

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday September 25, 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	Evan Lerner – present
James Franco – present	Urvin Pandya, Alt. #1-present
Chairman Ron Charles – present	Debra Albanese, Alt. #2 –present
Councilwoman Christine Henderson-Rose – present	
Tricia Casamento – absent	
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:**

**TARGET-BRIDGEWATER PROMENADE** - 200 Promenade Blvd.

Block 350 Lot 3

#17-019-PB, Minor Site Plan - Signage and Façade Changes

DECISION: Approved with Conditions 9/12/17

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

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

ABSENT: Mrs. Casamento

NOT ELIGIBLE: Mr. Rodzinak, Chairman Charles, Mr. Pandya

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 seeking amended preliminary and final site plan to allow Peri Form Work Systems LLC to lease a portion of the main building and the entire flag portion of the property to use as a construction supply, storage assembly and distribution center with some outdoor storage. Mr. Lehrer further explained that Peri Form Works LLC is in the business of making concrete form molds and other support structures for the construction industry stating that they would be occupying the remaining approx 20,000 square feet of main warehouse building as well as renovating the existing tower building for office management and administrative staff. He stated that the proposal includes two new parking fields, a 500 gallon diesel fuel tank and an exterior wash bay with an oil separator adjacent to the western façade of the main warehouse building. He also stated that two clear span buildings are proposed in the outdoor area for the preassembly of forms. Mr. Lehrer stated that the applicant is asking for a modification of condition #12 of 2005 approval for GAF to allow outdoor storage to not exceed a height of 16 feet.

Ralph Finelli, AIA, Brandon Heaver, director of real estate for Peri Form Works LLC and David Stires PE were sworn in for testimony

Mr. Heaver provided testimony as follows: Peri Form Works LLC is a German based construction supply company. The bulk of the revenue for company comes from the rental and sale of concrete formwork and scaffolding and associated products. There are currently 120 locations in 66 countries. In the US there are 20 locations with 500 employees with plans for growth and expansion. The customers are large general contractors and concrete sub contractors. This location in Bridgewater is a good choice for this facility due to the characteristics of the particular site and because it is located between their major city markets. This site will become the Northeast Regional headquarters. There will be an office component with engineers, managers and sales as well as warehouse staff. The assembly warehouse does pre assembly of sections that can be loaded on a truck and delivered to a site as well as custom formwork. The assembly will be done inside of the proposed clear span buildings. These are frame structured buildings with a fabric covers to provide protection for the employees while working. The clear span structures will be mounted on top of sea containers.

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

**A-1      9/25/17      Power Point Presentation**

M. Heaver continued his testimony as follows: Sometimes when product is returned to their site it is soiled and needs to be cleaned. The proposal includes the construction of an exterior wash bay which is a high pressure water jet with a drain that would be connected to an oil water separator to remove solids. The output is gray water which will be sent to the sanitary system. They will obtain any DEP permits that are required. There will be 4,400 square feet of office space and 20,000 of warehouse space. The main warehouse will be used for cleaning and repair of the returned formwork. There will be approximately 24 employees in the office full time and 30 employees in the main warehouse and an additional 10 for assembly. The office building will have bathrooms, a locker room and a break room for the warehouse staff. The hours of operation will be 7 am to 5 pm five days a week. There could occasionally be a second shift and weekends depending on volume but it does not occur often. There will be a fuel tank for the forklifts. There will be approximately fifteen forklifts on site. Cell phone use is banned in the warehouse area. There will be about thirteen trucks in and out of the facility on a daily basis.

Dennis Sargenti, principle of Hampton Meadows LLC was sworn and showed slides from the PowerPoint presentation (A-1).

The Board expressed concern about the chemicals and other hazardous materials that would be getting washed off the forms and questioned how the oil water separator would be monitored for spills.

The Board also questioned if the clear span building were in use at any of their other facilities. Mr. Heaver stated that this was a new concept for them but noted that they would be designed to meet all the Township construction code requirements.

The Board discussed how the applicant would provide additional parking if it determined that additional parking was necessary as per a condition of the prior resolution. Mr. Lehrer stated that Mr. Stires would cover that in his testimony.

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

Carl Mayer of 613 South Ave. was sworn and questioned the hours of operation for the later shift. Mr. Heaver said the late shift is only occasionally as needed and would be up to 11pm. Mr. Mayer also questioned what kind of fuel the forklift will use and the safety standards that would be used. Mr. Heaver stated that it was diesel fuel and that the forklifts all adhere to OSHA standards. Mr. Mayer also questioned the type of fire prevention would be in place. Mr. Heaver stated that they would meet all fire code requirements.

The Board expressed concern about the effects heavy rain or snow could potentially have on the clear span structures.

The Board also questioned how the water in the wash would be treated, tested and monitored for chemicals and hazardous materials. Mr. Heaver explained that the company has a health and safety manager that would be responsible for overseeing those functions. It was also noted by the applicant that they would be required to meet the standards of the SRVSA (Somerset Raritan Valley Sewerage Authority).

Carl Mayer of 613 South Ave returned and expressed concern about water tank and the possibility that it could overflow.

David Stires was accepted by the Board as an expert witness. Mr. Stires an exhibit that was marked into evidence as follows:

- A-2     9/25/17            Colored Rendering of Site Plan**
- A-3     9/25/17            Architectural Rendering prepared by Ralph Finelli AIA**

Mr. Stires described the existing conditions on the property and provided testimony as follows: The applicant intends to complete the second phase of the 2005 approval that would include regarding and installation of pavement. There are an additional 64 spaces that are proposed that would be 9 x 18 to be in line with what already exists on the property. The proposal will not create a visual impact to the surrounding neighbors. The outdoor storage area will be fenced and gated. The site will not be using South Adamsville Road for truck traffic. All traffic will access the site from Van Veghten Dr. The proposed parking and access will operate safely and efficiently, and the proposed parking spaces of approximately 116 spaces (52 existing spaces and 64 new spaces) will be more than sufficient for the existing tenants and for the proposed new tenant. If additional spaces are required, there will be a large paved area that is suitable for striping for many more parking spaces if the Board

or the Applicant determines that additional parking spaces are needed in the future. Mr. Stires reviewed the reports of the Township professionals.

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

Carl Mayer of 613 South Ave. returned and questioned the improvements that were made small piece of property that is off of South Ave on the northeast corner of the property. Mr. Stires stated that the area was fenced in and gated so that South Ave. would not be utilized. Mr. Mayer questioned what happened to the landscape buffer that existed there. Mr. Sargenti stated that the buffer still exists noting that PSE&G had trimmed some of the existing trees on the property by the overhead wires.

The Board took a short break at 9:15 pm and returned at 9:30 pm with all members present.

Ralph Finelli, AIA was accepted by the Board as an expert witness. Mr. Finelli described the explained the architectural elevations of the proposed office building. He explained that an atrium of glass will be added to the existing structure for a pleasant entryway appearance. Mr. Finelli further explained that the office spaces would be accessed through the warehouse for those employees working outside. Mr. Finelli noted that both the ground floor and second floor of the office building would be ADA accessible.

The Board expressed concern that the clear span structures were located too far from the bathrooms in the office building for those employees who would be working in those structures.

The applicant agreed to return to the Board at a future date to allow them time to provide answers to the Board's questions regarding the wash bay and oil water separator. The applicant also agreed to provide architectural elevations of the building.

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

Carl Mayer of 613 South Ave. returned and expressed concern about how winds and other weather conditions would affect the safety of the clear span structures.

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

Carl Mayer of 613 South Ave. returned and stated that he had been here previously for several applications on this property and expressed his concern about the ramifications to South Ave. as a result of the tenants on the property. Mr. Stires stated that trucks still continue to come down South Ave. in error noting that the road in is very poor condition and he is concerned about safety,

Chairman Charles closed the public portion of the meeting.

The application will be carried to October 23, 2017 at 7:00 pm. No new notice will be 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:**

**Referral from Township Council:**

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER 1) CREATING A NEW SECTION 126- 318.1 ENTITLED "OFFICE, RESEARCH AND DEVELOPMENT (OR/D) ZONE" WITHIN CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER, 2) AMENDING CERTAIN ANCILLARY ORDINANCES RELATED TO THE CREATION OF THIS NEW ZONE AND 3) AMENDING THE ZONING MAP TO REZONE CERTAIN PORTIONS OF LOTS 17, 18 & 19 IN BLOCK 483 ON THE BRIDGEWATER TOWNSHIP TAX MAP FROM THE ZONING DISTRICT KNOWN AS THE SPECIAL ECONOMIC DEVELOPMENT (SED) ZONE, SECTION 126-320 OF CHAPTER 126 (LAND USE), TO THIS NEWLY CREATED ZONING DISTRICT TO BE KNOWN AS THE OFFICE, RESEARCH AND DEVELOPMENT(OR/D) ZONE," SECTION 126-318.1 HEREIN, SO AS TO BRING IT ALL INTO CONFORMANCE WITH THE TOWNSHIP 2016 MASTER PLAN, AMENDMENT TO THE LAND USE ELEMENT AND RE-EXAMINATION REPORT AND ITS ADOPTION BY THE TOWNSHIP PLANNING BOARD

Motion Councilwoman Rose, second by Mr. Lerner, 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, Chairman Charles, Mr. Franco, Councilwoman Rose, Mr. Lerner  
Mayor Hayes, Mr. Pandya  
ABSENT: Mrs. Casamento  
NOT ELIGIBLE: Mrs. Albanese

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