a regular maintenance schedule.

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

Carl Mayer of 613 South Ave was present and expressed concern about the increase traffic and concern trucks traffic that frequently come down South Ave in error.

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, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mrs. Albanese

ABSENT: Mr. Rodzinak, 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:**

10. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 7:40 pm.

Respectfully submitted,  
Ann Marie Lehberger,

Planning Division Secretary