

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday, December 11, 2018**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Ronald Charles called the meeting to order at 7:11 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 – present
James Franco – absent	Evan Lerner – absent
Chairman Ron Charles – present	Urvin Pandya, Alt. #1 – present
Councilman Howard Norgalis – absent	Debra Albanese, Alt. #2 – present
Tricia Casamento – absent	

Others present: Attorney Thomas Collins, Township Engineer David Battaglia, Board Planner Scarlett Doyle

**5. APPROVAL OF BOARD MINUTES:**

There were no minutes presented for Board approval

**6. MEMORIALIZATION OF RESOLUTIONS:**

**PSE&G-North Bridge Substation**  
Block 552 Lot 3  
#18-029-PB-Minor Site Plan-69KV Upgrade

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

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

**RI HERITAGE INN OF BRIDGEWATER LLC/SS HERITAGE INN OF BRIDGEWATER**  
**(Thaldson Hospitality Development LLC)-Route 22 East & Adamsville Road Formerly Days Inn**  
Block 222 Lots 3,4,& 5  
#18-016-PB-Preliminary & Final Major Site Plan-Hotels, Restaurant & Medical

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

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

**SOMERSET RARITAN SEWERAGE AUTHORITY-Southside Avenue**

Block 300 Lot 13

#17-004-PB-Minor Sudivision

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

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

**BRIDGEWATER ESTATES LLC-Foothill Road & Twin Oaks**

Blocks 712/718 Lots 4/63

#18-027-PB-Minor Sudivision-2 Lots

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

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

**GAELIC COMMUNICATIONS-Vogt Drive**

Block 557 Lot 1

#16-036-PB-Preliminary and Final Major Site Plan-Wireless telecommunications facility with related equipment

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

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

**7. LAND DEVELOPMENT APPLICATIONS:**

**REDWOOD INN-Mountaintop Road**

Block 653 Lots 36 & 37

#18-028-PB- Major Subdivison

Chairman Charles stated that the applicant will not be heard and carried to a future date which is uncertain. Republication and renotice is required

**KIR BRIDGEWATER 573, LLC-315 Promenade Boulevard**

Block 349 Lot 5

#18-024-PB- Minor Site Plan Retail

Attorney Timothy Prime was present on behalf of the applicant. Mr. Prime reviewed the application and explained the variances that the applicant was seeking for a proposed specialty grocery store located in the promenade shopping center.

Matthew Seckler, PE of Stonefield Engineering, Jeremy Secaris, PE of Lagan Engineering, Kristina Zsigmond, Project Architect of Dorsky Yue International as a fact witness, Charles Franzini, of Kimco Realty Corp for the applicant were sworn in for testimony.

Mr. Franzini is an employee of Kimco Realty Corp and the landlord of the shopping center and will be a fact witness. Mr. Franzini testified that they owned the property since June of 2001. He stated that they will be leasing the old Golfsmith space and a portion of the Old Navy space, which totals approximately 13,600 sq ft. Mr. Franzini stated that this space has been vacant for two years due to flagship retailers trying to stay open due to competition from Amazon. Mr. Franzini stated the hours of the operation will be 8am-9pm 7 days a week and the products will be typical grocery products but no beer, wine, or liquor. Mr. Franzini stated there would be no outside dining or outside sales except for seasonal plants. There will also be no onsite food preparation. The deliveries for the specialty grocery will be daily, twice a day at 5:00 am and 9:00pm for about 30 minutes. The trucks will be tractor trailers, which are 53 ft long. The Board asked will the deliveries conflict with the Old Navy deliveries. Mr. Franzini stated no, since Old Navy gets deliveries twice a week on Tuesdays and Thursdays except during the holidays there would be a third delivery on either a Friday or Saturday and they are gone by 5:00am. Mr. Franzini stated that there will be no conflicts with trash and recycling. The shopping cart width will have to be a little less than 22 inches, otherwise additional parking spaces will be needed. The Cart collection will be monitored by the grocery owner. Mr. Franzini stated that they will comply with the sign ordinance.

Mr. Prime submitted exhibits that were marked into evidence as follows:

<b>A-1</b>	<b>12/11/18</b>	<b>Façade Sign Plan</b>
<b>A-2</b>	<b>12/11/18</b>	<b>Three Photographs of the Existing Facades of Nearby Stores</b>
<b>A-3</b>	<b>12/11/18</b>	<b>The Architects Materials and Colors Board</b>
<b>A-4</b>	<b>12/11/18</b>	<b>Aerial Photograph of the Property</b>
<b>A-5</b>	<b>12/11/18</b>	<b>Site Plan with Coloring in Red of Specific Improvements</b>

Mr. Prime stated that in the Planner's report regarding the foundation plantings that there should be a small contribution to a tree fund Mr. Franzini stated that he agreed to do that. Mr. Franzini stated that the parking lot lighting will be on till 11pm and the security lighting will be on from 11pm-4am.

Mr. Prime stated that were asking relief regarding the height of the parapet. Mr. Franzini stated that in exhibit A-1 in the pop out that 28.4 sq ft is existing and 29.8 sq ft is proposed. The Board questioned how many square feet of the 13,600 is from the Old Navy property. Mr. Franzini stated 2,800 sq. ft.

Chairman Charles opened the public portion of the meeting for questions; seeing none.

Mr. Prime's next witness is Jeremy Secaris, Mr. Secaris was accepted by the board as an expert witness as PE, of Lagan Engineering. Mr. Secaris explained the site plan using exhibit A-4 & A-5. We are seeking approval to make minor changes to the north of the lot. The existing building footprint remains the same but the existing tenant space gets changed and approximately 100 X 130 sq. ft. is added. A new pallet enclosure and a new dumpster enclosure are added; the existing dumpsters in this area are not enclosed. On the western side of the building removing an unneeded sidewalk and replacing it with landscaping. We are adding canopies and cart storage and moving around the door entrances and improving the ADA access.

## —MINUTES—

The Building will be access through the existing driveways and the adjacent parking lots. Grading around the building will be minimized and intended to restore the disturbed areas for positive drainage and for the ADA access. The existing storm water management system remains in place; overall they are decreasing the amount of impervious coverage. Utility services will remain the same. Mr. Secaris also stated that they will work with the Township and Somerset County to provide a new driveway to the County road as requested by the County. Mr. Secaris reviewed the reports of the Township professionals. He stated that the applicant will provide two compliant loading spaces for trucks and that the driveway will still allow for adequate access around the loading spaces for pedestrian traffic for the tenant operations- not vehicles to circulate. Mr. Secaris stated in his opinion, to remove the sidewalk on the left side of the proposed new grocery store and direct pedestrians to the sidewalk on the opposite side of the street and to the proposed new crosswalk, which will be safer for crossing of the driveway aisles. He stated that the lighting will be upgraded for this parking lot and for this section of the development as part of this site plan and that gradually the remainder of the entire parking lot would be upgraded to LED fixtures by the landlord.

The Board questioned the three trees on the west side, removing the walkway and having grass but on the plan there is concrete walk, then grass. Mr. Secaris stated that was the existing concrete walk on the western side will not remain. The walk goes from the westerly side to the new dumpsters to the intersection, which is coming out and replaced with grass.

The Board questioned the lighting and wanted on record that the applicant will meet all Township requirements for lighting, illumination levels. Mr. Secaris agreed.

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

Mr. Prime's next witness is Matthew Seckler, Mr. Seckler was accepted by the board as an expert witness as PE for Traffic from Stonefield Engineering. Mr. Seckler stated that he prepared a traffic assessment and parking report dated November 27, 2018. As previously testified there is a change in the size of the building, which is the old Golfsmith property for the new tenant. The specialty grocer that is being proposed for that property has a slight change in the use therefore there will be an increase in traffic. Mr. Seckler stated overall in this area there will be 87 new trips on a Saturday, in or an out which is about 40 to 50 new cars in an hour during the busiest hour on a Saturday. The number does not reflect people utilizing the shopping center for multiple destinations. For example going to Marshalls and doing your food shopping for the week at the specialty grocer that number 40-50 cars is already occurring on the site today, so it's not a new trip. The study looks at 100 trips an hour and with that you may be increasing the delay in the roadway network. With this location we are below that threshold so there will be more cars, but with a significant negative impact.

Mr. Seckler stated the parking spaces proposed for the site is 969 and required is 802, which there will be more than adequate parking spaces for this specialty grocer tenant. Overall there will be sufficient parking in the entire area for all the stores near that area. Mr. Seckler stated that parking counts were done on Saturday, June 30, 2018 from 11 am-2pm which is generally your peak parking demands for a center like this. Mr. Seckler stated they look at the entire lot, which included Costco and Old Navy. We looked at the parking areas of the west of the proposed Grocer and in front of the proposed grocer because they are the most spaces that would be utilized. There will be 106 spaces available during peak time periods therefore the parking demand we expect 64 to 65 spaces can be accommodated. Mr. Seckler stated that the month of June is the second highest with a 106% for shopping center parking demand and the month of December is the first with 142%.

The Board questioned, What was the purpose of removing the sidewalk on the west side of the building. Jermey Secaris stated that the sidewalk on that side of the lot is in a location that is not near the front entrance. The sidewalk is at the end of the Costco lot across the street where there is not an accessible route to cross. The people should cross at the crosswalk, which is a safer location. Mr. Secaris also stated that they were trying to maintain a reduction in impervious coverage and not come back for a variance. The Board questioned the where do the carts go. Mr. Secklar stated that there are cart corrals in the parking lot and in front of the building. The applicant has cart employees that go out there and collect the carts. Since this a specialty grocer the amount that people are buying might not require a cart as part of there purchase. Board asked Mr. Secklar if he goes to the shopping center now. Mr. Secklar stated he has only been there once. Board made a comment stated that the traffic in this shopping center is very difficult. The Board also made a suggestion to the landlord regarding sidewalks, since it is very hard to maneuver if you wanted to get from one side to the other by walking.

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

Mr. Prime's next witness is Kristinia Zsgmond, Project Architect of Dorsky Yue International, as a fact witness. Ms Zsgmond stated that most of the building will remain as is and will be repainted with a deep forest brown and the latte colors. Ms Zsgmond stated that the façade will be extended for the additional tenant space and that it will all blend very well with the existing Promenade Shopping Center.

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

Motion by Mayor Hayes, second by Mr.Pandya, the foregoing application was approved with conditions on the following roll call vote:

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

**PM PEDIATRICS MANAGEMENT GROUP, LLC**

Block 200 Lot 2 – 966 US Route 22

#18-026-PB- Minor Site Plan-Change in Building Occupancy from restaurant to medical offices

Attorney Kimberly Bennett with Fox Rothchild was present on behalf of the applicant. Ms Bennett stated that the applicant was seeking to utilize the existing building and change the use to a pediatric urgent care facility, which would fall under the medical use provision.

Joseph Quinto, Senior Construction Project Manager for PM Pedatrics, Denis Keenan, PE of French & Parrello Associates, Benjamin Horten, AIA of Horten Architecture & Design, were sworn in for testimony.

Mr. Quinto stated he is the Senior Construction Project Manager for PM Pediatrics. The company was founded in 2005 and is the Nation's largest provider of specialized pediatric urgent care focusing on minimizing pain and unnecessary visits. Mr. Quinto stated they have 36 locations in seven states currently: New York, New Jersey, Pennsylvania, Massachusetts, Connecticut, Texas, and Virginia. By the end of 2019 we are going to have 60 locations. Mr. Quinto stated that the hours are from 12pm noon to 12am midnight and are opened 365 days a year and accept all insurances. Our locations are staffed with a pediatrician and fully qualified nursing and professional staff. Our staff is usually 3 to 8 providers at a

time and our busiest times are Saturday and Sunday afternoon & evenings. There are usually two doctors on staff and the average wait time is typically 20 minutes. Mr. Quinto stated that they do not offer well visits, immunizations or physical's since we are an urgent care facility, but work with the child's pediatrician and all hospitals. After each visit we send a copy of the medical records and discharge instructions to the child's pediatrician.

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

Ms. Bennett's next witness is Dennis Keenan, Mr. Keenan was accepted by the board as an expert witness as PE of French & Parrello Associates.

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

**A-1 12/11/18 Architectural Plans with Colored Markings**

Mr. Keenan stated it's an L-shaped lot and the existing building is located on the northern end and there is existing parking wrapping around the building. Currently the property is vacant and the driveway access comes from three separate locations. Mr. Keenan stated the locations are from Route 22, North Bridge Road and Ivanhoe Avenue. The main entrance of the building is located on the northern part, which is Route 22. The loading area is off to the east of the building and a trash enclosure is off to the east of the building. Mr. Keenan stated that there is a number of existing non-conforming conditions on the property. The property is located in the general commercial and manufacturing zone. We are proposing to have a conforming use on the property. The minimum lot area required at 5 acres we are at .94 acres minimum front yard is required at 200 ft we are at 62 ft from Route 22. The front yard from North Bridge 200 ft required and we are at 28 ft minimum side yard is 50 ft is required we are at 4 ft. maximum impervious coverage required is 60% and we are at 82%. The parking lot front yard required 100 ft we have no offset from Route 22 or from North Bridge and 7 ft from Ivanhoe. The separation from the trash enclosure to the property line is required at 75 ft we are 1.1 ft is existing. The setback for a free standing sign is 30 ft and existing is right on the property line. The parking stall dimensions are required 9.5 ft x 18 ft and three stalls that are at 8 ft x 15 ft. The trash enclosure must be the same material as the building and there is a board on board fence around it. Mr. Keenan stated that there will be changes to the facade and limited changes to the site and keeping the parking as it exists today. They did remove the canopy that was existing and are correcting the ADA parking since it was noncompliant with only one stall. We also took out the existing landing area and ramp, which was also noncompliant and proposing a new ramp and landing area with parking.

The Board questioned ADA parking stalls that they are going to be complaint regarding the size and the number of spaces required. Mr. Keenan confirmed yes. Mr. Keenan stated we have to remove the pavement since it's 4% grade and should be 2% grade to make it compliant. The total number of ADA stalls is four, which will be close to the entrance. Mr. Keenan also stated they are willing to ask the NJDOT to permit the applicant to remove the right turn out lane from the existing driveway out to Route 22, since it is not necessary and may conflict with the acceleration ramp from North Bridge Street.

Mr. Keenan stated he will coordinate its landscape plan and plantings with the Township Planner and provide additional planting locations to be reviewed and approved by the Township Planner.

The Board confirmed that all the parking stalls will be 9.5 ft x 18 ft and new striping will be done. Mr. Keenan stated yes.

The Board confirmed that the applicant will check with the NJDOT about the right turn lane. Mr. Keenan stated yes.

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

Ms. Bennett's next witness is Benjamin Horten, Mr. Horten was accepted by the board as an expert witness as AIA of Horten Architecture & Design. Mr. Horten stated that the new front entryway will replace the existing front entryway and will be complaint with all ADA requirements, including an appropriate ADA handicapped access ramp. The new ramp will also be appropriate for parents with strollers bringing their children to the pediatric urgent care center. Mr. Horten stated PM Pediatrics typically has 10 exam rooms and 2 procedure rooms with a nursing station in the middle and along with a waiting room. There is also a office room with a break room. Mr. Horten stated that a new side door will be installed to comply with all requirements for egress.

Mr. Horten stated that a stone appearance will be added to the lower portion of the building as shown on his architectural rendering of the façade of the building, and that the same type of stone and stucco material will be utilized for the proposed new sign. The type of signage that is being proposed for the façade will comply with the 100 square foot maximum façade sign for the front of the building and explained the type of sign and proposed lettering as shown in the plans and in the plans of the sign company.

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

Motion by Mrs. Albanese, second by Mr. Pandya, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mayor Hayes, Mr. Pandya, Mrs. Albanese

ABSENT: Mr. Franco, Councilman Norgalis, Mrs. Casamento, Mr. Lerner

**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 9:05 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary of Municipal Services