

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday September 12, 2017**  
**—MINUTES—**

1. **CALL MEETING TO ORDER:**

Vice Chairwoman Casamento called the meeting to order at 7:10 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 – absent	Debra Albanese, Alt. #2 –present
Councilwoman Christine Henderson-Rose – present	
Tricia Casamento – present	
Mayor Dan Hayes – present	

Others present: Board Attorney Thomas Collins, Attorney Steven K. Warner (Verizon Application Only), Township Engineer David Battaglia, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger.

It was noted that Chairman Charles was recused from both the Target and Verizon Wireless applications.

5. **APPROVAL OF BOARD MINUTES:**

There were no minutes presented for Board approval.

6. **MEMORIALIZATION OF RESOLUTIONS:**

**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  
DECISION: Approved with Conditions 8/28/17

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

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

**KARISHMA INVESTMENTS LLC- Union Ave. & Monroe Street**

Block 206 Lots 60.01 & 61

#16-025-PB, Amend Prior Approval for Site Plan- Child Care Learning Center & Adult Day Care

DECISION: Approved with Conditions 6/26/17

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

AFFIRMATIVE: Mr. Franco, Mrs. Casamento, Mr. Lerner, Mayor Hayes

ABSENT: Mr. Rodzinak, Chairman Charles, Mr. Pandya

NOT ELIGIBLE: Councilwoman Rose, Mrs. Albanese

**7. LAND DEVELOPMENT APPLICATIONS:**

**NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS-300 Promenade Blvd.**

Block 349 Lot 5

#17-020-PB, Minor Site Plan with Variances-Antennas on Existing Building

Attorney Michael Beck was present to represent the applicant. Mr. Beck explained that the applicant was present to request minor site plan, conditional use and variance approval to install two small network node antennas at a maximum height of 28 feet on the rooftop of the Old Navy and Golfsmith stores in the Bridgewater Promenade.

Margaret J. Lyons, P.E was sworn and accepted by the Board as an expert witness. Ms. Lyons provided testimony as follows: SNN (Small Network Node) antenna installations are small scale, inconspicuous, and compact. SNN’s provide additional coverage to high data usage areas, such as the area near the near the Promenade Shopping Center. The site lies between existing macro (cell tower or tall structure) sites. The placement of an SNN within a macrosite’s coverage area allows data to be offloaded from the macrosite to the SNN and allows users within both the SNN and macrosite coverage areas to experience higher data speeds and more reliable access to high-speed data and future services. Ms. Lyons submitted exhibits that were marked into evidence as follows:

- A-1 9/12/17** RF Analysis and Report
- A-2 9/12/17** RF Emission Study

Ms. Lyons continued testimony as follows: The two nearest macro cell sites, which are the standard method used by Verizon to provide coverage and capacity, had already reached exhaust. Once the proposed SNN is installed and functional, it would reduce the burden on the five adjacent macro/microcell sites. The SNN would be located on an existing 31.5 foot tall commercial building and the antennas would be 27 feet above ground level. 27 feet is the minimum height necessary to provide the sufficient level of capacity.

The Board questioned why the proposed was necessary if Verizon had not discovered any gaps in coverage. Ms. Lyons explained that although coverage was sufficient, the number of users using the existing wireless facilities was such that the existing capacity of the surrounding facilities was at, or close to, exhaustion. She also noted that the installation of the SNN reduces the burden on the surrounding macro cells and increases the quality, reliability, and efficiency of the overall network.

The Board questioned if the equipment could be moved further to the rear of the rooftop. Ms. Lyons explained that if the equipment were moved further to the rear, it would not work as efficiently.

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

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

**A-3 9/12/17 Enlarged zoning map with the Bound Brook and Bridgewater boundary lines**

Mr. McCabe provided testimony as follows. The proposed SNN antenna is at least 1,000 feet from any primary residential zoning district, including such residential zones in the neighboring municipality of Bound Brook. The proposed location of the equipment platform is behind the existing parapet on the roof. The roof of the existing building is approximately 21 feet above grade and that the existing parapet wall that would shield the mechanical equipment is approximately 31.5 feet above grade. The proposed SNN would not be visible and would not change the current aesthetics of the building. The proposed SNN would generate little noise because the applicant was not proposing to install a generator. There would be a small light, on a timer that would be located near the equipment for service at night by a technician for routine maintenance. Mr. McCabe reviewed the reports of the Township professionals.

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

David Karlebach, PP was sworn and was accepted by the Board as an expert witness. Mr. Karlebach provided testimony as follows: The SNN antennas and related equipment would be adequately screened and the proposed faux chimneys would appear to be architectural elements of the building that would match the existing facade. The proposed use as a wireless facility constituted a conditional use and the applicant complies with all of the related conditions. The only relief the applicant seeks relates to a deficient front-yard setback (13.4' to the antenna and 66.3' to the rooftop equipment, whereas 150' are required) and a rear-yard setback (26' to the building and 26' to the antenna enclosure, whereas 100' are required).

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments. The Board deliberated and discussed conditions of approval.

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

AFFIRMATIVE: Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mayor Hayes, Mrs. Albanese

ABSENT: Mr. Rodzinak, Chairman Charles, Mr. Pandya

**TARGET-BRIDGEWATER PROMENADE** - 200 Promenade Blvd.  
Block 350 Lot 3  
#17-019-PB, Minor Site Plan - Signage and Façade Changes

Attorney Ameer Farrell, Esq was present to represent the applicant. Ms. Farrell explained that the Target store currently has three signs on it. She explained that this application is in conjunction with a nationwide refresh that Target is doing to their sign package. Ms. Farrell explained that while the applicant is now proposing five signs, there is a total overall reduction in square footage in signage by about 18 square feet

and the overall signage on the property would be well below the ordinance requirements. Ms Farrell submitted an exhibit that was marked into evidence as follows:

**A-1 9/12/17 Packet of photos, sign diagrams and other documents.**

Charles Thorn, P.E. was sworn and accepted by the Board as an expert witness. Mr. Thorn provided testimony as follows: The Target is updating its façade and signage throughout its stores. As a result of the update, there will be an overall reduction of approximately 18 square feet of total signage. All of the signs will conform with the Township’s ordinance requirements with respect to signage and façade percentages, except that the applicant is seeking 5 signs where only 3 are permitted. Target would also like to put up a sign for pickup for its customers who are picking up online orders to direct them to the location of the pickup facility. The Target symbol in the new signage packet is being replaced with a white target on a red background, and that the name “Target” is being changed to lower case letters from upper case letters. Mr. Thorn reviewed the reports of the Township professionals noting that the applicant agreed to replace any landscaping that has died for any reason.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments. The Board deliberated and discussed conditions of approval.

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

AFFIRMATIVE: Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mayor Hayes, Mrs. Albanese

ABSENT: Mr. Rodzinak, Chairman Charles, Mr. Pandya

The Board took a break at 8:45 pm and returned at 9:00 pm with all members present.

**BRIDGEWATER REGENCY LLC-Chimney Rock Crossing East**

Block 703 Lot 1.01

#15-020-PB, Minor Site Plan with Variances- Signs

Attorney Jeffrey Lehrer was present on behalf of the applicant. Mr. Lehrer explained that the applicant was present to request an amendment to the originally approved signage package due to a change in the tenants and their requirements.

David Delle Donne, AIA was sworn and accepted by the Board as an expert witness. Mr. Delle Donne provided testimony as follows: The East side is broken into 4 buildings. The applicant is looking for not only front signage but also changes to signage on the side and rear of the buildings. Based on the orientation of some of the buildings in relation to Chimney Rock Road the applicant is requesting signs on the rear and sides of the buildings to allow for greater visibility. Mr. Della Donne submitted exhibits that were marked into evidence as follows:

**A-1 9/12/17 Colored rendering of G & H buildings**

Mr. Delle Donne reviewed the report of the Township professionals and the specific changes that the applicant was requesting for the signs.

In response to question from the Board, Mr. Delle Donne explained the details of the signage at the side of the Saks off 5th tenant and explained it could also be replaced with a backlit sign by increasing the size to a

6 foot size sign as what has already approved on the front of the building. After discussion the Board prefers that the applicant retain the 5 foot signage without the backlighting but with the proposed internal illumination.

The Board expressed concern about the number of signage that is being requested because it is far more than what is currently permitted by ordinance noting that it is highly unusual for signage to be on the rear of the buildings

Mr. Lehrer submitted an exhibit that was marked into evidence as follows:

**A-2 9/12/17 Photos of existing signs showing and different types of signs**

Mr. Del Donne explained that Chipotle would like to install a sign on the rear of the building with white raised channel letters on a red background panel noting that it would have channel letters but it will be the same type of sign as the type of sign approved on the front of the Chipotle building. He also confirmed that the other restaurants would also like to have a sign on the rear of the building to help identify their tenancies.

John Fitzpatrick, senior project manager for Bridgewater Regency LLC was sworn. Mr. Fitzpatrick stated that they were requesting the signs on the rear of the buildings to break up the elevation and to allow those people who are driving down Chimney Rock Road from the East to be able to identify the tenants in those buildings. After much discussion, the applicant agreed that it did not require the additional rear signs on the rear of Building A but they request the signage on the rear of Buildings G and H. Mr. Fitzpatrick also confirmed that the sign on the sides of the buildings H-1 and G-3 could be relocated to the rear of said buildings to help reduce the total square footage of the signage. Mr. Fitzpatrick also confirmed that the final detailed signage for the burger and pizza restaurants would be reviewed and approved by the Township Planner, and any dispute with the Township Planner regarding the same shall be returned to the Board for final determination.

Vice Chairwoman Casamento opened the public portion of the meeting. There were no questions or comments. The Board deliberated and discussed conditions of approval.

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

AFFIRMATIVE: Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Mayor Hayes,  
Mrs. Albanese

ABSENT: Mr. Rodzinak, Chairman Charles, 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 10:00 pm.

Respectfully submitted,  
Ann Marie Lehberger,  
Planning Division Secretary