

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Tuesday, April 9, 2019**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Ronald 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 14, 2019 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

James Franco – present

Chairman Ron Charles – present

Councilman Howard Norgalis – present

Tricia Casamento – absent

Mayor Dan Hayes – absent

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Township Engineer David Battaglia, Board Planner Scarlett Doyle, Planning Division Yorlery Moreno

**5. APPROVAL OF BOARD MINUTES:**

**November 13, 2018- Regular Meeting**

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

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Mr. Lerner, Mrs. Albanese

ABSENT: Mrs. Casamento, Mayor Hayes

NOT ELIGIBLE: Chairman Charles, Councilman Norgalis, Mr. Pandya

**November 26, 2018- Regular Meeting**

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

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

**December 11, 2018- Regular Meeting**

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

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

**January 8, 2019- Reorganization & Regular Meeting**

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

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

**March 12, 2019- Regular Meeting**

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

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

**6. MEMORIALIZATION OF RESOLUTIONS:**

None

**7. LAND DEVELOPMENT APPLICATIONS:**

**BRIDGEWATER HILLS LLC-Frontier Road & Route 22**

Block 711 Lot 7

#18-003-PB-Preinary & Final Major Site Plan w/Variance-2 Hotels, Restaurant, Banquet Hall & Adult Day Care

Attorney Jeffrey Lehrer was present on behalf of the applicant which is a continuation from the September 24, 2018 meeting. Mr. Lehrer stated that there has been several meetings with the Township Planner and the Engineer to revise plans regarding this application since it was heard. The two hotels, Holiday Inn Express is the first one and the Courtyard Marriot is the second and

a restaurant will be 9,100 square feet which will likely be an upscale steakhouse. A banquet hall for weddings and special events will be 37,500 square feet and a wellness & adult day care will be 10,400 square feet, which will be Param Health Care. This property has frontage on Frontier Road and will have two access points instead of the three previously testified to. Mr. Lehrer also stated that they will be eliminating the maximum lot coverage variance. They will be doing this by using porous pavement and green spaces in certain locations to accommodate the 22,000 square feet.

Mr. Lehrer stated that there was a few questions regarding the height of the hotels along with the ordinance, which he had referenced in the Planner's report. The other question was regarding the FAR requirement of 0.258 (steep slopes) and the County constructing Frontier Road as noted in the Engineer and Planner's reports.

Scarlett Doyle, the Township Planner, had asked the Chairman if she can step away for a brief moment and retrieve something from her office. Ms. Doyle returned and Mr. Collins, Township Counsel confirmed that the clients for the hotels would be Courtyard Marriot and a Holiday Inn Express. Mr. Lehrer confirmed that they have commitments from the two hotels. Since that is the case, Chairman Charles & James Franco recused themselves.

Per Tom Collins, Township Attorney, the Chairman for this evening will be Evan Lerner. Mr. Lehrer proceeded stating the question regarding the three stories for the hotels is a variance under the ordinance. Ms. Doyle handed out a green sheet which is the zoning chart that references the 126.325 ordinance. Per the ordinance, a variance is needed if there will be four stories or more than 45 feet. Mr. Lehrer stated that the FAR will be discussed in testimony.

Mr. Lehrer called Shrinath Kotdawala who was previously sworn in.

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

<b>A-1</b>	<b>4/9/19</b>	<b>Aerial Photo of the Area</b>
<b>A-2</b>	<b>9/24/18</b>	<b>Color Rendering of the Overall Site Plan</b>
<b>A-3</b>	<b>4/9/19</b>	<b>Brochure of Param Healthcare</b>

As previously testified, the lot is 17 acres northwest of Chimney Rock Shopping Centers. It is a mostly wooded area and there will be two retaining walls, one in the front and one in the back. There are no wetlands, flood plain or a buffers on the site. About 78 % of the site is forested and when we finish developing it will be 54 % forested, which will be a change in the land use. The southern portion of the property is Route 22 and Frontier Road which will not be developed, so no grading will be done.

Mr. Lehrer stated to Mr. Kotdawala where the Courtyard will be on the exhibit A-2 along with the Holiday Inn Express. Mr. Kotdawala also showed where the banquet hall and the wellness center with adult daycare will be located along with the restaurant. Mr Kotdawala explained how the circulation will flow through the property with two entrances and two exits. All parking will be behind the buildings. Mr. Lehrer asked Mr. Kotdawala to describe how impervious coverage

can be eliminated. Mr. Kotdawala stated that they have about 3% coverage which will allow us to convert two parking lots to reach 51.8 % and put it for porous pavement. Per the Board Engineer the ordinance does not except that and it also includes gravel. Per Mr. Lehrer, it was accepted at the Bridgewater Chevrolet application and stated if the Board Engineer can take a look at it. Mr. Lehrer stated that the porous pavement allows the water to seep through and requires more maintenance. By using the porous pavement this will satisfy the impervious coverage requirement.

Mr. Kotdawala stated that when he redesigned the parking lot he also changed the retaining wall. There are two 4 feet high walls along the frontage and one back wall that will be 8feet-12feet high. Mr. Kotdawala stated that there will be two charging stations per hotel. Mr. Kotdawala stated that due to the earlier discussion with the 30% steep slope equal to 4125 square feet that 650 square feet will be taken from the banquet hall and the restaurant to meet the requirement. Ms. Doyle stated that the original site is 4,944 square feet within the 30% slope area. Mr. Kotdawala agreed with Ms. Doyle and will comply with her review letter regarding the 30% steep slope.

Mr. Kotdawala stated the required parking spaces are 772 and proposed are 704, so we are short of 68 parking spaces in which the Traffic Engineer will provide testimony regarding the shared parking spaces.

Mr. Lehrer stated that there is a proposed height variance of 48.2 feet for the Courtyard Marriot and a proposed height of 49.25 feet for the Holiday Inn Express and Mr. Kotdawala confirmed. Mr. Kotdawala discussed the height of the walls along with the materials that are going to be used. Mr. Kotdawala stated that the requirement for landscaping is 1,497 and proposed 421.

Also, in the parking lot, 71 landscaping is required and we only have 23. Ms. Doyle asked how they are going to make up the difference. Mr. Lehrer stated that the applicant would contribute to the tree replacement fund. The Board asked how much of the building would be seen from Route 22. Mr. Lehrer stated that the architect will answer.

Mr. Kotdawala confirmed that they will comply with the sidewalks for pedestrians and bikes. The Board confirmed that they will continue the pattern of the Delaney/ LCS application and Mr. Kotdawala agreed. The Board questioned if the sidewalk will extend to have access to the Bridgewater Sports Arena. Mr. Kotdawala stated that it was not on the plans but we can put a cross easement or steps, since our side is higher and extend the sidewalk which will connect to the Sports Arena.

The Board asked about the Environmental Impact Statement regarding blasting. Mr. Kotdawala stated, there will be no blasting. Mr. Kotdawala also stated that the open test pits were completed by an excavator. The Board also asked if the test results were provided to Municipal Engineering reviewer, Dave Hoder, along with David Battaglia. Mr. Kotdawala stated no because they were just done recently and agreed to provide them. The Board asked about offsite trucking, fill or cut. Mr. Kotdawala stated that a large amount of dirt will be going out. The Board asked if he can provide the amount of soil and trucks to minimize traffic on to the local roads to Mr. Battaglia and Mr. Hoder. Mr. Battaglia stated that the removal of top soil outside of Bridgewater requires a

Council approval. The Board asked if there were any trees that might be historic since it was an old forest. Mr. Kotdawala stated that he will look into this and work with the Township Planner. The Board asked about the chain link fence and why is there a gate. Mr. Kotdawala confirmed that it was a mistake and there will be no gate.

The Board questioned the pedestrian traffic going and coming through the parking lots to the banquet hall and to the hotels. Mr. Kotdawala confirmed there will be islands, walkways, striping too. The Board suggested looking at the Costco parking lot and the suggestion of the Chairman of making the walkway through the island. Mr. Kotdawala stated he will take a look at the Costco and revise the two walkways

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

Kamlesh Shah applicant's architect was sworn in and accepted by the Board as an expert witness. Mr. Shah has been designing hotels over 10 years of major brands for example Marriot, Holiday Inn Express, Candlewick Suites, Hampton Inn all over New Jersey and Connecticut.

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

<b>A-4</b>	<b>4/9/19</b>	<b>Color Rendering of Proposed Holiday Inn Express</b>
<b>A-5</b>	<b>4/9/19</b>	<b>Color Rendering of Proposed Courtyard Marriot</b>
<b>A-6</b>	<b>4/9/19</b>	<b>Color Rendering of Proposed Restaurant , Senior Social Center &amp; Banquet Center</b>
<b>A-7</b>	<b>4/9/19</b>	<b>Materials Board for Hotels</b>
<b>A-8</b>	<b>4/9/19</b>	<b>Color Chart of Various Color Options for all Hotels</b>
<b>A-9</b>	<b>4/9/19</b>	<b>Rendering of Hotels</b>

Mr. Shah described the Holiday Inn Express as a 4 story hotel with full, queen and king rooms. First floor has a main lobby, concierge, employee services, laundry area, indoor pool, small gym, handicap accessible guest rooms. There is an overhang in the front and the upper levels are guest rooms. The materials are stucco and stone and the colors used are standard of the Holiday Inn Express. There are three signs one of the North facade, East facade and West facade, which are building mounted with the Letter H and Holiday Inn Express in channel letters. The hotel roof is 47 feet with a parapet of 3 feet above it. All the signs will be below the roof line. The Board asked if the signs will have & Suites on them. Mr. Shah said yes and stated that the standard hotel is usually 4 stories due to the fact that the amount of rooms determines the success of the hotel.

Mr. Shah described the Courtyard Marriot as a 4 story hotel. The first floor has a main lobby, open breakfast area, gym, concierge, media room, laundry area, business office, small meeting room and handicap accessible guest room. This hotel will have a back patio. The materials used are ethies, culture stone, and an accent band which is a concrete panel. On the side of the windows it will have an accent green color. This is a modern looking hotel with the height being 47 feet to the roof with a parapet of 3 feet above it .The bar is for guests only. The Board questioned that, per the site plan, the building looks higher than the back of your property. Mr.

Shah agreed it's higher because you are looking up and you will see the first two floors, since you are going up on a hill. The Board stated that the prior testimony from Mr. Kotdawala stated you can see the whole building. Mr. Shah stated that he thinks that it would be the first two floors. The Board would like to see a future rendering looking from both hotels to Route 22 down the left hand lane. The view will be from the left hand lane of the driver's level eye going by 4 or 5 feet, which will be on Route 22 West. Mr. Shah suggested that he can draw a sectional elevation so you have a car at a certain level, site going up, the retaining wall and the building going up. The Board said that was fine. The Board asked how many rooms and suites in both hotels. Mr. Shah stated on the first floor of the Marriot there are 17 guests rooms and 3 floors are 39 each totaling 134 rooms. The Holiday Inn Express has 13 guest rooms and 3 floors are 32 each totaling 109 rooms. The Board also confirmed, are the rooms for the Handicap accessible only on one floor. Mr. Shah stated that the rooms are spread out on all the floors throughout both hotels.

The Board stated in the testimony that the Holiday Inn Express was using etheis and suggested if they can use another material on the first floor. Mr. Shah stated they can use the culture stone. The Board questioned the color white if they can change the shade. Mr. Shah stated that if the Board suggested we can go back and ask for a waiver to the Hotel for an off white color. The Board suggested a sand color. The Board asked will there be anything on the roofs. Mr. Shah stated that there will be AC units and exhaust fans for the bathrooms. The AC units will be located in the middle of the roofs, so there will be minimal visibility. The applicant will screen any HVAC visible from the road or other properties.

The Board questioned the number of stories, since the code permits three and the renderings have four. Curtis Patel was previously sworn in at the last meeting and wanted to answer that question. Mr. Patel stated that if you want the name brand hotels they require 4 stories and we can also plant trees in the front regarding the concerns of the visibility of the hotels. The Board is still concerned since there is an issue with fire access in the back of the Holiday Inn Express and the parking stalls pose concern. Since the applicant still needs to correct those issues the Board suggested to take a look at the stories and see if they can reconfigure the hotels due to the location.

Chairman Lerner opened the public portion of the meeting for questions for Mr. Shah & Mr. Patel. There were no questions or comments.

Gary Kliesch was the architect for the other buildings was sworn in previously and accepted by the Board as an expert witness.

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

<b>A-10</b>	<b>4/9/19</b>	<b>Color Rendering of the Wellness Center, Restaurant &amp; Banquet Hall</b>
<b>A-11</b>	<b>4/9/19</b>	<b>Materials Board of the Wellness Center, Restaurant &amp; Banquet Hall</b>

Mr. Kliesch stated he worked closely with Mr. Shah to incorporate a lot of the finishes. He also stated that similar materials and colors were used along with using brick since they are smaller

buildings. The restaurant in particular has four panels in which we used some greens and canopies. The Board questioned the color white suggesting more sand color and less white. Mr. Kliesch stated yes. The Board asked if he had more flexibility to design the restaurant unlike the hotels. Mr. Kliesch stated yes at the time there was no tenant, not sure if there is one as of yet. All three of the buildings are subject to change due to the tenant. The Board questioned the capacity of the banquet hall and how big of a party you can hold. Mr. Kliesch stated the capacity is 1,000 people. There is 30,000 square feet on the first floor and a partial second floor of 7,500 square feet. The Board questioned are you backfilling the area to raise the building. Mr. Kliesch stated yes. The Board asked how much is that and Mr. Kliesch stated 4 feet on the right side. The Board is concerned about removing the fill and the height of the buildings and put the extra fill on the site. The Board suggested that the engineer, architect, and the owner need to resolve this.

Chairman Lerner opened the public portion of the meeting for questions. There were no questions or comments. Chairman stated there will be a 5 Minute break.

The Board took a short break at 9:38 pm and returned at 9:43 pm with all members present.

Mr. Lehrer continued the meeting stating that he spoke with his client and will bring the buildings into the compliant height.

Vipul Amin is an employee of Param Healthcare was sworn in and testified. Mr. Amin will be the operator of Param Healthcare at this location and also operates Morris Plains and Clifton. Mr. Amin said they have been in business for 20 years and there is two parts to the center one is adult daycare in which the clients are memory impaired. There are programs for the adult daycare having social activities for example yoga, massage therapy, healthcare awareness seminars, etc. Transportation is provided by vans and the pickup time is 7:00 or 8:00am. The operating time is from 8:00am to 4:00pm. There are 6-10 vans and they fit 7 people and 14 people. The amount of clients that will be attending the center is approximately 50-100, staff 12-15. Within that staff 1 administrator, 2 registered nurses, dieticians, licensed social workers, drivers, care givers and supporting staff. We also serve food, but not prepared on-site just warm it up. The wellness center will be open at the same time as the adult day care. The center will be open to the general public and have similar services such as yoga, acupuncture, lectures, etc. On the weekends the wellness center will be open from 8am-8pm. The typical class size is 10- 15 people with 4-5 people for staff and services would be by appointment. The weekends we estimate having 30 people, but lectures could be around 50 people. The Board asked if they provide any medications to the clients. Mr. Amin confirmed they are not licensed to administer medications. The Board asked about the vans pickup. The driver's pickup the van at the center in the morning and pickup the clients to drop off at the center then they park the vans. The travel time cannot be more than 1 hour back and forth and will be a charge for that service. The Board asked since the center is opened to the public when they be separate from the memory impaired, in case of people walking around. Mr. Amin stated that there will be two separate entrances for the centers. The Board asked if there is a fee for the seminars. Mr. Amin stated the seminars are free since they are funded through the outreach programs and are in the spring time.

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

Frank Miskovich applicant's traffic consultant was sworn in and accepted by the Board as an expert witness. Mr. Miskovich explained his initial report and updated his report which was updated in response to some questions from the County Planning Board regarding the counts on Frontier road and Chimney Rock road along with the shopping center driveway. There were changes to driveways on Frontier road from three to two and also a request for signal timing changes. This was due to the amount of rooms at the Hotel from 249 to 243 and the banquet hall from 1,071 seats to 1,000. Mr. Miskovich stated that the site will have sufficient parking for the use proposed. He also stated that this is a business hotel and would need approximately .84 parking spaces per room and the ordinance requires 1.02 and the applicant is proposing approximately 1.0. Mr. Miskovich stated that the banquet facility is likely to have package arrangements with the hotel so that about 20% of people attending a wedding might also use the hotel. Also, people staying at the hotel may use the restaurant or wellness center. Mr. Miskovich stated that the shared relationship would allow for a reduction in the parking spaces between 56-58 spaces and that the other shared uses with the restaurant would make up the additional shortfall. Mr. Miskovich stated that the hotel on the weekend is running on the 50% occupancy due to being a business hotel. If the banquet hall is being used on the weekend there will be more usage for the hotel. The Board questioned the driveway entrances for the uses regarding safety and is this a typical driveway arrangement. Mr. Miskovich stated that it's not typical and the level of services at the driveways with Frontier road would be adequate and would be quite good with a level service B for the easterly exit and level of service C for the westerly exit. He stated that the driveways would operate safely and efficiently and he could coordinate striping revisions and additional safety revisions to the westerly exit with the applicant's civil engineer.

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

Ken Dittmer of 30 Muirfield Lane asked a question regarding a count of how many cars will be in and out for just the hotels. Mr. Miskovich stated they did weekday morning for the two hotels in which there was a total of 97 movements in and out. The weekday evening total was 80 in and out and Saturday it was 114 total in and out movements. Mr. Dittmer stated about high 90 average for weekdays and weekends. Mr. Miskovich said that is correct.

Chairman Lerner closed the public portion of the meeting for questions and comments.

At the applicant's request the application will be carried to May 14, 2019 at 7:00pm with no new notice 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:**



An ordinance amending Section 126-326, providing for a new section H regulating approved lot coverage, lot area coverage, impervious lot area coverage, lot with and floor area ratio for lots that are subdivided or acquired by gift or purchase by a public entity for permanent open space.

Motion by Councilman Norgalis; second by Mrs. Albanese on an Ordinance adoption of regulating approved lot coverage for subdivided or acquired by gift or purchase by a public entity for permanent open space for a following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilman Norgalis, Chairman Lerner, Mr. Pandya,  
Mrs. Albanese

ABSENT: Ms. Casamento, Mayor Hayes

RECUSED: Mr. Charles, Mr. Franco

**10. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 10:45 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary of Municipal Services