

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

June 20, 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- Absent
Mr. Wang- Present	Mr. Van Eck-Absent
Mayor Moench-Present	Ms. Zarro- Present
Mr. Genova- Absent	Mr. Banga- Present
Mr. Magura- Present	Ms. Chartowich- Absent
Ms. Sikora-Present	Mr. Vescio- Present

Others present: Board Attorney Mr. Mark Peck, Board Engineer Mr. Bill Burr, Board Planner Ms. Scarlett Doyle, Mr. Michael Sullivan, Consulting Board Planner and Mr. Joe Fischinger, Board Traffic Engineer.

APPROVAL OF MINUTES

There were no minutes for approvals.

OPEN TO THE PUBLIC

Ms. Marisa Glosco 949 Papen Rd. Bridgewater NJ. Ms. Glosco advised the Board that there is a daycare facility near the M&M Site and asked the Board to ensure there is no environmental impacts the children of the facility.

Mayor Moench advised Ms. Glosco that not all applications before the Board will know what tenant will occupy buildings however all tenants would have to comply with all environmental requirements.

Ms. Glosco requested a system for notifying interested parties via email of Board and Council agendas.

Mr. Jason Steinburg of 46 Highland Ave. Bridgewater NJ. Mr. Steinburg advised he reviewed the traffic study and EIS for the M&M Application and AR Bridgewater expressed concerns that Highland Ave. wasn't mentioned. He was deferred to the public comment portion for the AR Bridgewater application.

Ms. Mary Gallagher of 102 Highland Ave. Bridgewater NJ expressed concerns with traffic and the water supply for the M&M and AR Bridgewater applications. Mayor Moench advised M&M has been previously approved and that the Board expected to vote only on the resolution memorializing those proceedings tonight.

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

RESOLUTIONS

M&M AT ROUTE 206, LLC

Block 476, Lot 22 (721 Route 206)

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

LAND DEVELOPMENT APPLICATIONS

AR BRIDGEWATER II, LLC

Block 483, Lot 17

#23-007-PB – Preliminary & Final Site Plan Approval

Ms. Nicole Dory, Esq. and Mr. Kevin Coakley, Esq. were present to represent the applicant. She advised the applicant has submitted revised plans and memo that is now part of the application. Sworn testimony was provided by Mr. John Corack Professional Traffic Engineer, Mr. Harry Osbourne Professional Architect and Mr. Brian McPeak Professional Architect.

Mr. Coakley introduced Mr. Corack as the applicant's Professional Traffic Engineer. He was sworn and accepted by the Board.

Mr. Corack explained how the traffic study was completed and the uses associated with the project. He then advised he reviewed the previous "Center of Excellence" project for comparative purposes as required. Mr. Corack confirmed the current proposal has less of a traffic demand than the previously approved application. He explained in detail how that determination was made.

Mr. Corack discussed the buildings as part of Phase 1 and advised as each additional phase come before the Board, the applicant would need to provide either a new or revised traffic impact study.

Mr. Corack reviewed the parking spaces and advised the retail area between buildings 7 & 8, the spaces have been widened to 9.5' wide to comply with the ordinance. This resulted in the loss of 6 spaces but the applicant banked 56 spaces. The banked area will be grass unless the need arises for the 56 spaces.

Mayor Moench clarified that, theoretically, the applicant could return to the "Center of Excellence" project and proceed with previous approvals.

On questioning by the Board, Mr. Corack discussed the retail space and estimated 65-7500 trips per day, estimating 3500 cars per day.

Mr. Corack testified the daily trips is less than 10,000 per day and the weekend time period would have substantially lower trips.

On questioning by the Board, Mr. Corack described how the traffic generation is calculated and opined the previously approved project had more traffic generated for the site.

On questioning by the Board, Mr. Corack advised a "letter of no interest" from the NJDOT was provided upon their review of the project.

Mr. Corack advised the truck traffic would predominantly use the unsignalized driveway however should a truck the signalized intersection, it is designed for it. The majority of the vehicles will be passenger vehicles using the signalized intersection.

Mr. Corack confirmed the site is expected to be a 24-hour site. He then discussed potential measures to mitigate truck noise such as placing proper signage to deter engine breaking.

On questioning by the Board, Mr. Corack stated the truck traffic will almost exclusively use Discovery Drive. He advised there is adequate space for trucks turning. The Board then engaged in a lengthy discussion regarding the safety of ingress and egress of the site.

Board Traffic Engineer, Mr. Fischinger recommended a traffic study be required for each phase as a condition of approval since tenants are not yet known.

Chairman Vescio opened the meeting to the public for questions.

Mr. Ken Ditmer of 30 Muirfield Ln. Bridgewater NJ. Mr. Ditmer expressed concern with truck traffic queuing and the estimated trip generation calculations.

Mr. Jason Steinburg of 46 Highland Ave. Bridgewater NJ. Mr. Steinburg asked what consideration has been given to Route 287 and Route 22 traffic. Mr. Corack addressed the traffic congestion and referred to the settlement agreement for the traffic impact study. The requirement was to provide a study evaluation the proposed project and the previously approved project. As part of Phase 2, the NJDOT will require an evaluation and mandate a fair share contribution.

Ms. Zeita Heinz of 21 Muirfield Ln. Bridgewater NJ. Ms. Heinz asked how much less traffic this site will have. Mr. Corack estimated 30% less traffic for this site full buildout compared the previously approved site plans full buildout.

Mr. Aroon Naidu of 38 Braimar Pl. Bridgewater NJ. Mr. Naidu asked what kind of vehicles are accounted for and Mr. Corack advised how the types of vehicles are determined as well as how

the best estimate is calculated. Mr. Naidu asked when the study was done and Mr. Crack advised on a Wednesday. He then requested another traffic study be completed and Mr. Peck advised the Board Professionals found the submitted traffic study sufficient.

Ms. Kathy Franco of 776 Weemac Rd. Bridgewater NJ. Ms. Franco asked how far (distance) of the subject site is the traffic measured. Mr. Corack advised of the 2 intersections that have been evaluated. He further advised the analysis looks at the routing of the vehicles that will utilize the site.

Ms. Franco asked about different paths the trucks can take to access the site. Mr. Corack then explained how a traffic study is done in detail. Mr. Fischinger confirmed the highway interchanges are not with the Board's jurisdiction. The applicant is required to evaluate the site and the ingress/egress areas are safe.

Mr. Ken Ditmer of 30 Muirfield Ln. Bridgewater NJ. Mr. Ditmer asked about the reduction of traffic by 30% from the previously approved project. Mr. Corack reviewed the charts in their report and highlighted where the percentages are calculated. Mr. Ditmer expressed concerns with the traffic impact on his schedule.

Mr. Jason Steinburg of 46 Highland Ave. Bridgewater NJ. Mr. Steinburg asked how many truck bays are on the site. Mr. Corack advised there are 64. Mr. Corack advised the number of bays occupied is dependent on the tenant.

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

The Board took a short recess and then reconvened.

Ms. Dory introduced Mr. Harry Osbourne as the Professional Architect. He was sworn and accepted by the Board.

Mr. Osbourne discussed the purpose and intent of architecture, specifically within a campus site such as the proposed application. He discussed the architectural details of the different buildings in detail.

Mr. Osbourne introduced exhibits A4, A5 A6 and A7 to depict the different views from drivers on Route 202-206. Mr. Osbourne advised the wayfinding signs are setback from the intersections as required. He further stated these signs are designed only to direct drivers.

Mr. Osbourne introduced exhibits A5 & A6 and advised it depicts the view of the southern end of the site. He then described the monument sign in detail and reviewed the design waivers for the signs.

On questioning by the Board, Mr. Osbourne defined and described monument signs. He then described the perimeter lighting for the signage.

Consulting Board Planner Mr. Sullivan confirmed the proposed signage has setback issues and will be increasing in size. Mr. Sullivan confirmed there are 12 signs proposed where only 1 is permitted by ordinance.

Chairman Vescio opened the meeting the public for questions.

Ms. Barb Cook of 199 Cornell Blvd. Bridgewater NJ. Ms. Cook asked for the dimensions of the monument signs and Mr. Osbourne provided them. The applicant's Engineer, Mr. Herrman, discussed the site triangles with the proposed signage.

Ms. Cook requested the applicants Traffic Engineer review drivers that may try to "beat the light" and the applicant agreed to do an analysis.

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

This applicant was carried to the Tuesday July 11, 2023 Special meeting at 7 pm without further notice.

OTHER BOARD BUSINESS

There was no other Board business.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 10:10 PM.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer