

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

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

**5. APPROVAL OF BOARD MINUTES:**

**February 26, 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, Councilman Norgalis, Mrs. Casamento  
ABSENT: Chairman Charles, Mr. Lerner, Mayor Hayes, Mr. Pandya, Mrs. Albanese

**March 26, 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, Councilman Norgalis, Mrs. Casamento  
ABSENT: Chairman Charles, Mr. Lerner, Mayor Hayes, Mr. Pandya, Mrs. Albanese

**6. MEMORIALIZATION OF RESOLUTIONS:**

There were no resolutions presented for Board approval

**7. LAND DEVELOPMENT APPLICATIONS:****FAST FORK LLC/CHAR BURGER AND CREAMERY**

Block 112 Lots 1.05 – 1601 Route 22

#18-006-PB- Preliminary &amp; Final Major Site Plan with Variances –Expansion of Existing Restaurant

Attorney Jeffrey Lehrer was present on behalf of the applicant. Mr. Lehrer explained that the applicant is seeking a variance to convert the existing TD Bank building into a Char Burger and Creamery restaurant with indoor and outdoor seating and a play area. Mr. Lehrer stated that the property is in the C1 zone where the proposed use is permitted noting that the bank building and the CVS are on two separate lots but share parking, utilities, and maintenance due to a recorded easement agreement.

Rocco Campanella, applicant's architect, Mateo Ingrao, principal, and Craig Stires, applicant's engineer were sworn in for testimony

**A-1     5/8/18             Aerial photograph**  
**A-2     5/8/18             Landscaping Plan**

Craig Stires, PE was accepted by the Board as an expert witness. Mr. Stires described the property and provided testimony as follows: The site was approved for the bank in 2001 and the subdivision for the CVS was done in 2003. The main access is from Route 202, but there is also access from Milltown Road due to the access easement. The improvements for the conversion of the bank to a restaurant is mainly indoors. The ice cream portion of the business will be outside and will have an outdoor seating where the drive thru currently exists. A small playground area is proposed near the outdoor seating to be used by young children getting ice cream with their families. There will be a total of 158 seats inside and outside with a breakdown of 84 seats outside and 74 inside. There will be no drive thru service. There will be an outdoor refrigerator or freezer to maximize the kitchen area space inside. The total number of parking spaces will be 46 and curbing will be adjusted on the southerly side as well as the east side due to the outdoor seating. For the outdoor seating, 8 tables are proposed in the grassy area and 6 tables are proposed under the canopy. A new sign is proposed on the west side facing Milltown Road. The applicant agreed to work with the Township Planner on any lighting or landscaping needed.

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

Mateo Ingrao, principal provided testimony as follows: He owns two restaurants, Char Steakhouse in Raritan and Char in Red Bank. He is proposing a family restaurant serving hamburgers, fries, chicken sandwiches, hot dogs and ice cream. The ice cream will be soft serve and scoop offering 21 flavors along with a play center which would be enjoyed by the families. There will be no table service. Hours would be 11-am -11pm 7 days a week possibly a little later on summer nights. There will be approximately 15 full time employees and 10 part time employees. Deliveries would be made by box trucks.

The Board questioned the height of the play center. Mr. Ingrao submitted an exhibit that was marked into evidence as follows:

**A-3     5/8/18             Brochure of play equipment**

Mr. Ingrao stated that it would be similar to those shown in the brochure submitted and agreed to a height of 10 feet (with a maximum height of 18 feet from the ground level) as suggested by the Board.

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

Rocco Campanella, applicant's architect described the property and provided testimony as follows: The restaurant is a burger with creamery. They will be using all or most of the non-bearing walls for the kitchen space with a counter. There will be a large dining and seating area with a separate room that can be used for a private party or group. A walk up window for the ice cream would be located where the existing teller window is. The look of the building will be wood keeping the existing glass. Mr. Campanella submitted exhibits that were marked into evidence as follows:

- A-4     5/8/18            Colored rendering of facade**
- A-5     5/8/18            Color rendering of exterior**

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

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

- AFFIRMATIVE:**        Mr. Rodzinak, Mr. Franco, Councilman Norgalis, Mrs. Casamento,
- ABSENT:**                Chairman Charles, Mr. Lerner, Mayor Hayes, Mr. Pandya, Mrs. Albanese

## **22 WEST TAP & GRIL**

Block 800 Lots 1.02 & 2 – 1601 Route 22

#18-002-PB- Preliminary & Final Major Site Plan with Variances- Expansion of Existing Restaurant

Attorney Jeffrey Lehrer was present on behalf of the applicant. Mr. Lehrer explained that the applicant is proposing to expand the parking area as well as the existing restaurant to include an indoor/outdoor dining area and an outdoor dining porch with bar. Mr. Lehrer explained that the applicant recently purchased the adjoining lot 1.02 in Block 800, which currently contains a dilapidated home noting that this home will be demolished to construct the parking area. Mr. Lehrer stated that the restaurant has been very successful under a short period of time due to the quality of food and the welcoming environment.

Kevin Trimarchi, owner, Steve Parker, applicant's engineer and planner, Scott Eichlin, project manager for applicant's architect and Michael Conrad, applicant's landscape contractor were sworn.

Steve Parker, PE and PP was accepted by the Board as an expert witness. Mr. Parker submitted exhibits that were marked into evidence as follows:

- A-1     5/8/18            Aerial photograph from Google Earth of the existing property**
- A-2     5/8/18            Picture of the proposed sign**

Mr. Parker described the property and provided testimony as follows: The existing house on lot 1.01 and the sheds with the driveway will all be demolished for the parking lot expansion. The lots have been consolidated by deed filing. The building addition includes an expansion of the existing dining area as well as outdoor seating. There are currently 168 seats in the existing restaurant. 30 new seats are proposed for the outdoor porch which is seasonal and 32 seats are proposed for the indoor/outdoor area which would be used all year round. This would make a total of 230 seats. There are 86 parking stalls that currently exist

on the property. There are 40 new stalls proposed which would bring the total to 126 which included 5 ADA stalls as well. The ordinance requirement is 64.4 stalls. There is an additional need for parking at the restaurant. The restaurant's patrons are typically one person per car due to happy hour, watching sporting events, NFL draft etc. The parking area will have curbing and a connecting sidewalk from the back portion of the parking lot. There will be new lighting and a new storm water management system that will be installed underground. There will also be a substantial landscape buffer planted between the parking lot and the residents to the north. The existing sidewalk to the entrance will be extended for a handicap ramp and a fire lane will be provided along the new addition area as requested by the Fire Official. No new façade signs are being proposed. The applicant is proposing a free standing sign on Thompson Avenue just north of the existing entrance. The sign will be illuminated and double sided with LED lights and will match the existing sign. There is a trailer on the site that is to be removed. A six foot high solid board fence is proposed with landscape buffer along the property line. There will be new LED lights in the parking area along with the sidewalk connecting the new to the existing parking lot. The lights will be turned off 30 minutes after closing and they will have some dusk to dawn lights for security. The dumpster area will be expanded and improved to match the building. The gates that enclose the dumpster will remain closed.

Providing planning testimony, Mr. Parker also stated that even though the existing parking lot meets the ordinance, the new proposed parking lot will provide a safer more efficient environment. The new proposed sign which faces the back on the restaurant will also make it easier and safer for the patrons. Mr. Parker reviewed the reports of the Township professionals and confirmed that the applicant will work with the Township Planner and the Township Engineer regarding lighting & landscaping.

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

Attorney Eric Frins was present. Mr. Frins stated that he represented the residents at 1620 Donahue Road. Mr. Frins questioned the distance from the buffer to the surrounding property. Mr. Parker confirmed it was 25 feet to Lot 1, 15 feet to Lot 1.01. Mr. Frins also questioned the distance of the buffer from the parking spaces. Mr. Parker stated that the buffer is measured from the property line to the curb noting that the buffer will also be heavier planted per the planting plan presented. Mr. Frins also questioned the height of the lighting. Mr. Parker confirmed the new light poles would be 15 feet tall noting that the lights would be directed downward.

Randy Lacanna of 1630 Donahue Road was sworn. Mr. Lacanna questioned the existing number of seats inside. Mr. Parker confirmed that it is 168 seats. Mr. Lacanna asked if there would still be issues with parking since additional seats would be added. Mr. Parker stated that it is expected that it will be an improvement. Mr. Lacanna also questioned the lighting and Mr. Parker confirmed lighting will be pointed downward away from the residents.

**A-3 5/8/18 Photos of the Existing Building**  
**A-4 5/8/18 Color Rendering**

Scott Eichlin, project manager for applicant's architect was accepted by the Board as a factual witness. Mr. Eichlin submitted exhibits that were marked into evidence as follows:

**A-3 5/8/18 Photos of the Existing Building**  
**A-4 5/8/18 Color Rendering**

Mr. Eichlin confirmed that there are currently 168 seats and they are proposing an addition for an indoor and outdoor dining area to use all year around. He also explained that there will also be an outdoor porch area with a bar, small fireplace and handicap men's and woman's bathroom. Mr. Eichlin further explained that the outdoor porch is seasonal and there would be two televisions set back 22 feet to the outside wall.

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

Randy Lacanna of 1630 Donahue Road returned and questioned whether they accounted for the number of people that would be standing outside. Mr. Eichlin confirmed that there would be a waiting area.

Kevin Trimarchi, owner provided testimony as follows: The first year of business has been very successful. They are very concerned about the happy hour time frame especially since his bar only fits 34 people. People tend to come from works so it is one car per one person. Happy hour ends around 6:30 which has caused an issue for issue for patrons coming in for dinner. The indoor and outdoor space will be high tops with a door being left open. There is no dance floor and the windows will be closed when the bands are playing. The outdoor porch area will include a gas fireplace and. There will be small speakers outside for background radio music and two televisions with no volume. The televisions are only used for big sporting events. They are proposing the sign on Thompson, Ave. because cars often pass the entrance and also backup when passing the entrance which is a big safety issue. The applicant agreed to reduce the size of the sign as requested by the Board.

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

Attorney Eric Frins returned and questioned if there were concerns and complaints by neighbors. Mr. Trimarchi stated that there have not been any complaints noting that he has addressed any neighbor concerns. Mr. Frins questioned the noise from bands playing. Mr. Trimarchi confirmed that the entire room would be sound proof. Mr. Frins also questioned employee parking. Mr. Trimarchi confirmed that parking is an issue and that is why the proposed expansion of the parking lot is necessary.

Randy Lacanna of 1630 Donahue Road returned and asked for confirmation that the windows would remain closed when the bands play inside. Mr. Trimarchi said that was correct.

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

Mr. Frins returned stating that his clients had concerns of patrons going on to their property and throwing garbage and vomiting. Mr. Frins stated that he believes that there are also still concerns regarding patrons going through the bushes and climbing the fence.

Mr. Lacanna, returned stating that he believes they will still have issues with parking and that the noise will still be an issue for the residents.

Vice Chairwoman Casamento closed the public portion of the meeting.

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

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilman Norgalis, Mrs. Casamento,  
ABSENT: Chairman Charles, Mr. Lerner, Mayor Hayes, 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 9:30 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary to Municipal Services