

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

April 25, 2023

-Minutes-

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 7:00 pm.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Chairman Vescio read the OPMA Statement.

SALUTE TO THE FLAG

ROLL CALL

Mr. Pappas- Present	Councilman Ring- Present
Mr. Wang- Absent	Mr. Van Eck-Absent
Mayor Moench-Absent	Ms. Zarro- Present
Mr. Genova- Absent	Mr. Banga- Present
Mr. Magura- Present	Ms. Chartowich- Absent
Ms. Sikora-Absent	Mr. Vescio- Present

Others present: Board Attorney Ms. Katy Fina, Board Planner Ms. Scarlett Doyle, Board Engineer Mr. Bill Burr and Consulting Traffic Engineer Mr. John Jahr.

APPROVAL OF MINUTES

There were no minutes for approvals.

RESOLUTIONS

BRIDGEWATER ACCESSORY ASSOCIATES, LP
Block 234, Lot 5 (Chimney Rock Road/Route 22)
#21-038-PB – Preliminary & Final Site Plan

Ms. Doyle stated the resolution as presented was correct as presented and the heading of it should reference Lot 5.

SEMA LLC

Block 905, Lot 11 (1545 Washington Valley Road)
#22-018-PB – Preliminary and Final Major Subdivision
(Pending)

No action was taken on this resolution.

FOGO DE CHAO CHURRASCURIA

**Block 553, Lot 1 (400 – 600 Commons Way)
#23-003-PB – Minor Site Plan Approval**

On motion by Mr. Pappas, seconded by Mr. Banga, the Board voted to approve the resolution as amended based on the following roll call vote:

Affirmative: Chairman Vescio, Councilman Ring, Mr. Pappas, Mr. Magura, Ms. Zarro
& Mr. Banga

Nay:

Abstain:

Not Eligible:

Absent: Mr. Wang, Ms. Sikora, Mayor Moench, Ms. Sikora, Mr. Genova & Ms. Chartowich

OTHER BUSINESS

ORDINANCE REFERRAL FROM COUNCIL (FOR REVIEW ONLY)

Awarding Lease to Construct Monument Display (Commons Way)

Chairman Vescio explained the consistency review process and advised this review will be heard at the Special Meeting on May 2, 2023 at 7:00 pm.

LAND DEVELOPMENT APPLICATIONS

GALLERIA CONSTRUCTION – (Buena Pkwy & Levan Ct.)

Block 172, Lot 11

#22-009-PB – Minor Subdivision with Variances

Chairman Vescio announced this hearing was carried to the Special Meeting on Tuesday May 2, 2023 at 7 pm.

TARGET CORP.

Block 350, Lot 3- 200 Promenade Blvd.

#22-026-PB

Drive Up/Expansion

Chairman Vescio advised this application was withdrawn.

M&M AT ROUTE 206, LLC

Block 476, Lot 22

#22-021-PB – Preliminary & Final Major Site Plan (Continuance)

Ms. Irina Elgart, Esq. was present to represent the application. She provided a brief overview of the previous hearings. Sworn testimony was provide by Mr. Seckler as the applicants Professional Planner and Traffic Engineer and Ronald Aulenbach, Director of Engineering, Planning and Development. Exhibits were entered as follows:

A2 Route 202 Signing and Striping Plan

Mr. Seckler remains under oath. He advised a revised traffic impact study was submitted then reviewed the changes that were made. The study included other sites in the area and a full occupancy count. Mr. Seckler opined the overall vehicle traffic would be reduced from the prior office use but that there would be a slight increase in the number of trucks using the site.

Mr. Seckler referred to exhibit **A2 Route 202 Signing and Striping Plan** and advised the applicant will propose a two-way left turn lane down the center of Route 202 to the NJDOT as part of the project. Mr. Seckler confirmed the NJDOT would have jurisdiction over this aspect but the applicant is willing to share all communications they have with NJDOT with the Township Engineer and Township Consulting Traffic Engineer. The applicant also agreed to provide 10 days of notice to the Township Engineer and Township Consulting Traffic Engineer to attend all meetings, calls etc. with NJDOT.

On questioning by the Board, Mr. Seckler advised the distance between the center driveway and the turn bay is approximately 250 ft. He then confirmed a tracker trailer is approximately 75 ft.

The Board expressed numerous concerns with tractor trailers navigating the site, pulling out into traffic and potential impacts on school traffic. Mr. Seckler reviewed peak traffic times that were taken into consideration of the study.

Mr. Jahr reviewed the standards of conducting a traffic study and confirmed the counts were conducted during the proper peak hours.

On questioning by the Board, Mr. Jahr advised the study evaluation is conducted during the "worst" one hour of traffic of the day.

On questioning by the Board, Mr. Jahr expressed concern with the applicant potentially returning to the Board with an amended site plan if NJDOT requires significant changes to the driveways.

Mr. Jahr expressed concerns adding tractor trailer traffic to the area that is already prone to accidents. The Board's Professionals engaged in a discussion regarding the potential traffic concerns.

Ms. Elgert requested a 5 min break. The Board took a recess at 9:07pm and then reconvened.

Mr. Jahr stated he is satisfied with the study that has been conducted.

On questioning by the Board, Mr. Jahr confirmed the NJDOT will do a site visit.

On questioning by the Board Professionals, Mr. Seckler confirmed the traffic study was conducted with multiple different ways the truck traffic could take to get to the site.

Chairman Vescio opened the meeting to the public.

Ms. Dorothy Driscall of 16 Claire Dr. Bridgewater NJ. Ms. Driscall expressed concerns with the potential truck traffic and the unknown of the tenants. Ms. Driscall then asked about the number of bays and Mr. Seckler advised the number of bays do not correlate with truck traffic. He explained trucks could be in a bay for multiple days at a time.

Mr. George Batemen of 94 Catherine Lane. Bridgewater NJ. Mr. Batemen asked if the Center of Excellence project needed a traffic study and Mr. Seckler advised that at the time of study preparation, this applicant requested surrounding project information and that applicant was not part of the information. Mr. Seckler opined the application may not have been filed yet and therefore the traffic study did not include their proposals.

Ms. Mary Gallagher of 102 Highland Ave. Bridgewater NJ. Ms. Gallagher asked if there is an estimate of how much overnight traffic will occur. Mr. Seckler advised that since the tenants are not known at this time, there is no estimate available.

With there being no further questions, the Board unanimously voted to close the public portion of the meeting.

Ms. Doyle stated this site is potentially a 24-hour operation and there will be ebbs and flows with the activity in the manufacturing. Ms. Doyle asked if the applicant would agree to no trucks overnight sleeping on the site and the applicant agreed.

Ms. Doyle requested a prohibition on outdoor storage on the site. The Board engaged in a discussion regarding potential storage of tractor trailer bodies at the bays.

Chairman Vescio announced this hearing has been carried to the Tuesday June 13, 2023 Regular Meeting with no additional notice.

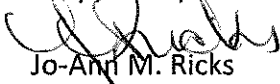
GCP BRIDGEWATER, LP – 530 Route 22
Block 400, Lot 7
#23-001-PB – Minor Site Plan Approval

The Board carried this application to the Tuesday May 2nd, 2023 Special Meeting without further notice.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 9:58 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer