

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, August 26, 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 Tom Collins, Township Engineer David Battaglia, Board Planner Scarlett Doyle, Municipal Services Secretary Jacqueline Pino

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:

None

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, July 22, 2019 & August 13, 2019 meetings.

Mr. Kent-Smith stated at the last meeting, the Board wanted to return and discuss the modifications of the plan and the architecture of the hotel. Mr. Kent-Smith stated Mr. Gary Dean and Mr. Rob Moschello are here tonight. Mr. Collins stated that Mr. Moschello and Mr. Dean are still under oath.

Mr. Kent-Smith called Robert Moschello, who was previously sworn in.

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

A-18	8/26/19	Goddard School Entrance Exhibit dated 8/13/19 w/revision of 8/26/19
A-19	8/26/19	Updated Variance Waiver Summary

Mr. Moschello explained the general revisions to the plans: There was a trash enclosure in the back and was moved to the east side of the hotel building in the parking lot. This eliminated the variance for the setback for the trash enclosure. Another change made was the stop bar coming out of the exit lane from the hotel coming back out towards Route 22 East. The change was requested for traffic control for the intersection. The other change had to do with the front entrance to the Goddard School on the previous exhibit in the blue area that was shaded in. The entrance now is shown as a right turn in-only off of Route 22. There is a stop condition to a left hand turn into the Goddard School parking lot. They also added signage for DO NOT ENTER and also curbed the curb down so you cannot make a right hand turn onto Route 22. They adjusted the landscaping and moved the entrance sign along with the adding bollards as requested. They also added traffic control signs so the traffic from Houlihan's will go right and not into the Goddard School.

Mr. Dean explained that they already submitted an access application to the NJ DOT to close the three existing driveways that front the property on Route 22 using exhibit A-18. Mr. Dean detailed the reason for using the middle driveway. The application was refiled last Friday with the NJ DOT and the submission was made with a copy to Ms. Doyle and Mr. Battaglia acknowledging that they made a formal submission of this plan.

Mr. Moschello stated the first change to the summary was V-4, Variance for lot coverage. V-8A, which is on the second page for the relief for the dumpster. The Board asked Mr. Moschello to go over the variances for everyone in the room. Mr. Moschello used exhibit A-16 from the prior meeting to point out the variances that they are requesting. The Board asked if Mr. Moschello will coordinate with Ms. Doyle regarding the buffer and the fence. Mr. Moschello agreed.

The Board had a question regarding the left hand turn on Morgan Lane. Mr. Dean stated there are no changes to Morgan Lane. The traffic is encouraged to turn towards Route 22 not Finderene. The Board questioned the entrance to Goddard School. Mr. Dean stated that the entrance to Goddard School is on Route 22 and again no changes to Morgan Lane. The Board questioned how wide is the driveway entrance on Morgan Lane. Mr. Dean stated it is 30 feet wide. The Board is concerned regarding the traffic onto Morgan Lane and making sure a fire truck can turn into the parking lot. Mr. Moschello confirmed that the fire official had no issues and explained

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that the fire official needs two ways to get into the site. The Board confirmed the 30 feet is the paved surface and the island. Mr. Moschello said that is correct. The Board questioned if there will be a sight triangle and Mr. Kent-Smith stated they will accept that as a condition.

Chairwoman Cassamento opened the public portion of the meeting for questions for Mr. Moschello and Mr. Dean.

Robert Smith of 3 Stanford Drive previously sworn in and stated that he walks everyday and last week a tractor trailer made a left hand turn and went over the island. There was also a chemical spill near TD bank and had the traffic come up Morgan Lane. The road is not a wide enough to handle the traffic for two cars since people park on the street. Mr. Smith also expressed concern regarding the traffic on Morgan Lane and not being enforced. Mr. Smith asked when was the last road study done. Mr. Dean stated that they do traffic studies in their vehicles on the side of the road counting cars. They also measured Morgan Lane and take all that into consideration.

Virginia Schrum of 126 Morgan Place sworn in and stated at the July 22, 2019 planning Board meeting Ms. Doyle requested an actual material board showing the stucco and the vaneer. Mr. and the hotel Kent-Smith stated that will be the next witness. Ms Schrum is concerned about Waiver W-3 requesting a setback from Route 22 regarding the sign. How far is the Houlihan's sign. Mr. Moschello stated that the Houlihan's sign is set further back and hard to see, it is 35 feet from the right away. Ms. Schrum stated people know how to get into Houlihan's and other facilities along Route 22 which are also more than 8 feet back.

Bill Veerland of 7 Stanford Drive previously sworn in and stated is there 8 waivers and 11 variances, which is a total of 19, is that correct. Mr. Kent-Smith stated 10 variances, which includes a previous condition for two of the variances. There are 7 design waivers, two of them were previous conditions. Mr. Veerland stated it's a total of 17, so what is the purpose of having guidelines. In my opinion, it is a lot to ask. Is 55 feet the difference between the Goddard School and the hotel. Mr. Moschello stated it's approximately over 60 feet apart. Mr. Veerland questioned the setback for the Goddard School. Mr. Kent-Smith stated that at the last meeting he attended. The blue line on the exhibit A-16 is the setback that is legally permissible on this property. Mr. Veerland also questioned the landscaping of 590 required and 135 proposed is that still in effect. Mr. Kent-Smith stated yes. Mr. Veerland also expressed concern on Route 22 being a very busy Highway even late at night. Mr. Dean stated that at 9 o'clock at night the Goddard School is closed.

The Board asked Mr. Moschello if he can go back to the question regarding the sign and explained why that is the best area for the sign. Mr. Moschello described in detail why they located the sign for the Goddard School in that location. Mr. Dean also made a comment regarding the location as a traffic perspective of visibility. Mr. Moschello confirmed that the sign is 26 square feet. The Board asked how far can you put the sign and feel comfortable. Mr. Dean stated he would have to consult with the Planner regarding the landscaping, angles etc. in which he could not answer. Mr. Dean did state the closer the sign is to the side of the road is where the information is needed for people to see it and make a decision to come in.

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

Mr. Nehal Jhaveri, RA, was previously sworn in and submitted exhibits that were marked into evidence as follows:

A-20	8/26/19	Revised Architectural Elevations of the Cambria Hotel
A-21	8/26/19	3D Rendering of front Façade of Cambria Hotel
A-22	8/26/19	Type of Stone Material

Mr. Jhaveri worked with Ms. Doyle and Mr. Franco and changed all the sides of the façade. The reason for the changes is to give it more character a multi family residence. Mr. Jhaveri explained that he revised the architectural elevations to provide greater relief and improve the materials. He also stated they used white and greys and then revised the plans to use more, warmer colors which are browns and greys. Mr. Kent-Smith will provide a material board with correct color and will work with Ms. Doyle.

The Board questioned will the residents see the HVAC units. Mr. Jhvaeri stated it will be in the center of the building and 40 feet up and will have the tower. If a resident can see the tower they will install a visual screen.

Chairwoman Cassamento opened the public portion of the meeting for questions

Bill Veerland of 7 Stanford Drive asked if that is the stone covering for the hotel. Mr. Jhvaeri stated yes. Mr. Veerland asked how thick is the stone. Mr. Jhvaeri stated is about 2 inches. Mr. Veerland asked if it was sound resistant. Mr. Jhaveri stated the stone itself, which is a surface material is not really attributing to the sound. The walls are sound absorbent and are 2x6 with r19 insulation.

Robert Smith of 3 Stanford Drive asked did they come to you and ask how many rooms can fit on this property. Mr. Jhaeri states that is correct and we come up with something that fits or works with the site. Mr. Kent-Smith stated to Mr. Smith that this has been previous approved for a 136 rooms and we reduced it to a 121 rooms.

Chairwoman Cassamento closed the public portion of the meeting for questions. There were no more questions or comments.

Motion by Mr. Franco, second by Mr. Rodzinak, to be approved with conditions on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairwoman Casamento, Mr. Franco, Councilman Norgalis, Mr. Lerner, Mayor Hayes, Mr. Pandya
ABSENT:	Ms. Powers

8. MEETING OPEN TO THE PUBLIC:

No Comments from the public

9. OTHER BOARD BUSINESS:

10. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 8:37pm.

Respectfully submitted,
Jacqueline Pino,
Secretary of Municipal Services