

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting
November 21, 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-	Absent	Councilman Ring-	Present
Mr. Wang-	Present	Mr. Van Eck-	Absent
Mayor Moench-	Absent	Ms. Zarro-	Absent
Mr. Genova-	Absent	Mr. Banga-	Present
Mr. Magura-	Present	Ms. Chartowich-	Present
Ms. Sikora-	Absent	Chairman Vescio-	Present

Others present: Board Attorney Mr. Mark Peck, Ms. Scarlett Doyle, Board Planner, Mr. Bill Burr, Board Engineer & Land Use Administrator Nancy Probst.

MEETING OPEN TO THE PUBLIC

Chairman Vescio opened the meeting to the public.

Mr. Robert Albano 114 Papen Rd. Mr. Albano thanked the Board for their service.

APPROVAL OF MINUTES

October 17, 2023 Regular Meeting

On motion by Ms. Chartowich, seconded by Councilman Ring, the Board voted to adopt the minutes as presented based on the following roll call vote:

Affirmative: Councilman Ring, Ms. Zarro, Mr. Magura, Mr. Wang, Ms. Chartowich & Chairman Vescio

Nay:

Abstain:

Not Eligible: Mr. Banga

Absent: Mr. Pappas, Mr. Genova, Mr. Van Eck, Ms. Sikora & Mayor Moench

MEMORIALIZATION OF RESOLUTIONS

TARGET CORPORATION

Block 350, Lot 3 (200 Promenade Blvd.)

#23-022-PB – Amendment of Prior Site Plan Approval with Bulk Variance/s

On motion by Councilman Ring, seconded by Mr. Wang, the Board voted to adopt the resolution based on the following roll call vote:

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

Nay:

Abstain:

Not Eligible:

Absent: Mr. Pappas, Mr. Genova, Mr. Van Eck, Ms. Sikora & Mayor Moench

LAND DEVELOPMENT APPLICATIONS

23-004-PB; CELLARES CORP.

Block 485, Lot 3 (95 Corporate Drive)

Preliminary & Final Site Plan w/ Bulk Variance(s)

Ms. Kate Coffey, Esq. was present to represent the applicant. Sworn testimony was provided by Aaron Oswald Director of Engineering and Facilities for Cellares Corp., John Cote, Professional Engineer, Erick Josten, Professional Mechanical Engineer and Matt Welsh, Professional Planner. Exhibits were entered as follows:

A1 11/21/23 Level 1 Overall Plan

A2 11/21/23 Level 1 Overall Existing Conditions

A3 11/21/23 Phasing Exhibit

A4 11/21/23 Truck Circulation Plan

A5 11/21/23 Site Photo Exhibit

A6 11/21/23 Demolition Site Plan

A7 11/21/23 Demolition Plan Overall

A8 11/21/23 Level 1 Reference Plan

Ms. Coffey provided a brief overview of the application. She then introduced Mr. Oswald as the Director of Engineering and Facilities for Cellares. He was sworn and accepted by the Board.

Mr. Oswald described his position with Cellares as well as the operations of the company. He then described the product flow of the facility. He introduced exhibit **A1 11/21/23 Level 1 Overall Floor Plan** to orient the Board to the operations in detail.

On questioning by the Board, Mr. Oswald confirmed once the products go through quality control, Cellares tries to get the product out of the facility as soon as possible.

On questioning by the Board, Mr. Oswald estimated 3-4 deliveries per day and they arrive in a box truck/UPS style truck. Mr. Oswald then discussed the existing loading docks and the intent to separate waste flow and incoming product flow.

On questioning of the Board Professionals, Mr. Oswald estimated 2026 for the completion of the Phase 2 portion of the project. He further confirmed the pad for the truck is part of Phase 1.

Chairman Vescio opened the meeting to the public for questions. With there being no questions from the public, the Board closed this portion of the meeting.

Mr. Coffey introduced Mr. John Cote as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Cote introduced and described **A2 11/21/23 Level 1 Overall Existing Conditions** to orient the Board to the existing site details.

Mr. Cote used the submitted site plan set to describe the proposed improvements. He identified the landscape islands that will be removed, the proposed fence and dumpster locations, and the new loading docks.

Mr. Cote introduced and described exhibit **A3 11/21/23 Phasing Exhibit** to describe each component of the phases. He then introduced **A4 11/21/23 Truck Circulation Plan** to describe firetruck turning template.

Mr. Cote introduced and described **A5 11/21/23 Site Photo Exhibit**, describing the vegetative buffer. He advised the buffer is already dense and does not have room for new trees. He identified areas where the applicant will attempt to fit new trees but advised the applicant is willing to pay a payment in lieu of if necessary.

On questioning by the Board, Mr. Cote discussed the stormwater management system/infrastructure to insure it operates appropriately. He described the system in detail and stated the added impervious coverage increases only 5% more storm water to the pipes/downstream.

On questioning by the Board Professionals, Mr. Cote advised there is an increase of .4% of impervious coverage which is approximately 2600 SF of increase. He then identified the proposed impervious coverage areas.

On questioning by the Board Professionals, Mr. Cote confirmed he inspected the drainage areas to insure they were clean and clear of debris.

Chairman Vescio opened the meeting to the public for questions.

Robert Albano of 114 Papen Rd. Bridgewater NJ. Mr. Albano discussed reducing the parking spaces to plant additional trees. Mr. Albano also confirmed the runoff goes into Cuckels Brook.

With there being no further questions from the public, this portion of the meeting was closed.

Ms. Coffey reviewed the Fire Official's review comments and confirmed there is a Knox box on site already.

Mr. Cote confirmed the fire pumphouse has been relocated inside the facility.

Ms. Coffey introduced Mr. Josten as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Josten reviewed the architectural renderings and anticipated floor plans. He introduced exhibit **A6 11/21/23 Sheet AD1.1 Demolition Site Plan** to orient the Board. He then introduced exhibit **A7 11/21/23 Demolition Plan Overall** to show the intended scope within the facility as it relates to the exterior.

Mr. Josten introduced and described exhibit **A1 11/21/23 Level 1 Overall**. He advised this floor plan is designed to have the liquid nitrogen in close proximity to the operations. He then identified the paths of the employees, confirming the personnel and product flow are separated.

Mr. Josten introduced exhibit **A8 11/2123 Level 1 Reference Plan** and identified the 50 cell shuttles, stating the right side of the building would be used for manufacturing space. He advised Cellares desires to continue operations during the expansion of the facility.

Chairman Vescio opened the meeting to the public for questions. With there being no questions from the public, the Board closed this portion.

Ms. Coffey introduced Mr. Welsh as the applicant's Professional Planner. He was sworn and accepted by the Board.

Mr. Welsh identified the variance requested by the applicant for the loading dock sizes. He stated the 12x50 ft dimensions are meant for tractor trailers and not the vans/box trucks that Cellares uses. He opined the proposed docks are appropriately sized and consistent for the proposed use.

On questioning by the Board, Mr. Welsh reiterated there will be less than 5 deliveries per day in a box truck.

Chairman Vescio opened the meeting to the public for questions. With there being no questions, the Board closed this portion of the meeting.

Mr. Peck reviewed the conditions for the resolution and the Board deliberated.

On motion by Councilman Ring, seconded by Ms. Sikora, the Board voted to approve the application with conditions based on the following roll call vote:

Affirmative: Councilman Ring, Mr. Magura, Ms. Sikora, Mr. Wang & Ms. Chartowich
& Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mr. Pappas, Mr. Genova, Ms. Zarro, Mr. Banga, Mr. Van Eck
& Mayor Moench

OTHER BUSINESS

SOMERSET COUNTY VOCATIONAL TECHNICAL HIGH SCHOOL

Block 557, Lot 3 (14 Vogt Drive)

#23-022-PB – COURTESY REVIEW ONLY

Ms. Probst advised the Board that the Votech followed all recommendations from the Planning Board.

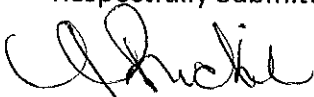
The Board thanked Ms. Doyle for her years of service to the Planning Board and Township.

Councilman Ring advised he will not serve on the Planning Board in 2024 and thanked the members for all of their efforts.

ADJOURN

On motion by Councilman Ring, the Board unanimously voted to adjourn the meeting at 9:02 pm.

Respectfully Submitted



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer