

BRIDGEWATER TOWNSHIP PLANNING BOARD
Special Meeting
Tuesday, May 22, 2018
—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 May 8, 2018 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. 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	Mayor Dan Hayes – present
James Franco – present	Evan Lerner – present
Chairman Ron Charles – present	Urvin Pandya, Alt. #1 – absent
Councilman Howard Norgalis – absent	Debra Albanese, Alt. #2 – absent
Tricia Casamento – present	

Others present: Board Attorney Thomas Collins, Township Engineer David Battaglia, Board Planner Scarlett Doyle and Municipal Services Secretary Jacqueline Pino.

5. APPROVAL OF BOARD MINUTES:

April 23, 2018- Regular Meeting

Motion by Mr. Rodzinak second by Mr. Franco the foregoing minutes were adopted on the following roll call vote:

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

6. MEMORIALIZATION OF RESOLUTIONS:

EXETER 700 ROUTE 202/206 LLC

Block 549 Lot 17 – 700 Route 202/206

#18-005-PB- Preliminary & Final Major Site Plan with Variances - Addition to existing building with parking and other associated improvements

Motion by Mr. Rodzinak, second by Mr. Franco, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Mr. Franco, Mr. Lerner, Mayor Hayes
ABSENT:	Councilman Norgalis, Mr. Pandya, Mrs. Albanese

NOT ELIGIBLE: Chairman Charles, Mrs. Casamento

**7. LAND DEVELOPMENT APPLICATIONS:
RJBR HOLDINGS LLC, D/B/A ROMAN JEWELERS**

Block 551 Lot 1– 500 Commons Way

#18-009-PB- Preliminary & Final Major Site Plan- Expansion of Existing Retail Business

Attorney Jeffrey Lehrer was present on behalf of the applicant. Mr. Lehrer explained that the applicant is would like to construct a 1,670 square foot addition to their existing store located in Bridgewater. Mr. Lehrer further explained stated that there are design waivers needed but no new variances are being requested as part of the application.

Lucy Zimmerman, principal of the applicant, Erwin Bustamante, project manager for the applicant’s architect and Craig Stires, applicant’s engineer were sworn in for testimony.

Craig Stires, PE was accepted by the Board as an expert witness. Mr. Stires submitted exhibits that were marked into evidence as follows:

- A-1 5/22/18 Aerial photograph**
- A-2 5/22/18 Color rendering of site plan**

Mr. Stires described the property and provided testimony as follows: A 1,670 square foot addition is proposed onto the existing building. This will make the building more square. The three existing parking spaces that currently exist will be recreated just outside the addition. A small sidewalk with landscape island will also be added. There are two sconces on the side of the building, which will be relocated. The fire lanes will be repainted and no additional parking is required. Mr. Stires agreed to work with the Township Planner regarding the landscaping. Mr. Stires stated that a storage POD will be located on the property during construction noting that it would be in the rear of the building and away from view by the public. Mr. Stires reviewed the reports of the Township professionals.

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

Erwin Bustamante, project manager for the applicant’s architect submitted exhibit that was marked into evidence as follows:

- A-3 5/22/18 3 photos of different views of the building**

Mr. Bustamante described the property and provided testimony as follows: A 1,670 square feet addition is proposed to house office space, storage areas employee lunch area and the new Rolex boutique. A new rear door will be added and the colors will match the existing colors exterior of the building which is off white and tan.

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

Lucy Zimmerman, principal of the applicant provided testimony as follows: Her family has been in the jewelry business for over 30 years. The business was located in Bridgewater Commons Mall for 16 years

before moving to its current location. The proposed addition is needed for two reasons. First, is that they are closing their Flemington location after 30 years of operation and second, to expand the showroom for the new Rolex franchise. Rolex requires having 500 square feet for furniture and their own showcases in which they design. Due to the closing of the Flemington store, additional office and sales staff will be coming over from that location. Ms. Zimmerman confirmed that the Rolex franchise is very competitive and prestigious explaining that Roman Jewelers has been working for years to have Rolex select their store in Bridgewater.

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

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

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

ABSENT: Councilman Norgalis, Mr. Pandya, Mrs. Albanese

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:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 7:30 pm.

Respectfully submitted,
Jacqueline Pino,
Secretary to Municipal Services