

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, July 22, 2019**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairwoman Tricia 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 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

Chairwoman Tricia Casamento – present

Councilman Howard Norgalis – present

Beth Powers – absent

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

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Vacant, Alt. #2 –

**5. APPROVAL OF BOARD MINUTES:**

None

**6. MEMORIALIZATION OF RESOLUTIONS:**

**UNCLE JULIO’S-400 Commons Way**

Block 553 Lot 1

#19-004-PB- Minor Site Plan –Patio

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

AFFIRMATIVE: Mr. Rodzinak, Chairwoman Casamento, Councilman Norgalis, Mayor Hayes,  
Mr. Pandya

ABSENT: Mr. Franco, Ms. Powers

NOT ELIGIBLE: Mr. Lerner

**BRIAD DEVELOPMENT LLC-Somerset Corporate Blvd & Commons Way**  
Block 411 Lot 39.11  
#17-006-PB- Amend Site Plan Approval-Signs

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

AFFIRMATIVE: Mr. Rodzinak, Councilman Norgalis, Mr. Lerner, Mayor Hayes,  
Mr. Pandya

ABSENT: Mr. Franco, Ms. Powers

NOT ELIGIBLE: Chairwoman Casamento

**7. LAND DEVELOPMENT APPLICATIONS:**

**BRIDGEWATER CHOICE/GODDARD-1228 & 1298 Route 22 East & Morgan Lane**  
Block 222 Lot 6, 7.01,10,11  
#19-001-PB-Preliminary and Final Major Site Plan-Choice Hotel & Goddard School

Attorney Henry Kent-Smith was present on behalf of the applicant which is a continuation from the June 24, 2019 meeting.

Mr. Kent-Smith stated that there was a lot of feedback from the Board and members of the public in the last meeting, so changes were made to the plans and revised plans were submitted. Mr. Kent-Smith also stated that Morgan Lane will remain unchanged which will eliminate several requested variances. We also re-noticed due to the 7.01 lot staying as a single parcel.

Susan Hoy, operations of Goddard School in Hillsborough NJ was sworn in for testimony.

Ms. Hoy testified that she has operated the Goddard school for 20 years and will be the operator of the new location in Bridgewater. Ms. Hoy stated that the Bridgewater location will be the same size as the Hillsborough location and that it can accommodate 148 children. The drop off time is typically 7-8:30am and pick-up time is 5-6:30pm, with some children getting picked up midday at 12:30pm. For security reasons the first door is opened and the interior door is always locked. The state requires a person to sign a child in or out, which we do with an ipad. The security for the door hasn't been finalized yet, In Hillsborough the doors are always locked and require a person to unlock the door. We may use a fingerprint or retina scan to unlock the door, but no sure. Pick-up and drop off is a constant flow, maybe the most two people waiting at a time.

Ms. Hoy stated the fencing will be aluminum and be 6 feet high. Every gate is locked and alarmed. Every door to the building has to have immediate access for emergency egress. When we do our fire drill practices and the children have to go out those doors all the time. They also use the doors to access the playground. In the case of the babies and the toddlers, they are put in cribs 4 babies in one crib and wheeled out. The other option is to put them in 4 ft wide buggies, which fits four kids and wheel them out.

—MINUTES—

Ms. Hoy stated for the play area they have a schedule and only one class room is on the playground at a time for each age group. There are two playgrounds for preschoolers, one is for three and under and the second is for three and older. The maximum amount of children would be 20 and for the younger group it would be 12 children. The teachers are out on the playground with the same ratio in the classroom. Ms. Hoy stated that Goddard school requires them to have a shade structure over the play surfaces. Ms. Hoy also stated she has not been able to get clarification from the Bridgewater BOE. The Bridgewater BOE does run their own after-school program and there is only one elementary school, which would be Adamsville. The Board stated they only has programs are at Crim and Hillside they others might be private or moving towards that. Ms. Hoy stated that wasn't what she was told, but if that is the case it would only be one bus. The pickup in the evening is the same as the morning. In Hillsborough there are 17 parking spaces and 2 handicap spaces, it's rarely ever full. A full time staff has a nine hour day, which includes an hour lunch for example if they were there at 6:30 they leave a 4:00pm. We do have some part-time staff as well usually college that help out at the end of the day. The employees are not allowed to park in front of the building, in this building they would park in the back. We get one weekly delivery for paper products, paper plates, toilet paper, etc. We also get a FEDEX truck or UPS truck on occasion.

Ms. Hoy stated the biggest event we have is the Halloween parade, which is the Friday before Halloween and it lasts an hour. The other events include: Mother's Day Tea, Father's Day, holiday concert, graduation in Hillsborough we rent out space in the high school. The calendar is set for the whole year so the events are planned ahead of time. The Board questioned since Bridgewater has half day kindergarten. Do you have plans to bus children morning? Ms. Hoy stated she will never have a bus. If the district is willing to bus to children to us we would accept them. The Board wanted more clarification on drop off since there can be different times. The parents can go to the classroom or playground to pickup. Once they get their child and their belongings or a second child, say goodnight and they are on their way usually 10 about minutes. The Board asked about the layout of the Goddard school. Ms. Hoy stated that since this is going to be a brand new building it will be set up a little different. It will have left to right classrooms and the playroom is in the back and on the side. There are 35 residential homes also in the back of the building. The Board questioned people parking in the back and watching the children in the playground. Ms. Hoy stated she never witnessed that, but there has been things in other Goddard schools where part of the fence is not see through. We could change back and or the side if needed. In Hillsborough we do monitor the parking lot. I usually go out and look into it. I have called the police if I saw anything I wasn't sure about and our teachers are on the ball with that. We do have security cameras and the monitors are in the offices. The cameras are on all the playground and parking spaces, which would be the case in Bridgewater as well.

The Board asked why did you think this is a good location. Ms. Hoy stated from a travel stand point a lot of people go that way to work on 22 East and 22 West by using the U-turn. The Board questioned designating some of the parking stalls as Goddard school only. Ms. Hoy said we have that in Hillsborough and we can do the same thing in Bridgewater. The Board asked how do you differentiate from the other schools. Our school provides a good learning environment our teachers are teachers with background in early education. Our teachers don't have to be certified. We are comparable to prim rose in Warren. The Board asked what is the earliest age a child that can be at the Goddard school. Ms. Hoy stated that the state says 6 weeks, but is rare the average

age is 3-4 months. The Board questioned if they observe any holidays. Ms. Hoy stated they closed between Christmas and New Years and closed on Major Holidays. The Board questioned what if there are still children that haven't been picked up. Ms. Hoy stated we will call them, if we didn't here from them and they are running late. The parents do get charged for being late, which discourages it.

Chairwoman Cassamento opened the public portion of the meeting for questions

Bill Veerland of 7 Stanford Drive stated what would the Finderne Heights residents members get out of this. Ms. Hoy stated that if they have children of that age it would be a great for there children to go there when they are at work. Mr. Veerland said not likely. Mr. Veerland asked if the school pickup is 4-6pm. Ms. Hoy said mostly. Mr. Veerland stated that's when Route 22 has a lot of traffic and you will be adding to that. Ms. Hoy stated we can provide jobs for them too.

Chairwoman Casamento asked if there were any other questions at this time. There were no questions or comments. The next witness was called.

Mr. Kent-Smith called Ben Horton who was previously sworn in.

Mr. Horton, AIA was accepted by the Board as an expert witness. Mr. Horton described the Goddard school as a 10,000 square foot one story structure. The main entrance faces the highway and has a vestibule with check in and checkout location. The classrooms all have windows along with two exits, one from the interior corridor and one going to the outside. There are small bathrooms and a prep kitchen pantry area for snacks and some office space. The outside sidewalk connects to the rear playground. There is a security gate around the building towards the front along the side and connects in the back. Anywhere there is a sidewalk and the fence area is close to the parking spaces along the sidewalk there are bollards. They are all around the perimeter, left and right.

Mr. Horton stated that the condensers are on the roof with a 42 inch high vinyl fence around to screen it. The materials on the building are cast stone, brick and white trim.

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

<b>A-6</b>	<b>7/22/19</b>	<b>Artistic Rendering of Exterior Goddard Elevation</b>
<b>A-7</b>	<b>7/22/19</b>	<b>Photograph set of existing Goddard Schools at various location across the country</b>

Mr. Horton stated these are pictures of other Goddard schools that have been built. The monument sign is 8 ft wide 4 inches high and mounted on posts. The sign in top photo of Wisconsin is the sign we are proposing. The Board questioned the exits in the classrooms and from the fence. Mr. Horton showed the locations on the rendering. The Board asked are the doors self locking and do the teachers have a key. Hoy said they are and yes. The Board questioned why are there some many doors and why are there no bollards in the back. Mr. Horton stated the bollards are not needed in the back due to the distance between the building

and parking lot with landscaping. Mr. Horton also went over the fencing which will be black around the school that secures the doors so no outsiders can come in or out.

Chairwoman Cassamento opened the public portion of the meeting for questions

Robert Smith of 3 Stanford Drive stated about the fence on top of the roof since the fireman are carrying the equipment, which can injure them. The traffic coming in the school where does it come from and what driveways does it come in. Mr. Kent-Smith stated that Mr. Dean will discuss that in his testimony. Mr. Smith asked did anyone do a study on the road. Mr. Kent-Smith stated Mr. Dean did. Mr. Smith asked did anybody do a DEP check on this site. Mr. Kent-Smith stated yes they did an assessment of the property. There were two reported instances over the years and both have resulted into a No Further Action letter.

Bill Veerland of 7 Stanford Drive asked what is the surface of the play area. Mr. Horton was not sure and believes Mr. Moschello would be the person to ask. Mr. Veerland stated that it will be pitched away at least a portion will flow to Finderene Heights. Mr. Veerland stated that Stanford Drive was flooded since drain looked blocked. Mr. Kent-Smith stated that this would be for Mr. Moschello regarding his drainage analysis. The Board confirmed that Mr. Moschello will be available for the next meeting to talk about drainage.

Chairwoman Casamento asked if there were any other questions at this time. There were no questions or comments. The next witness was called.

Mr. Kent-Smith called Nehal Jhaveri who was previously sworn in.

Mr. Jhaveri, AIA was accepted by the Board as an expert witness. Mr. Jhaveri described the 4 story hotel with 17,642 square feet having 121 rooms. There are 39 rooms on the three floors and 4 rooms on the first floor. On the first floor there are public spaces, bathrooms, bar, kitchen, laundry room, meeting rooms, swimming pool, etc. There is an entrance canopy in the front of the building. There are two exits and entrances in front of the building. There are a couple of entrances & exits in the back also one for the indoor swimming pool. The kitchen provides breakfast and dinner for the guests staying there. The second floor and above have king, queen, and doubles along with handicap rooms. The roof of the building will be flat with a proposed mechanical unit. The parapet will be 3feet. The sign for the hotel which will be on the front of the tower will not be visible to the rear of the property and will not be visible to the residents behind the property. The sign will also be illuminated and will comply with the sign ordinance standards.

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

**A-8      7/22/19                      Colorized Rendering of Exterior Cambria Hotel Elevation**

Mr. Jhaveri stated that the first floor of the hotel will be cultured stone and the upper floors will be EFIS. He also stated that there will be no live music or entertainment and no outside audio speakers. The Board requested material boards for the building to be seen at the next meeting.

The Board also requested a color rendering of what the inside will look like and where the patrons will eat. Mr. Jhaveri stated he will provide that for the next meeting.

Chairwoman Cassamento opened the public portion of the meeting for questions

Constance Smith of 3 Stanford Drive asked about the sign being onto of the tower and its going to be seen in the back. Mr. Jhaveri stated it will be seen from Route 22, not from the back. Ms. Smith asked about dumpsters on the site how many and what kind. Mr. Kent-Smith that Mr. Moschello will need to answer that

Robert Smith of 3 Stanford Drive asked how are the cars going to access the hotel. Mr. Kent-Smith stated that it is one parcel, so the cars can access through the parking lots.

Bill Veerland of 7 Stanford Drive asked about the height of the roof. Mr. Jhaveri stated its 47 feet, total is over 50 feet

Chairwoman Casamento asked if there were any other questions at this time. There were no questions or comments. Chairwoman stated there will be a five minute break.

The Board took a short break at 8:51 and returned at 9:02pm with all members present.

Mr. Kent-Smith called his next witness Gary Dean who was previously sworn in. Mr. Dean, PE was accepted by the Board as an expert witness. Mr. Dean stated that he has knowledge of the property due to the fact that he worked with the prior owners. Mr. Dean stated that he is satisfied upon his traffic counts, traffic investigation, ITE numbers, and his prior report dated 2003 which studied the traffic actually generated by Goddard Schools, that the peak hour traffic from the three uses on the site will operate safely and efficiently. Mr. Dean stated that there will be adequate breaks in the traffic on Route 22 for exiting vehicles to safely merge onto Route 22, particularly in the right hand lane, which is the lane to which exiting vehicles would exit and merge. Mr. Dean also explained that the circulation pattern within the site to be safe and adequate. Mr. Dean stated that he had a discussion with the applicant and they agreed to continue to restrict the access to Morgan lane to the existing left turn out and right turn in only, which addresses the concerns raised by the residents.

Mr. Dean stated that he is satisfied that adequate parking exists for the parents in the 34 parking spaces in the front of Goddard school and that there was still more than adequate spaces to the back and the side of the Goddard school and all the operations of the Houlihan's and hotel. He also explained that this is an example of a shared parking arrangement that works in terms of the timing of the each of the three uses, and he is satisfied that it complies with the ordinance requirements and with all DOT standards. The Board questioned when the traffic study was done did it account for any bus drop off or pick up for the school. Mr. Dean stated when he looks at the template for fire trucks, if a fire truck fits a bus will fit. The Board questioned the egress and he said that it was 30 or 40 seconds to get out. Mr Dean stated he believe it was 37 seconds. The Board asked how many cars in peak time would it take to back that driveway up so someone

coming in that cannot make a left at peak time. Mr Dean stated it would be four cars and minimal. If the Board feels that there is a concern than we can put up a double stop sign.

Chairwoman Cassamento opened the public portion of the meeting for questions

Robert Smith of 3 Stanford Drive asked when the traffic study was done did you do the counts early in the morning when the people are pulling out of their driveways. Mr. Dean stated yes. Mr. Smith also asked about the traffic on Route 28 for Morgan Lane because there is a telephone pole blocking your view. Mr. Dean stated that is your concerns is why the applicant is not adding new traffic onto Morgan Lane and keeping it onto Route 22.

Bill Veerland of 7 Stanford Drive asked did your study take in account the new hotel being built since it is a very busy road. Mr. Dean stated yes it does. Mr. Dean stated that Route 22 is a very busy road, but we counted each lane of Route 22

Constance Smith of 3 Stanford Drive asked what time was the traffic study done. Mr. Dean stated 7am-9am and 4pm-6:30pm. Ms. Smith stated between 3pm-7pm is the high volume traffic. Mr. Dean stated when we do our counts we do them every 15 minutes at 4 consecutive times.

Chairwoman Casamento asked if there were any other questions at this time. There were no questions or comments.

Mr. Kent-Smith stated this concludes the testimony for this evening, since Mr. Moschello was not available and that the Planner will also testify on the August 13<sup>th</sup>.

At the applicant's request the application will be carried to August 13, 2019 at 7:00pm with no new notice required.

**8. MEETING OPEN TO THE PUBLIC:**

**9. OTHER BOARD BUSINESS:**

**10. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 9:45 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary of Municipal Services