



Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for

Greymark Office Tract



DRAFT: SEPTEMBER 2024

Bridgewater Township, Somerset County, New Jersey

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Greymark Office Tract

Bridgewater Township, Somerset County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Non-Condensation Preliminary Investigation by the Planning Board on _____, 2024.

Endorsed and designated an Area in Need of Redevelopment by the Township Council on _____, 2024.

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A signed and sealed copy of this document is available at the municipal building.



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INTRODUCTION

The Township Council of Bridgewater directed the Planning Board, pursuant to Resolution #24-08-15-221 (Appendix A), adopted on August 15, 2024, to conduct a preliminary investigation to determine whether an area identified on the Bridgewater Township Tax Maps as Block 221, Lots 1.02, 1.03, 1.04, 2.00, & 2.01, located at 1200 US-Route 22, qualified as an *area in need of redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the “*Local Redevelopment and Housing Law*” (a.k.a “LRHL”). Subsequent to the Township Council resolution, the Planning Board directed this office to undertake such a study.

This report, which constitutes a *Preliminary Investigation*, is the statutorily enabled vehicle by which the Planning Board may respond to the Township Council’s request to study the area in question. It provides an examination of the existing conditions of the Study Area, depicted through photography, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

Statutory Authority and Process

Under New Jersey’s *Local Redevelopment and Housing Law*, N.J.S.A. 40A:12A-1 et seq., (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The Township of Bridgewater must follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to prospective redevelopers. Ultimately, it is a means to lay the groundwork for redevelopment that benefits, both, the public and private interests.

NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Governing body directs the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Planning board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- Based on the planning board’s recommendation, governing body may designate all or some of the study area as an “area in need of redevelopment”.
- The governing body prepares a redevelopment plan for the area, or directs the planning board to prepare the plan.
- The governing body adopts the redevelopment plan
- The governing body or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implement the plan.

LOCATION AND EXISTING CONDITIONS

The Greymark Office Tract Study Area (*Study Area*) consists of five lots that are identified on the Township Tax Map as Block 221, Lots 1.02, 1.03, 1.04, 2 & 2.01. These lots comprise 27.899 acres of land located on US Route-22 (eastbound) between the interchanges with US Route-202 and Interstate-287. The Study Area has frontage on three rights-of-way: 1,022 feet on US Route-22, 441 feet on Woodside Lane, and 50 feet on Adamsville Road. A summary of the properties within the Study Area is shown in Table 1.

Block / Lot	Street Address	Owner	Property Class	Acres
221 / 1.02	1220 Route 22	1200 Route 22 Land Investors, LLC	1 - Vacant	13.474
221 / 1.03	1200 Route 22	1200 Route 22 Land Investors, LLC	4A - Commercial	6.789
221 / 1.04	1210 Route 22	1200 Route 22 Land Investors, LLC	1 - Vacant	7.353
221 / 2	Woodside Lane	1200 Route 22 Land Investors, LLC	1 - Vacant	0.194
221 / 2.01	Woodside Lane	1200 Route 22 Land Investors, LLC	1 - Vacant	0.089
Total				27.899

Sources: MOD-IV Tax Assessment Records (Appendix B) and 2022 Land Development Application

The Study Area is the site of an approved three-phase office campus known as the *Greymark at Bridgewater* campus, which was first approved in 1981 and partially constructed over several years. As of 2024, the first phase has been completed on Lot 1.03, while the remainder of the Study Area contains improvements in various stages of completion such as stormwater management and parking facilities for existing and unbuilt phases.

Existing Land Use and Improvements

The Study Area contains a mix of developed and undeveloped land resulting from the partial construction of the approved *Greymark at Bridgewater* campus. Several components of the project were constructed during Phase I to accommodate full build-out of the campus such as a stormwater detention basin, vegetated swales, and a common driveway to US Route-22 to serve all three office buildings.

Lot 1.02 contains stormwater management facilities installed during Phase I and portions of the common driveway modified during Phase II. An “on-stream” stormwater detention basin and concrete spillway is located in the northeast of the lot. The basin is approximately 93,000 square feet and located in an area now delineated by wetlands. An 8,900-square-foot stone area of unknown purpose or approval status is located west of the spillway. A stormwater

conveyance system composed of cast iron inlets and 57 linear feet of reinforced concrete pipes are located in the southeast corner of the lot and drain into a vegetated swale that runs parallel to the rear property line. An additional 97 linear feet of stormwater pipes are located between the driveway and the stormwater basin. Four (4) unused stormwater management system components are stored above ground southwest of the spillway.

Lot 1.03 contains a three-story, 110,464-square-foot office building with 376 parking spaces and associated parking, circulation, lighting, and landscaping. This project was completed around 1987 during Phase I construction of the *Greywater* project. This building is occupied by several office tenants including a medical office use.

Lot 1.04 contains a paved parking lot and driveway connected to the existing office development on Lot 1.03, an incomplete stormwater conveyance system, and a gravel area that is overgrown with vegetation. The parking area and driveway contain approximately 27,500 square feet (0.63 acres) of impervious asphalt surface that is partially curbed and 58 spaces used by the office tenants of Lot 1.03. The gravel area covers approximately 136,000 square feet (3.1 acres) and corresponds to the 509 parking spaces approved for Phase II. A stormwater conveyance system located in the vicinity of the gravel area is connected to a vegetated swale that runs parallel to the rear property line. The stormwater conveyance system is composed of cast iron inlets and approximately 960 linear feet of reinforced concrete pipes designed to convey stormwater to the swale. Because paving of the gravel area was never completed, much of the gravel area is overgrown by vegetation and the inlets are several inches above grade. No curbs were installed around the edge of the gravel area such that stormwater runoff is not controlled and has caused noticeable erosion and sedimentation in various areas of the site. The stormwater system therefore does not convey stormwater runoff from the site as designed and approved. Several unused stormwater management components are stored above ground near the western property line. An area measuring approximately 67,000 square feet and containing unstabilized exposed dirt exists in the footprint of the unconstructed office building.

Lots 2 and 2.01 are vacant and wooded lots located on Woodside Lane.

Properties surrounding the Study Area contain a mix of residential and non-residential land uses. The US Route-22 corridor contains commercial uses such as corporate offices, medical offices, auto dealerships, hotels, gas stations, restaurants, and a warehouse. Uses to the east and southwest include single-family detached dwellings. Townhouses (Chelsea Village) are located to the southeast and a retirement community (Laurel Circle) is located to the southwest. The Fraternal Order of Eagles lodge is located beyond the southern boundary of the Study Area.

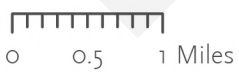
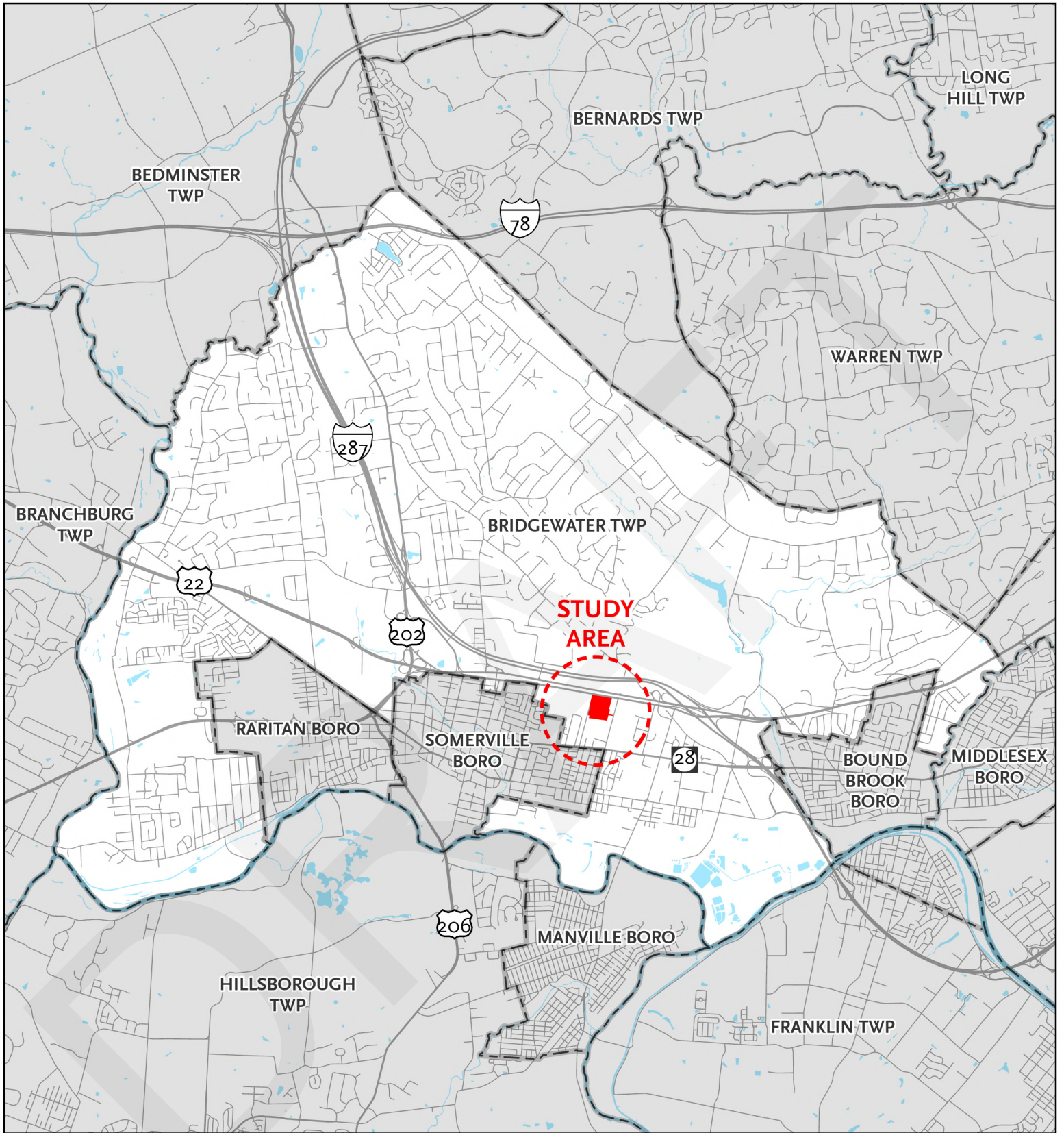
Environmental Conditions

Environmentally sensitive lands are located within the Study Area. Cuckels Brook (also referred to as Cuckhold's Brook) flows north to south through deciduous wooded wetlands and herbaceous wetlands on Lot 1.02. Cuckels Brook is a non-trout, Category Two (C2) surface water for which no riparian zone (stream buffer) is required by NJDEP Flood Hazard Area Control Act Rules (NJAC 7:13). The wetlands associated with the stream are of intermediate resource value and have transition areas of 50 feet per NJDEP Freshwater Wetlands Protection Act Rules (NJAC 7:7A). Portions of Lot 1.02 are also located within the floodway, 100-year floodplain, and 500-year floodplain along the eastern boundary of the Study Area, which generally slopes downward from the northwest to the southeast. The flood hazard areas continue along the stream corridor through residential areas to the east and southeast.

On-site stormwater management facilities associated with the approved office campus were constructed and modified over several decades. In 1984, an "on-stream" stormwater detention basin and concrete spillway were constructed within the Cuckels Brook stream corridor on Lot 1.02. This type of stormwater management facility is atypical and not permitted by NJDEP under current regulations. Around 2001, the basin was fitted with an emergency spillway and concrete weir flood control structure. Around this time, existing isolated wetlands in the interior of Lots 1.02 and 1.04 were filled and vegetated swales were constructed along the southern property lines of Lots 1.02 and 1.04, which now constitute wetlands of ordinary resource value with no associated transition areas per NJAC 7:7A.

An estimate of land within the Study Area that is located within a wetland, wetland transition area, or flood hazard area has been measured by this office based on a property survey prepared by Control Point Associates, Inc., on August 2, 2022, and revised through June 30, 2023 (Appendix C). In total, approximately 8.8 acres, or 31.8%, of the Study Area is located within these environmentally constrained areas. Approximately 11.1 acres, or 39.8% of the Study Area, is vacant and unconstrained by wetlands and flood hazard areas.

The Study Area is not on the Known Contaminated Sites List, nor is there any known groundwater contamination or soil contamination according to NJDEP DataMiner records.



GREYMARK OFFICE TRACT
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

SOURCES:
 NJ Roadway Network
 NJDOT 2023
 National Hydrography Dataset
 USGS, 2015

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Architecture

Planning

Landscape Architecture

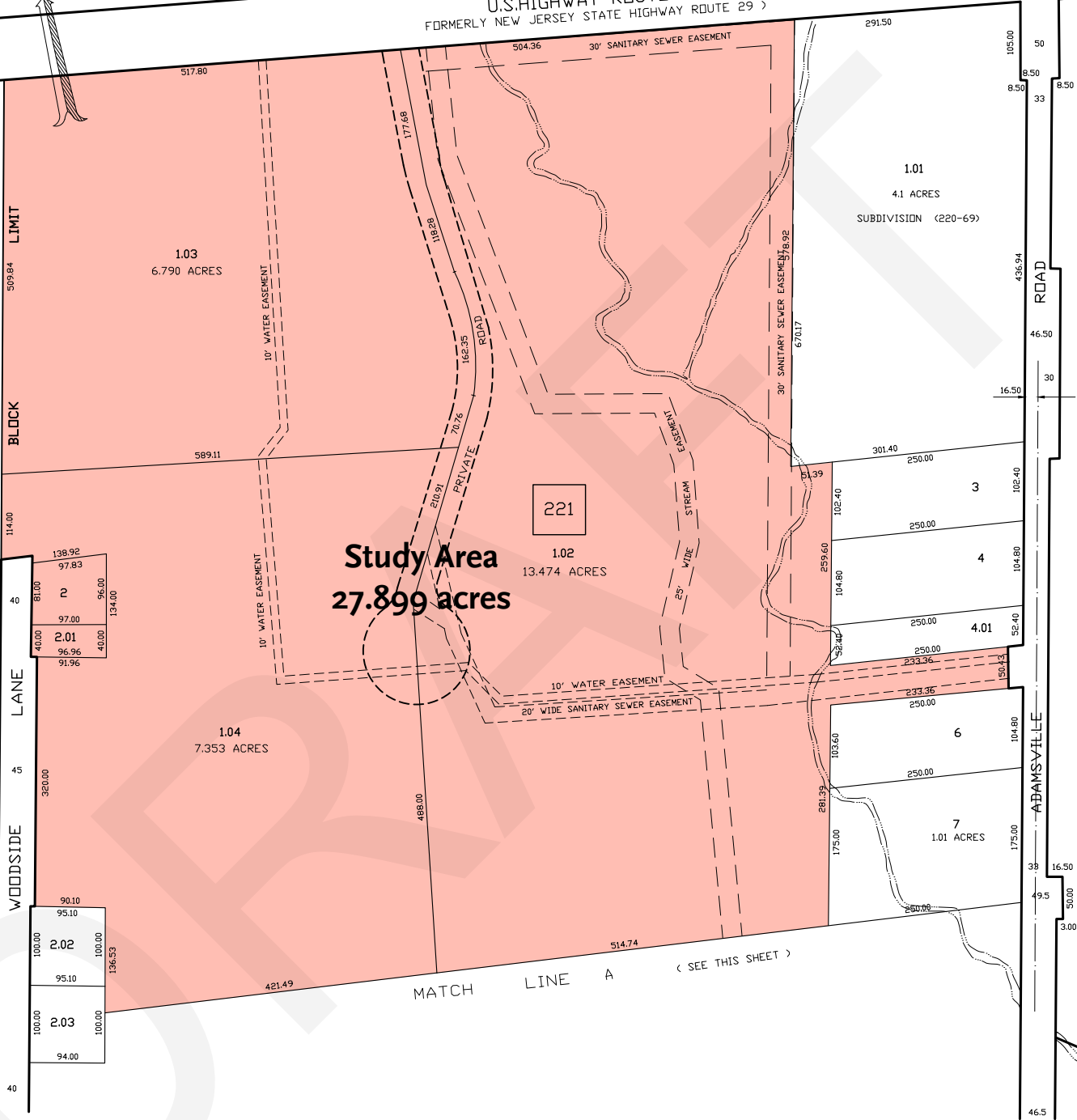
Study Area Location

LOCATION:
 Bridgewater Township, Somerset County, NJ

STATE OF NEW JERSEY
EXEMPTED
FOR ASSESSING SEE SHEET NO. 63

U.S. HIGHWAY ROUTE 22
FORMERLY NEW JERSEY STATE HIGHWAY ROUTE 29

ADJOINS SHEET 56



Study Area
27.899 acres

221

1.01
4.1 ACRES
SUBDIVISION (220-69)

WOODSIDE LANE

ADAMSVILLE ROAD

MATCH LINE A (SEE THIS SHEET)



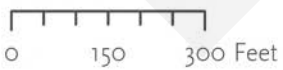
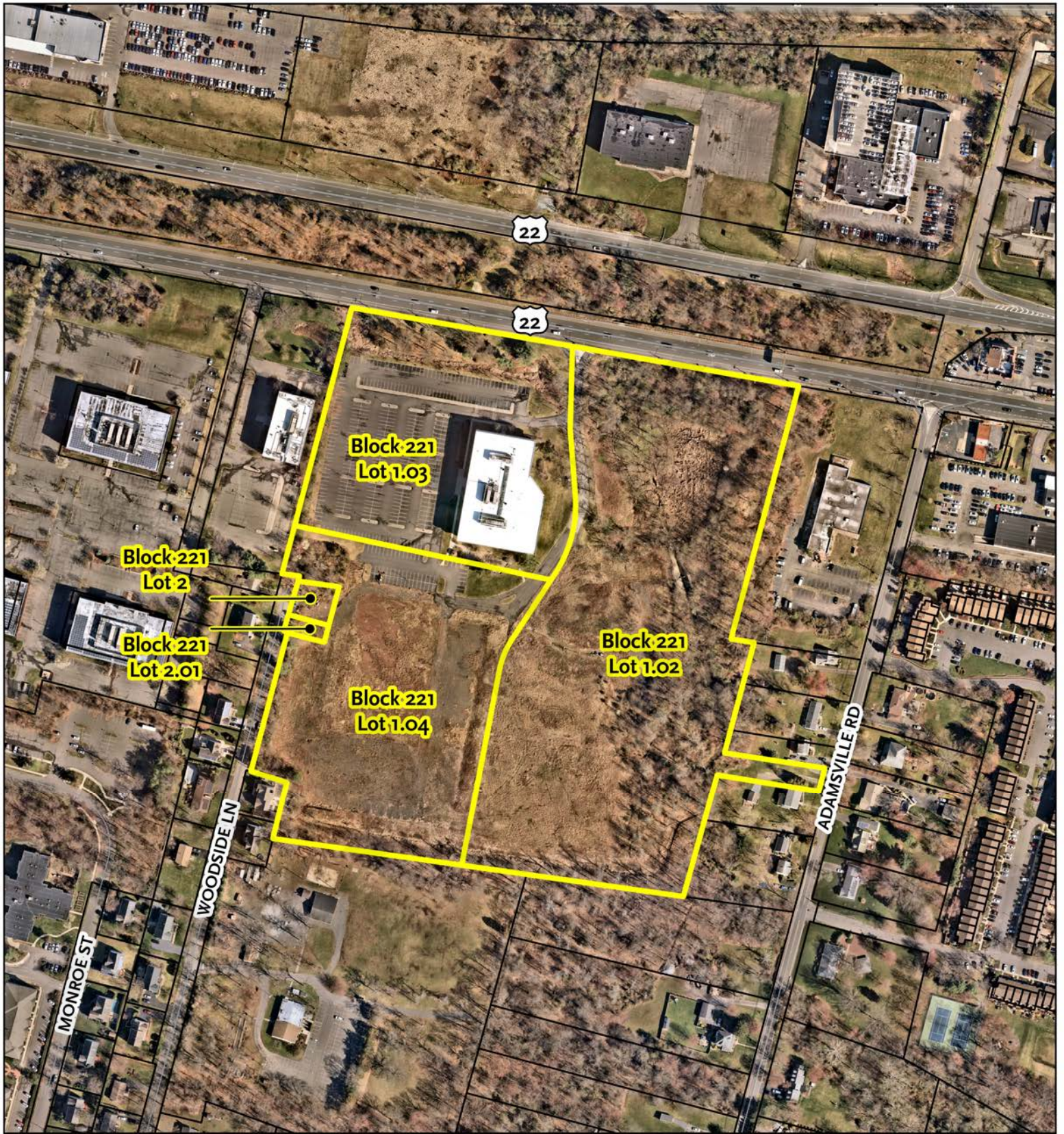
GREYMARK OFFICE TRACT
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

SOURCE:
Bridgewater Township Tax Map, Sheet 58

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Planning
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Tax Map

LOCATION:
Bridgewater Township, Somerset County, NJ



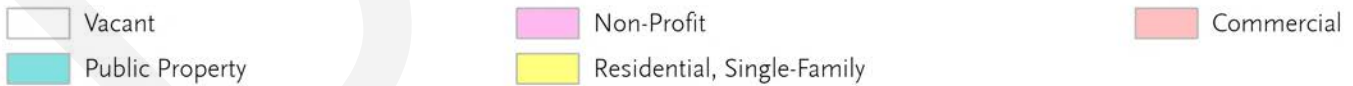
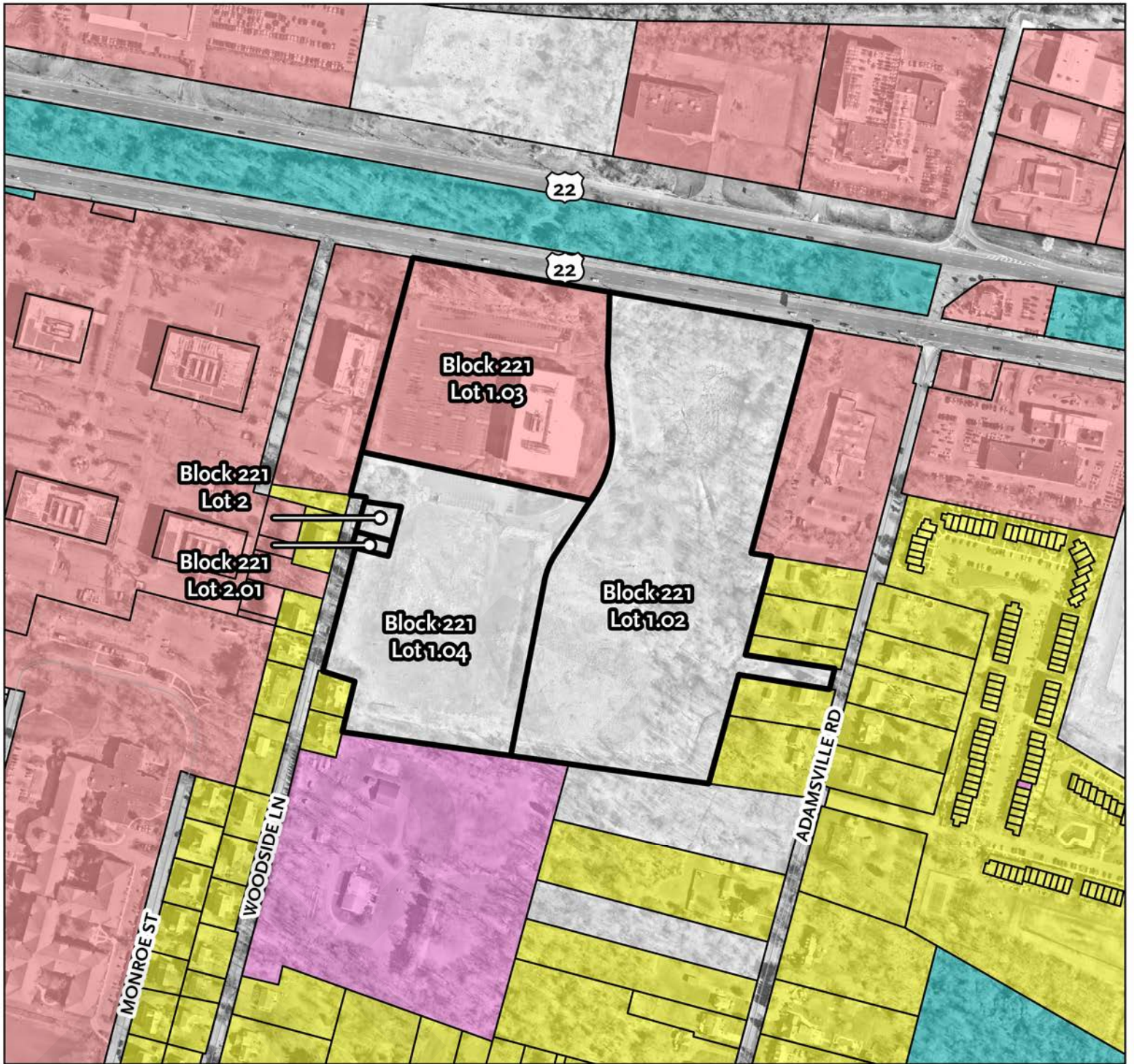
GREYMARK OFFICE TRACT
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Study Area Boundary

LOCATION:
 Bridgewater Township, Somerset County, NJ

SOURCES:
 Somerset County Parcel Boundaries
 NJOGIS, 2023
 Aerial Imagery
 Nearmap (March 3, 2024)

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GREYMARK OFFICE TRACT
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Existing Land Use

LOCATION:
Bridgewater Township, Somerset County, NJ

SOURCES:
Somerset County Parcel Boundaries and MOD-IV®
NJOGIS, 2023
Aerial Imagery
Nearmap (March 3, 2024)

Existing Land Use classifications are based on CCH field assessment of MOD-IV tax assessment data and aerial imagery.

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EXISTING ZONING, STATE PLAN AND OTHER DATA

Limited Manufacturing Zone – Small Lot (M1-B)

The Study Area is located within the Limited Manufacturing – Small Lot (M1-B) zoning district. The zoning designation and bulk standards of the M1-B district have remained unchanged within the Study Area since approval of the amended *Greymark at Bridgewater II & III* application in 2001. Permitted principal uses in the M1-B district include:

1. Business offices
2. Manufacturing
3. Research laboratories
4. Animal hospitals
5. Storage facilities
6. Private security vaults
7. Medical offices and dental offices
8. Medical-support centers of limited service for uses such as diagnostic MRI facilities, wellness centers, out-patient rehabilitation centers, out-patient surgical centers.

Permitted accessory uses in the M1-B district include:

1. Restaurant facilities totally integrated with permitted uses to primarily serve occupants and patrons of permitted uses in this zone.
2. Satellite dishes, special electronic power equipment, and other technological equipment uses serving a principal use are permitted.
3. Warehouse uses as defined in § 126-2.

Permitted conditional uses in the M1-B district include:

1. Service stations [...] at intersections of area collectors and minor roads.
2. Accessory retail services within professional business and research offices.
3. Child-care centers as part of professional business and research offices.

Smart Growth Area

The entirety of the Study Area is within Planning Area 1: Metropolitan Planning Area. This planning area constitutes a “Smart Growth Area” as characterized by the New Jersey State Development and Redevelopment Plan (“State Plan”). The State Plan differentiates areas within the State to:

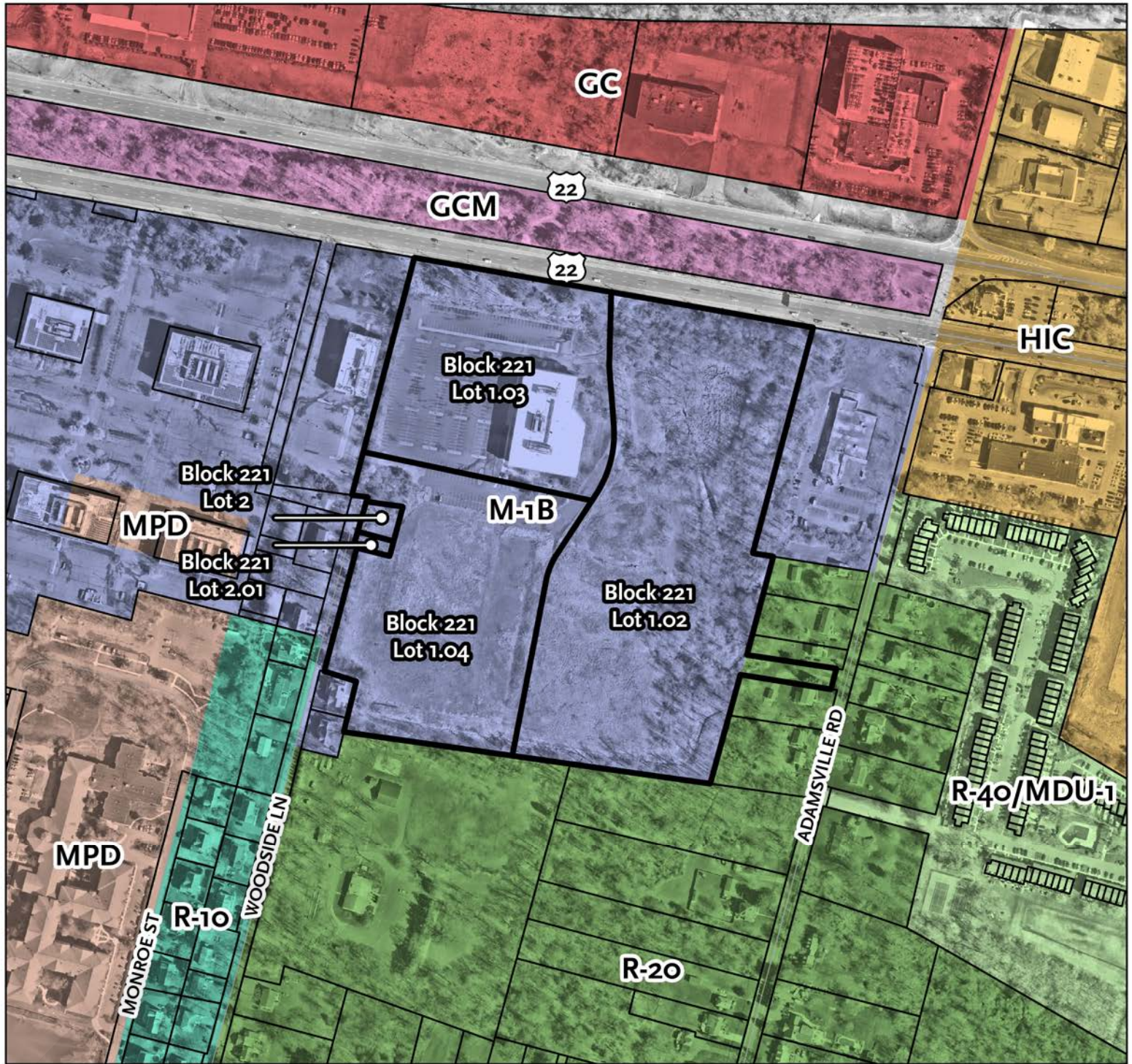
Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and

suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The State Plan characterizes areas relative to the State's preference for development and redevelopment and where coordination and resources should be focused as different "planning areas". Furthermore, the Office of Planning Advocacy has aggregated the most preferential areas (planning areas) for growth and development within a map depicting Smart Growth Areas:

"Smart growth area" means an area designated pursuant to P.L. 1985, c. 398 (C. 52:18A-196 et seq.) as Planning Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L. 1968, c. 404 (C. 13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L. 1979, c. 111 (C. 13:18A-8); an urban enterprise zone designated pursuant to P.L. 1983, c. 303 (C. 52:27H-60 et seq.) or P.L. 2001, c. 347 (C. 52:27H-66.2 et al.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.

The LRHL considers the location of a redevelopment Study Area relative to the NJ State Plan policies, as embodied in the State Plan's planning areas, for the purposes of determining whether a Study Area should be designated as an Area in Need of Redevelopment. The entirety of the Study Area is within the Metropolitan Planning Area, Planning Area 1, which is considered a "Smart Growth Area" by the State Plan.



	GC	(General Commercial)		MPD	(Medical Park District)
	GCM	(General Commercial and Manufacturing)		R-10	(Single-Family Residential)
	HIC	(Highway Interchange Commercial)		R-20	(Single-Family Residential)
	M-1B	(Limited Manufacturing - Small Lot)		R-40/MDU-1	(Single-Family and Multiple-Dwelling Residential)

GREYMARK OFFICE TRACT
INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

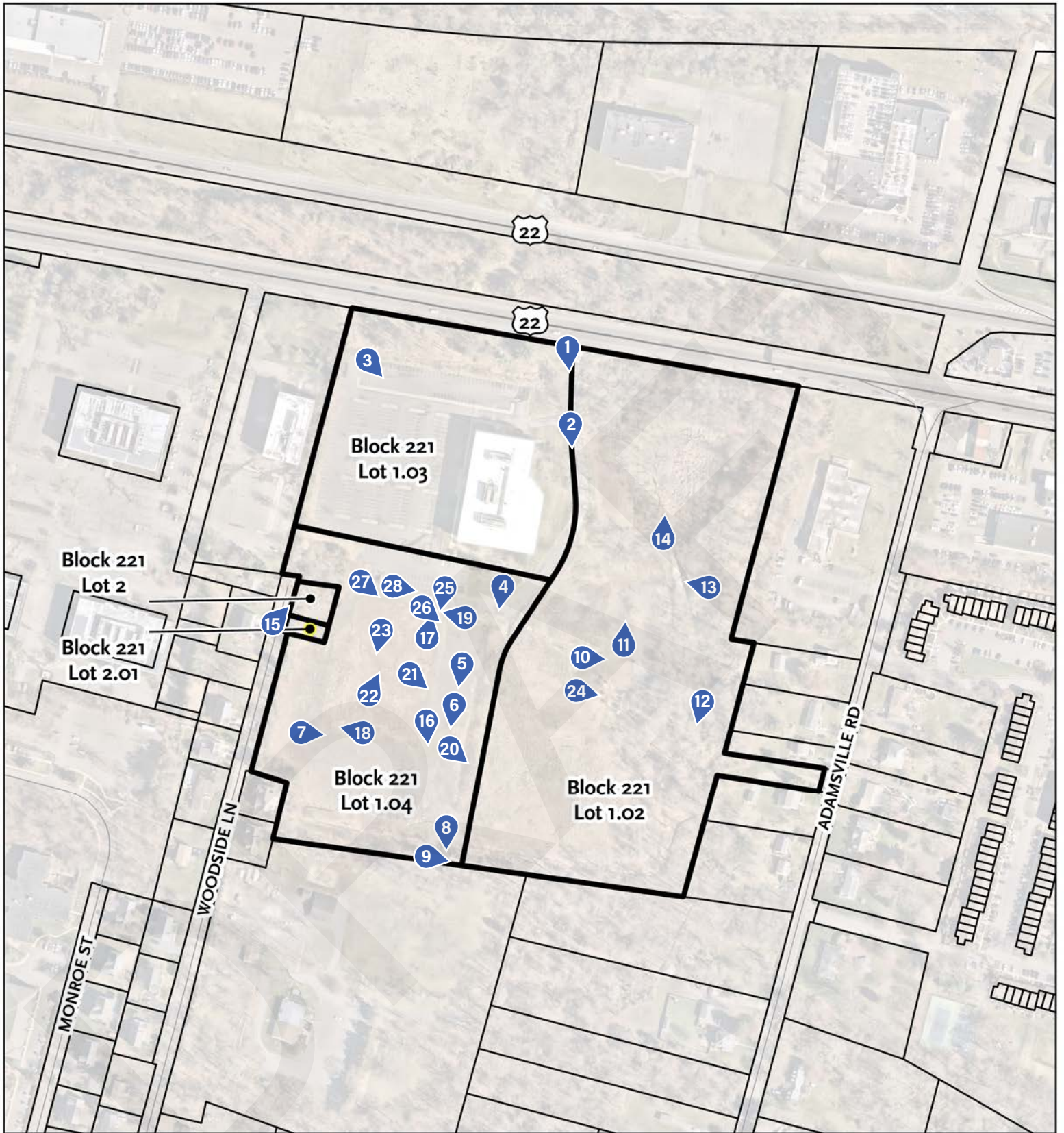
Existing Zoning

LOCATION:
Bridgewater Township, Somerset County, NJ

SOURCES:
Somerset County Parcel Boundaries and MOD-IV
NJOGIS, 2023

Aerial Imagery
Nearmap (March 3, 2024)

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GREYMARK OFFICE TRACT
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Site Photo Key Map

LOCATION:
 Bridgewater Township, Somerset County, NJ

SOURCES:
 Somerset County Parcel Boundaries
 NJOGIS, 2023
 Aerial Imagery
 Nearmap (March 3, 2024)

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 Landscape Architecture

SITE PHOTOS



Photo 1. Frontage and Entrance from US Route-22 (Lots 1.02 and 1.03)



Photo 2. Common Driveway with Access Easement (Lots 1.02 and 1.03)



Photo 3. Existing Office Building and Parking (Lot 1.03)



Photo 4. Driveway Island (Lot 1.04)



Photo 5. Gravel Area (Lot 1.04)



Photo 6. Gravel Area, Closeup (Lot 1.04)



Photo 7. Stormwater Inlet in Gravel Area (Lot 1.04)



Photo 8. Stormwater Inlet At Rear Edge of Gravel Area (Lot 1.04)



Photo 9. Headwall Outlet and Swale (Lot 1.04)



Photo 10. Unused Stormwater Management Components (Lot 1.02)



Photo 11. Concrete Spillway and Outlet Control Structure (Lot 1.02)



Photo 12. "On-Stream" Stormwater Basin and Wetlands (Lot 1.02)



Photo 13. Cuckels Brook Below Stormwater Basin (Lot 1.02)



Photo 14. Stone Area (Lot 1.02)



Photo 15. End of Woodside Lane (Lots 2 and 2.01)

See “Application of Redevelopment Criteria to the Study Area” (p.32) for Photos 16-28.

Existing Easements

Several easements run on the land within the Study Area, as shown in Table 2. Most of these easements are dated around the time of site plan approval and amended site plan approval of the planned office complex or the sale of lots within the Study Area.

Table 2. Existing Easements					
Description	By	In Favor Of	Source	Date Recorded	Location
10' PSE&G Easement	Grey-Mark Associates	PSE&G	D.B. 1561, p.121	November 26, 1985	Lots 1.03 and 1.04
25' Stream Easement	Grey-Mark Associates	-	D.B. 1769, p.84	March 12, 1990	Lot 1.02
Existing Stream Encroachment Line	Grey-Mark Associates	Somerset County	D.B. 1459, p.177 D.B. 1769, p.84	May 11, 1982	Lot 1.02
10' Water Easement	Grey-Mark Associates	Elizabethtown Water Company	D.B. 1778, p.670	June 6, 1990	Lots 1.02, 1.03, and 1.04
20' Drainage Easement	Grey-Mark Associates	-	D.B. 1769, p.84	March 12, 1990	Lots 1.02, 1.03, and 1.04
20' Sanitary Sewer Easement	Grey-Mark Associates	-	D.B. 1769, p.84	March 12, 1990	Lot 1.02
30' Sanitary Sewer Easement	Grey-Mark Associates	-	-	-	Lot 1.02
Cross-Parking Easement (5 spaces)	Bridgemark Development LLC	Greymark Building LLC	D.B. 5834, p.1968	November 22, 1999 Amended December 2, 2005	Lot 1.04 (5 spaces)
Cross-Parking Easement (36 spaces)	Bridgemark Development LLC / Greymark Building LLC		D.B. 2269, p.209	November 22, 1999 Amended December 2, 2005	Lot 1.03 (18 spaces) Lot 1.04 (18 spaces)
50' Cross-Access Easement (Abandoned)	Grey-Mark Associates	-	D.B. 1769, p.84	March 12, 1990	Lots 1.02 and 1.04
Access Easement	Grey-Mark Associates	-	D.B. 1507, p.328	March 12, 1990	Lots 1.02, 1.03, and 1.04

DEVELOPMENT APPLICATION HISTORY

Portions of the Study Area have been the subject of seven (7) land development applications since 1981. As of 2024, only Phase I of the approved 1981 *Greymark at Bridgewater* application has been completed. Clearing of vegetation and groundwork associated with Phase II was started around 2004 but discontinued shortly thereafter. No additional development has occurred on the property, except for modifications to stormwater management facilities and minor adjustments to existing parking and signage associated with the existing office during Phase I. A summary of all development applications is provided in Table 3, below.

Year	Applicant	Application Type	Proposal	Board Decision	Outcome
1981	Cedarbrook Associates, LLC	Site Plan and Subdivision	The applicant proposed three 3-story office buildings with a total floor area of 336,000 sf., 1,220 parking spaces accessed by a common driveway, and an “on-stream” stormwater management basin.	Approved	Partially Constructed (on-stream stormwater basin and 377 parking spaces completed; 110,464-sf. Building I started)
1986, 1987	Grey-Mark Associates, LLC	Site Plan and Subdivision (Amended)	Applicant requested relief from adopted tenant floor area restrictions in Building I and additional relief from parking requirements.	Partially Approved (floor area restrictions)	Partially Constructed (Building I completed)
2000	Bridgemark Land Associates, LLC	Site Plan and Subdivision (Amended)	The applicant proposed to modify the previously approved site layout for Phases II and III. No changes to approved floor area or uses were proposed.	Approved	Partially Constructed (58 parking spaces constructed and Phase II site work started and abandoned)

2005	Briad Development West, LLC	Use Variance, Site Plan, and Subdivision	The applicant proposed to subdivide Lot 1.02 to create two new lots and construct two 4-story hotels with a total floor area of 161,412 sf., 255 units, and 249 parking spaces. Variances for use, building height, FAR, and setbacks were requested.	Denied	Not Constructed
2008	Greymark Building, LLC	Use Variance (Existing Building)	The applicant requested use variance to permit a medical office tenant in the existing Greymark I office building on Lot 1.03.	Approved	Change Of Use
2014	TMI Hospitality, Inc.	Use Variance, Site Plan, and Subdivision	The applicant proposed two 3-story hotels on Lot 1.02 and Lot 1.04 containing 204 total units, 265 parking spaces, and a total floor area of 149,853 sf. Variances for use, building height, FAR, lot coverage, and building setback were requested.	Denied	Not Constructed
2023	1200 Route 22 Land Investors, LLC	Use Variance, Site Plan, and Subdivision	The applicant proposed a warehouse with a floor area of 179,973 sf., 35 loading bays, 505 parking spaces including banked parking, and new stormwater management facilities. Variances for use, building height, buffers, and parking were requested.	TBD (Carried Over)	Not Constructed

Development Application Timeline

The following timeline provides a detailed summary of development activity associated with the Study Area based on aerial imagery, board resolutions, environmental impact statements, permits, correspondence, tax records, and other supporting documents. Approved site plans and memorialized resolutions of approval are contained in Appendix _.

In 1981, Cedarbrook Associates (*Cedarbrook*) applied for site plan and subdivision to build an office park in three (3) phases on property formerly identified as Block 5323, Lots 1 and 2, and Block 5322, Lots 174-189. The project consisted of three (3) office buildings with a total gross floor area of 336,000 square feet and 1,220 parking spaces to be accessed from a common driveway to US Route-22. The project was granted variances from parking requirements with minor conditions of approval.¹

In or around 1984, construction of Phase I began. An “on-stream” detention basin and flood control structure (spillway) were built on Cuckels Brook (Cuckhold’s Brook) on Lot 1.02 to serve the full build-out of the approved *Greymark at Bridgewater* project.²

Sometime between 1981 and 1986, Cedarbrook sold the property to Grey-Mark Associates, LLC (*Grey-Mark*).

In December 1986, Grey-Mark applied for amended site plan approval, seeking additional relief from parking requirements and the previously approved tenant floor area restrictions. The Board approved the amended floor area for Phase I (which was nearly complete) but did not approve the requested parking variance. The Board required as a condition of approval that the applicant monitor the performance and occupancy of the building constructed in Phase I to determine whether relief for Phases II and III was necessary or desirable.³

Around 1987, Phase I of the *Greymark* project was completed on Lot 1.03. The building is a three-story, 110,464-square-foot office building with 377 parking spaces.

In June 1987, New Jersey Governor Thomas Kean declared an 18-month moratorium on development in wetlands, halting an estimated 500 to 600 development projects throughout the state.⁴ One month later, the New Jersey Legislature passed the Freshwater Wetlands

¹ 1981 Resolution

² 2014 EIS

³ 1986 Resolution

⁴ Sullivan, Joseph F. “Kean Halts All Freshwater Wetlands Development.” *The New York Times*, 9 June 1987. Accessed from www.nytimes.com/1987/06/09/nyregion/kean-halts-all-freshwater-wetlands-development.html.

Protection Act, which authorized NJDEP to establish and enforce rules for development located within and near freshwater wetlands.

In December 1987, Grey-Mark received amended site plan approval for changes to the previously approved configuration of buildings with variances from stream setback requirements and parking areas located within the front yard. Conditions of approval included the construction of underground stormwater detention pipes under the rear parking lot and a possible control structure in Cuckels Brook pending engineer review.⁵

In July 1988, Grey-Mark received permits from NJDEP for stream encroachment and wetlands disturbance to construct two stormwater outfall structures, two utility crossings and establish a stream encroachment line along Cuckels Brook.⁶ The permitted stormwater improvements were completed, but the buildings associated with Phase II and Phase III were not constructed.

In December 1994, Grey-Mark sold Lot 1.02 to Bridgemark Land Associates, LP (*Bridgemark*).



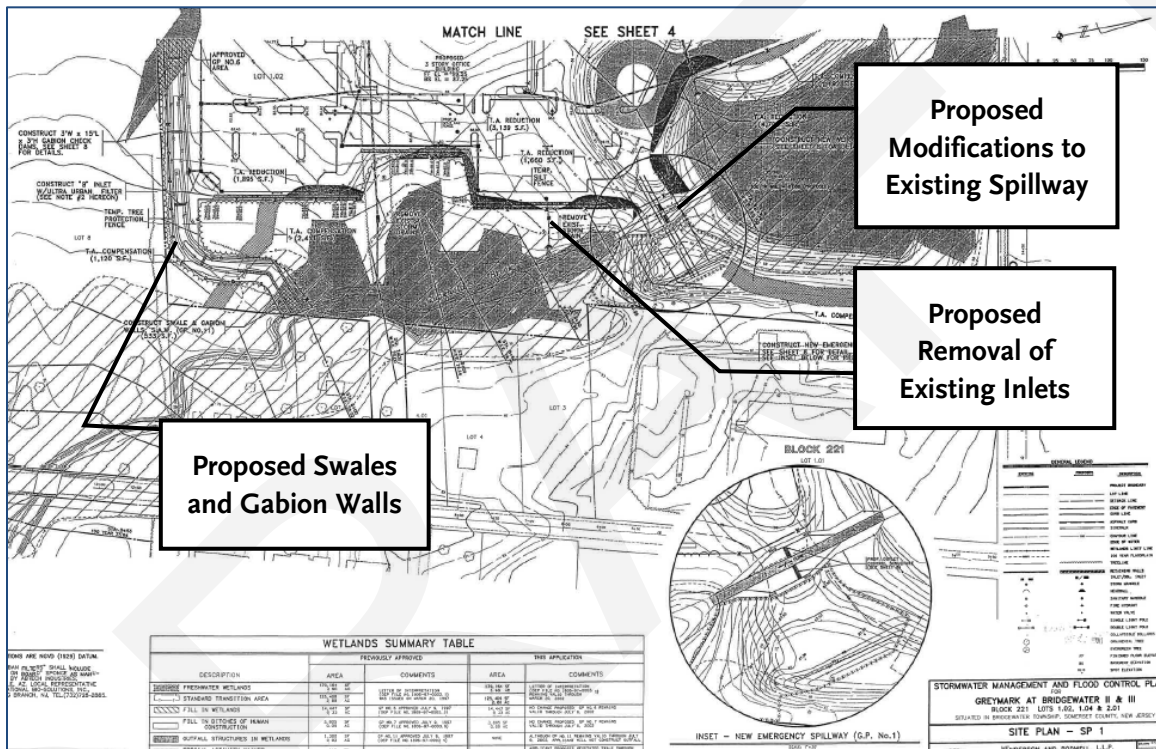
NJOGIS 1995

In July 1997, Grey-Mark received NJDEP permits for stream encroachment and freshwater wetlands disturbance to establish the 100-year flood plain for Cuckels Brook and construct an

⁵ 1987 Resolution

⁶ 1988 NJDEP Permit

In December 2000, Somerset County did not accept the Stormwater Management and Flood Control Plan prepared by the applicant and dated October 2000. Bridgemark cooperated with the Office of the County Engineer to agree on alternative modifications to the stormwater management basin and revises the Stormwater Management and Flood Control Plan through October 22, 2001. The approved design included removal of existing storm drains and conveyance pipes, construction of a concrete weir, emergency spillway, and outlet control structure within the existing basin and stream corridor, and a swale along the rear (south) property line of Lots 1.02 and 1.04.⁹



Bridgemark Stormwater Management and Flood Control Plan, 2001

In June 2001, Bridgemark entered into a development agreement with Somerset County as a condition of County Planning Board approval. Bridgemark agreed to pay the County \$250,000 for off-tract road improvements and modifications to the on-stream stormwater detention basin.¹⁰

In October 2001, Bridgemark received NJDEP permits for stream encroachment, wetlands disturbance, and transition area averaging to modify the existing on-stream stormwater

⁹ November 2001 Letter from Somerset County Planning Board RE: Greymark (Bridgemark)

¹⁰ 2001 Development Agreement

detention basin and site hydrology per the Stormwater Management and Flood Control Plan approved by the Count. The permit granted permission to construct the stormwater outfall structure, modify the existing on-stream detention basin on Cuckels Brook, and disturb wetlands for repair of the existing spillway and the construction of the stormwater outfall structure.¹¹ These improvements were constructed, inspected, and certified complete in December 2003. Also in or around this time, vegetation on Lot 1.02 and Lot 1.04 was cleared for development of Phase II and Phase III of the *Greymark at Bridgewater* project.



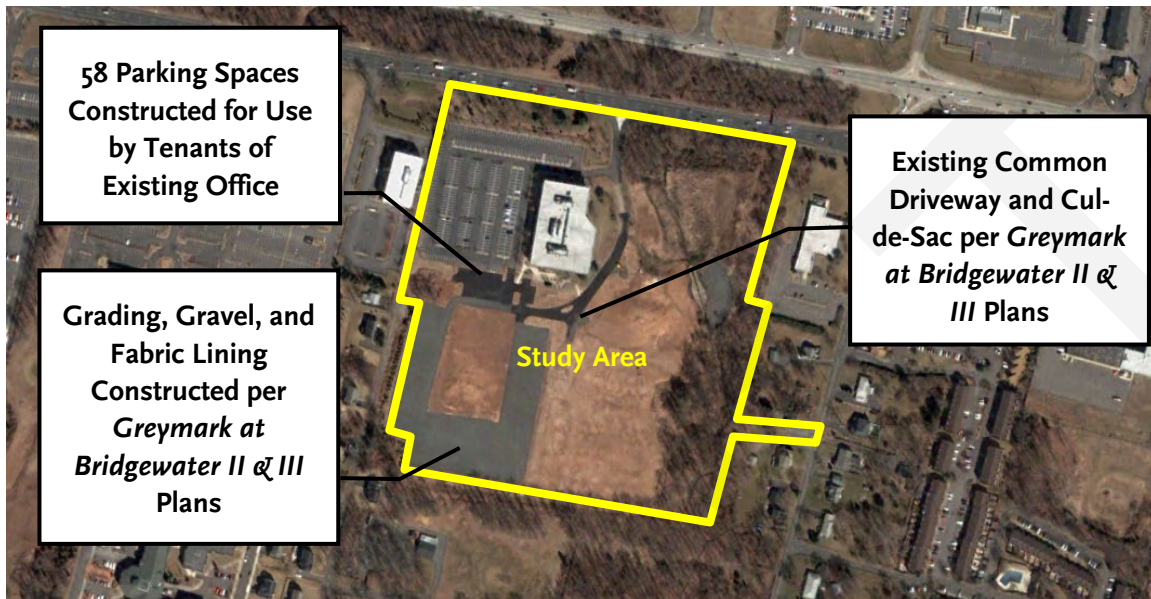
Google Earth 2001

In October 2002, Bridgemark transferred Lot 1.02 to Bridgemark Hospitality, LLC and Lot 1.04 to Bridgemark Development, LLC.

In or around April 2004, site preparation for Phase II began with groundwork for the proposed parking area as shown in aerial imagery.¹² An extension to the existing common driveway was constructed around the rear of Building I and 58 parking spaces were constructed on Lot 1.04.

¹¹ 2001 NJDEP permit, Completion Report dated 2003

¹² 2004 Google Earth, Satellite Imagery; Steel beams referred to in 2006 Environmental Impact Statement



Google Earth 2004

From November 2005 through July 2006, Briad Development West, LLC (*Briad*) applied for use variances, bulk variances, site plan and subdivision to build two hotels on Lot 1.02, instead of the previously approved office buildings. The plan proposed a four-story, 132-unit, 72,306-square-foot Hampton Inn & Suites with 132 parking spaces on proposed Lot 1.021 and a four-story, 123-unit, 89,106-square-foot Homewood Suites with 123 parking spaces on proposed Lot 1.022. The applicant requested variances for nonconforming use, height, FAR, and variances from setback requirements. Concerned residents, represented by resident Curtis Kraut, voiced their opposition, citing concerns about flooding and other issues in a 65-slide presentation.¹³ The Zoning Board of Adjustment denied the application, citing a failure to satisfy the positive criteria for the use variance as hotels were permitted in other existing zones.

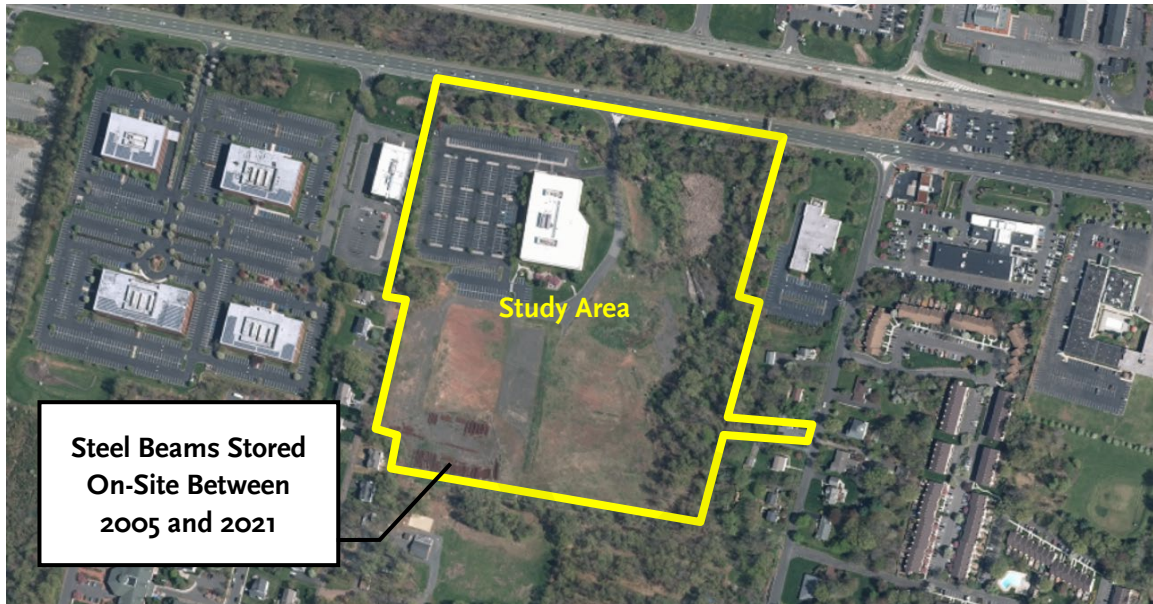
In April and May 2009, Greymark Building, LLC (then-owner of Lot 1.03) applied for a use variance to permit medical offices in the existing *Greymark at Bridgewater I* office building. The plan proposed 3,392 square feet of medical office floor area and requested a site plan waiver and parking variance. The Township approved the application with few conditions of approval.¹⁴

In November 2014, TMI Hospitality, Inc. (*TMI*) applied for use variance, site plan, and subdivision approval to build two (2) three-story hotels on Lot 1.02 and 1.04. The plan proposed a 101-unit, 59,718-square-foot Marriot Courtyard Hotel on Lot 1.02 and a 103-unit, 90,135-

¹³ Letter from Curtis Kraut, and Powerpoint Presentation

¹⁴ 2009 Resolution

square-foot Residence Inn on Lot 1.04 with 265 total parking spaces. The main differences between the TMI application and the Briad application from 2006 were the reduced scale of development and the utilization Lot 1.04 in addition to Lot 1.02. At a hearing by the Zoning Board of Adjustment in March 2015, the board denied the application, citing similar findings as the Briad decision.¹⁵

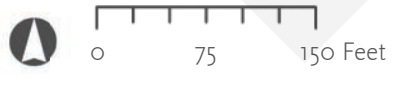
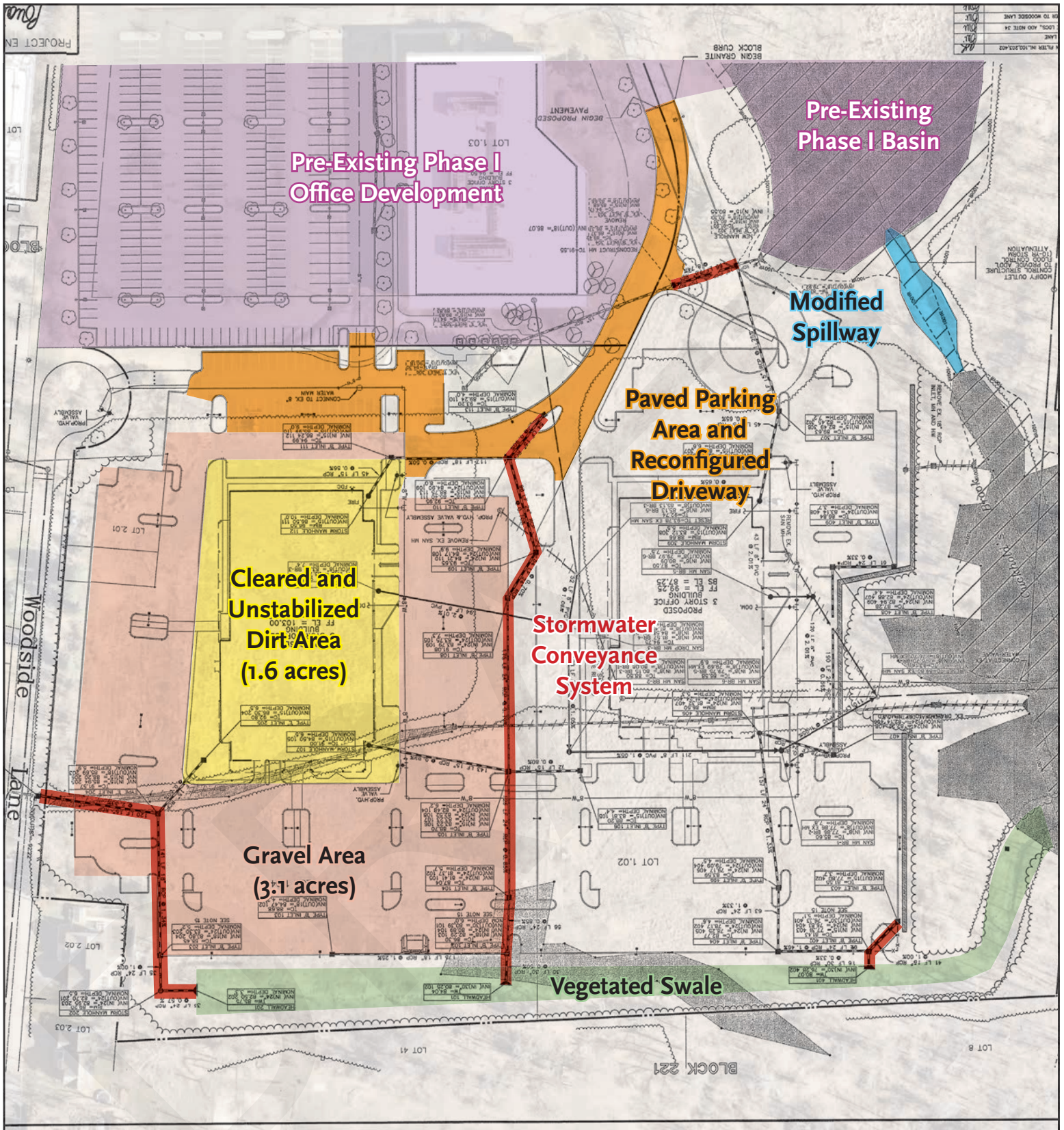


NJOGIS 2015

In November 2022, Lot 1.02 and 1.03 were sold to 1200 Route 22 Land Investors LLC.

In May 2023, 1200 Route 22 Land Investors submitted an application for use variance, site plan and subdivision approval to build a 179,973-square-foot warehouse on Lot 1.02 and Lot 1.04. Since then, the application has not been scheduled for a public hearing by the Zoning Board of Adjustment.

¹⁵ 2015 Resolution



GREYMARK OFFICE TRACT
 INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

Constructed Improvements (Greymark at Bridgewater II & III)

LOCATION:
 Bridgewater Township, Somerset County, NJ

SOURCES:
 Somerset County Parcel Boundaries
 NJOGIS, 2023

Aerial Imagery
 Nearmap (March 3, 2024)

Amended Preliminary and Final Site Plan for Greymark at
 Bridgewater II & III, revised through October 31, 2000,
 approved August 28, 2000.

Clarke Caton Hintz ● ● ■
 Architecture
 Planning
 Landscape Architecture

APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provide the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of Study Areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Criterion “d”

The Study Area meets criterion “d” pursuant to the NJ Local Redevelopment and Housing Law, which states:

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Obsolescence: The existing office building and parking area were part of a 1981 approval for three office buildings in three phases of development. Although one of the office buildings was completed around 1987 (Phase I), the remaining two buildings were not. In 2001, the Study Area received amended approval to modify the layout of Phase II and Phase III. The NJDEP approved stream encroachment and freshwater wetlands permits for the project. Based on the amended approval, construction of Phase II moved forward around 2003 (visible on a 2004 aerial photograph). The improvements included clearing of existing wooded vegetation (which is visible in 2001 aerial photograph), grading and installation of soil separator fabric and compacted gravel subbase for a parking area, rough grading and clearing of the building “pad” area and installation of stormwater management elements. The installed stormwater management elements included inlets, outfalls, headwalls and a swale on the south edge of the property to convey and clean stormwater prior to runoff entering Cuckels Brook.

At some point after installation of these site components of the approved site development, construction ceased. The intent to abandon the

Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) (*subject to limited redevelopment powers*)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

1981 and 2001 office approvals was made clear in 2005 and 2014, when applications were pursued at the zoning board of adjustment to replace the approved office buildings with two hotels. Both applications were denied. The latest attempt to develop the remaining portion of the Study Area is a 2023 proposal for a warehouse, which is a prohibited use, before the zoning board of adjustment. There has been no other approval to develop the remaining portion of the Study Area – Phase II and Phase III of the 1981 and 2001 approvals.

In the applications subsequent to 2001, the plans include the removal and modification of the installed stormwater management elements to accommodate the proposed layouts of buildings, parking and other site elements. Additionally, the unapproved site plans in 2005, 2014, and 2023 were designed to comply with the latest State and local stormwater management regulations. However, the existing stormwater improvements do not comply with the current NJDEP Stormwater Management Rules contained at N.J.A.C. 7:8. The existing stormwater improvements were installed around 2003 after the approval of the *Greymark at Bridgewater II & III* project and the associated Stormwater Management and Flood Control Plan but were never fully connected to the existing grade and impervious coverage of the site. Construction of curbing, grading, and pavement of gravel surfaces were never completed, and therefore the installed stormwater improvements do not convey stormwater runoff in a controlled manner.

The current NJDEP Stormwater Management Rules went into effect in July 2023. Per the new rules, a project that meets the definition of “major development” must use green infrastructure to meet NJDEP standards for stormwater runoff quality, stormwater runoff quantity, and groundwater recharge. Disturbance of more than one (1) acre of land or the creation of more than one quarter acre of impervious and/or motor vehicle surface within the Study Area would meet the definition of “major development.” Because the extent of the approved impervious surface for the *Greymark at Bridgewater II & III* project was never fully constructed, any further development of the site would likely meet the definition of "major development" and require redesigning the existing stormwater management facilities to comply with current rules.

The existing stormwater elements were built to accommodate the 2001 approved site plan, and the specific layout, arrangement, grading and other characteristics represented by that plan. Since the 2001 site plan was not completed, and the requirements for the management of runoff at both the State and local levels have become stricter since 2001, the stormwater management improvements are obsolescent.

The partially improved parking area and building pad area are obsolete. These improvements reflect the layout of the 2001 approval. Since the 2001 approval is no longer valid, the location and extent of the compacted gravel area and the cleared, un-stabilized (in terms of soil erosion controls) building pad area are also obsolescent.



Photo 16. Exposed Gravel Base



Photo 17. Exposed Gravel Base with Vegetation



Photo 18. Existing Utility Access

Dilapidation: Despite the intent to abandon Phase II and Phase III of the 2001 office campus approval, the partial improvements constructed have not been removed. They have been in/on the ground for over 20 years, with no apparent maintenance, and the degradation and dilapidation of the site shows.

To the extent that this office could locate them, existing stormwater inlets that were installed, were observed to be located in unpaved areas or in areas that were not paved to the extent shown on the plan. This means that the elevations of the adjacent paved surfaces were not finished in a manner that conveyed stormwater into the inlets. Essentially, although stormwater inlets and conveyance pipes were installed, since the site development was not completed, the existing system components are not functioning as approved. The water is not getting to the inlets since the ground elevation in many cases is below the level of the inlet.

Some inlets were observed to be entirely filled with sediment and were not functional.

Erosion around the inlets was also evident. Persistent runoff over time appears to have eroded the soils and compacted crushed stone around some inlets. This is exposing the inlet structure and pipes and appears to be resulting in settlement/sinking of the inlets/pipes.

The water quality swale that was constructed was also designed to have interim catchments to slow water flow. This swale has been overgrown with vegetation and has not been maintained,

such that does not reflect the approved design and, therefore, may not be functioning as approved.

Existing pavement is also degraded and dilapidated. Since the original campus was planned as a phased development, the interface of the existing pavement with the unfinished phase two and phase 3 was not built with curbing. Curbing serves two functions: to provide a stable edge to pavement and to facilitate channeling/directing stormwater within to inlets and other stormwater conveyances. What was observed on the site was that the edges of the asphalt pavement at the interface where no curbing exists was fragmented and cracking, with weeds growing up into some of the cracked areas.

The lack of curbing, pavement and finished grading is also resulting in persistent ponding and inundation where detention of runoff is not planned. The presence of persistent stagnant and ponding water in areas outside of those areas (swale, basins) intended to retain stormwater is evidenced by the presence of bulrush (*Typha Latifolia*). Bulrush is an “obligate” herbaceous plant, meaning it is only found in the presence of wetlands. This means that the persistent lack of control of the surface drainage from the developed phase one to the partially developed area has resulted in conditions that could be classified as freshwater wetlands.

Erosion and sedimentation is also evident on the partially developed phase two area. The building “pad” site was cleared and partially graded in anticipation of constructing the phase two office building. Although the building was never constructed, there is no evidence that the exposed soil was stabilized, and it remains open to the elements. Typically, exposed soil areas would be stabilized through the establishment of vegetative cover in accordance with the soil conservation district specifications and requirements. Observation of this area indicates that it continues to be un-stabilized and subject to erosion, as shallow channels were observed. This means that sediment is being carried from this area downstream, towards Cuckels Brook through stormwater runoff.



Photo 19. Degradation of Asphalt Pavement (Lot 1.04)



Photo 20. Bulrush at Area of Ponding (Lot 1.04)



Photo 21. Exposed Soil and Gravel (Lot 1.04)



Photo 22. Exposed Soil at Building Pad (Lot 1.04)



Photo 23. Exposed Soil at Building Pad (Lot 1.04)



Photo 24. Existing Sanitary Sewer Manhole (Lot 1.02)



Photo 25. Degrading Asphalt Pavement (Lot 1.04)

Detriments to the safety, health, morals, or welfare of the community.

Unmanaged Stormwater Runoff. In 2003, portions of phased two of the approved 2001 amended site plan were partially constructed. This included a building pad location of 67,000sf (1.5 acres) and a parking area of 136,000sf and (3.1 acres), consisting only of compacted gravel base and soil separation fabric. Also included were stormwater management inlets, outlets, pipes and a swale. The intent of the approved stormwater management plan was to ensure that all stormwater runoff from the site was first conveyed to a new grassed swale prior to entering Cuckels Brook. This was to slow down runoff and avoid downstream flooding and to improve water quality entering the brook. The approved stormwater management plan was dependent on the entirety of the site plan being constructed as approved. That did not happen.

The partial construction of the site plan has resulted in a stormwater management system that does not function as approved, as the stormwater infrastructure is not “connected” to the stormwater runoff that is generated by the site. This means that over three acres of impervious surface and another 1.5 acres of exposed soils, is not being treated or managed as approved. Since the stormwater from these areas is not being managed in terms of the rate of runoff entering the Brook, runoff from the site contributes to increases downstream runoff beyond the site. From a water quality perspective, the runoff from the existing completed parking lot and the partially completed building/parking in phase 2, is not being treated. This means that increased pollutants, such as those related to vehicle fuels, as well as degraded asphalt, exposed

sediment from the unfinished portion of the Study Area in Phase two, are being carried downstream and off-site.

Unmanaged stormwater, in terms of both volume, runoff rate and water quality, is detrimental to downstream waterbodies and properties. Sedimentation and pollution negatively impacts the health of wildlife. Increases in runoff rates or volume can exacerbate flooding impacts, which include increased erosion and property damage. During the 2005 hearings on the failed hotel use variance application, downstream residents raised serious concerns regarding existing flooding and the potential for increased flooding due to development of the Study Area. The tools available pursuant to the Local Redevelopment and Housing Law can help facilitate improvements to the Study Area to reverse or ameliorate adverse impacts related to the incomplete improvements on site.



Photo 26. Pavement Edge with No Curb (Lot 1.02)



Photo 27. Pavement Edge with No Curb (Lot 1.04)



Photo 28. Pavement Edge with No Curb (Lot 1.04)

Missing Tax Revenue/Property Value. The obsolescent site improvements, including the stormwater infrastructure and partially constructed parking and building area, must be removed in order to realize redevelopment of the site. This was recognized in the subsequent applications for development of the site, as it relates to compliance with the current stormwater management regulations and to accommodate alternative plans. Tax assessment data indicates the existing value of lot 1.03, the portion of the Study Area that contains the existing office building, is valued at \$10,557,500, with \$4,074,000 for the land and \$6,483,500 for improvements. The remaining lots combined for a total of \$4,657,400 for the land and \$0.00 in improvements. The total assessed value of the Study Area is \$15,214,900. Had the original three phases been completed, the assessed value would be approximately \$31,000,000. Assuming that redevelopment of the site would result in a similar assessed value, Bridgewater is presumably missing out on, roughly, two thirds of the potential property tax revenue. It would be in Bridgewater’s interest to redevelop this obsolescent and dilapidated site and bring it up to speed in terms of tax revenue to support municipal services and infrastructure. The cost of demolishing and removing the existing improvements, and the design of conforming stormwater infrastructure, represents a significant cost to the redevelopment of the study area. The tools available pursuant to the Local Redevelopment and Housing Law can help facilitate redevelopment and increased municipal property tax revenue to the benefit of the Township.

Criterion “h”

The Study Area meets criterion “h” pursuant to the NJ Local Redevelopment and Housing Law, which states:

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Smart Growth Area: Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl, protects the environment and reduces energy consumption. The NJ State Plan identifies “planning areas” and “centers” throughout the State that are used to identify areas by the degree to which growth should be supported and where State and other resources should be focused to support growth.

In order to clarify locations where smart growth policies should be advanced, the New Jersey Office for Planning Advocacy (NJOPA) has developed a smart growth area map. This map distills those areas, from the other areas identified in the State Plan, that are considered to be locations where the State policies advocate for “smart growth.” The map includes Metropolitan (PA1) and Suburban Planning (PA2) planning areas, designated centers, Meadowlands Smart Growth Areas, and Pinelands Growth Areas, Villages and Towns.

The entirety of the Study Area is within the Metropolitan Planning Area (PA1), which is mapped by the NJOPA as a “smart growth area” and, therefore, could be determined to satisfy criterion “h” of the LRHL. However, absent any other criteria, criterion “h” is not usually sufficient evidence for a determination that a property should be designated as an area in need of redevelopment.

Existing Office Building (Lot 1.03)

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL permits the designation of areas, or portions of Study Areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. This is found in the definition of a “redevelopment area” at N.J.S.A. 40A:12A-3.

While the existing office building site does not exhibit characteristics that would satisfy the “a-g” criteria for an Area in Need of Redevelopment, the inclusion of that portion of the Study Area is necessary for the effective redevelopment of remainder of the Study Area.

RECOMMENDATIONS

This report constitutes a preliminary investigation for determining an Area in Need of Redevelopment as directed by the Township Council of Bridgewater. It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment. Specifically, these criteria are found at:

N.J.S.A. 40A:12A-5.d
N.J.S.A. 40A:12A-5.h

SUBSEQUENT PROCEDURAL STEPS

Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be mailed to the last owner of record of each property within the Study Area. The newspaper notice should be published in the official paper.

Planning Board Recommendation to Township Council

Once the hearing has been completed, the Planning Board makes a recommendation to the Township Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. The Township Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

Redevelopment Plan: Required Elements (N.J.S.A. 40A:12A-7.a)

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.

Redevelopment Plan

If so designated by the Township, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the Township Council before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding circulation, open space, housing urban design and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effect the master plan.

APPENDIX A

Township Resolution #24-08-15-221

RESOLUTION

AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF BRIDGEWATER TO UNDERTAKE A PRELIMINARY INVESTIGATION OF BLOCK 221, LOTS 1.02, 1.03, 1.04, 2.00, & 2.01 PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.) FOR CLASSIFICATION AS AN “AREA IN NEED OF REDEVELOPMENT” AND DIRECTING THE TOWNSHIP’S REDEVELOPMENT PLANNER TO PREPARE A STUDY INVESTIGATING WHETHER BLOCK 221, LOTS 1.02, 1.03, 1.04, 2.00, & 2.01 ALSO KNOWN AS 1200, 1210, AND 1220 ROUTE 22 CONSTITUTE AN “AREA IN NEED OF REDEVELOPMENT”

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”), the Township Council (“Township Council”) of the Township of Bridgewater (“Township”) may direct the Planning Board of the Township (“Planning Board”) to conduct a preliminary investigation and public hearing to determine whether certain areas of the Township constitute areas in need of redevelopment; and

WHEREAS, the Township Council seeks to have the Planning Board undertake a preliminary investigation of Block 221, Lots 1.02, 1.03, 1.04, 2.00 & 2.01 (the “Study Area”); and

WHEREAS, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6, the Township Council shall state whether the redevelopment area shall be a “non-condemnation redevelopment area,” which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law or whether the redevelopment area shall be a “condemnation redevelopment area,” which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

WHEREAS, The Township Council is designating the proposed redevelopment area to be a “non-condemnation redevelopment area;” and

WHEREAS, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Township Council as to its investigation of the Study Area, all in accordance with N.J.S.A. 40A:12A-6;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey:

1. The Planning Board is hereby authorized and directed to conduct a preliminary investigation pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-6, and should be designated as an area in need of redevelopment.
2. Any redevelopment area created pursuant to this authorization shall be a “non-condemnation redevelopment area” pursuant to N.J.S.A. 40A:12A-6.
3. The Redevelopment Planner, Michael Sullivan from the firm of Clark Caton Hintz PC located at 100 Barrack Street Trenton, NJ 08608, is hereby authorized and directed to assist the Planning Board in its preliminary investigation of the Study Area and to prepare

a study investigating whether the Study Area constitutes a “non-condemnation area in need of redevelopment” under the Redevelopment Law.

4. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.
5. The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of N.J.S.A. 40A:12A-6.
6. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.
7. After conducting its investigation, preparing a map of the Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Council as to whether the Township Council should designate all or a portion of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.
8. The Township Administrator, Clerk, Redevelopment Planner, and Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the preliminary investigation of the Study Area, and are hereby authorized and directed to take such actions including, but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.
9. This Resolution takes effect immediately upon adoption.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
	✓	Kirsh	✓			
		Kurdyla	✓			
✓		Norgalis	✓			
		Pedroso	✓			
		Ring	✓			

Adopted: August 15, 2024

I hereby certify this is a true and exact copy of a resolution adopted by the Bridgewater Township Council on August 15, 2024

Grace W. Njuguna

Grace Njuguna, RMC, Township Clerk

APPENDIX B

Tax Assessment Records

Block: 221 **Land Desc:** 13.474 AC **Owners Name:** 1200 ROUTE 22 LAND INVESTORS LLC **Land:** 2,680,700 **Exemption:** 0 **Net Taxable Value:** 2,680,700 **Deductions:** Cd No-Ow
Lot: 1.02 **Bldg Desc:** 500 FRANK W BURR BLVD #47 Bank: TEANECK, NJ **Street Address:** 500 FRANK W BURR BLVD #47 Bank: TEANECK, NJ **Code:** 0 **Value:** 0 **Map:** 58 **BRIDGEWATER**
Qual: **Acres:** 13.474 **Class:** 1 **Zone:** M1B **Zip:** 07666 **Total:** 2,680,700 **Value:** 0 **Map:** 58 **BRIDGEWATER**
Card: M (#1 of 1) **Acres:** 13.474 **Class:** 1 **Zone:** M1B **Zip:** 07666 **Total:** 2,680,700 **Value:** 0 **Map:** 58 **BRIDGEWATER**

SALES HISTORY				ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
BRIDGEMARK HOSPITALITY LLC STE	11/01/22	7479 / 1720	5500000	2005	404200	0	404200				
	10/09/02	5223 / 1567	1	2015	424400	0	424400				
	12/21/94	01991/00838	100	2016	424400	0	424400				
				2017	424400	0	424400				

LAND CALCULATIONS				SITE INFORMATION					
Frt	Rr	SB	T	EqF	Rate	Site	Cond	Road	Utilities:
									Sewer:
									Water:
									Gas:
									Topo:
									Neigh:
									VCS:

BUILDING INFORMATION			
Type and Use:	Class/Quality:	Condition:	Year Built/EffA:
VACANT LAND	0000 / 50 (Y)		0000 / 50 (Y)
Exterior Finish:	Info By:		
Roof Type:	Livable Area:		0 SF
Roof Material:	Interior Cond:		
Foundation:	Interior Wall:		
Baths:	M:	A:	O:
Kitchens:	M:	A:	O:

ROOM COUNT					
	B	I	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B:	05323				0
Old L:	00001	2			09/18/24

Base Cost: 0 **CCF:** 211 **CLA:** 0 **Cost New:** 0
Phys Depr: 45.50 (Y) **Func Depr:** 0 **Net Depr:** 54.50
Loc Depr: 0 **Mkt+:** 0 **Bldg Value:** 0
Detached Items:

APPENDIX C
ALTA/NSPS Land Title Survey

DRAFT

APPENDIX D
Prior Board Approvals

R E S O L U T I O N

WHEREAS, CEDARBROOK ASSOCIATES has submitted to this Board for preliminary review and approval, a site plan for three office buildings totalling 336,000 s.f. with ~~11220~~¹²²⁰ parking spaces proposed with the following application:

PROPOSED OFFICE PARK

Bridgewater Township, Somerset County, New Jersey
 Block 5323 Lots 1 and 2
 Block 5322 Lots 174-189

SITE PLAN

Scale: 1"=50' Sheet A - 1/3
 and Title Sheet dated 12-1-81
 Prepared by R.G. Richold, New Jersey Licensed
 Architect C-7208

Sheets 1-17 prepared by J. Stats Brokaw
 New Jersey Licensed Professional Engineer #22910

WHEREAS, this matter came to be heard before this Board at Public Hearings on September 15, 1981, October 13, 1981, November 24, 1981 and December 22, 1981.

WHEREAS, it has appeared to the satisfaction of the Board as follows:

1. That due notice of this hearing had been given.
2. That variances for insufficient buffers, insufficient frontyard setback, insufficient parking and waiver for parking stall width have been granted by the Board.
3. That the site is in the M-1B zone. Offices are permitted uses in this zone and the plan conforms with the Township Master Plan.
4. That three office buildings totaling 336,000 s.f. with 1220 parking spaces are proposed on a 27.64 acre site located 300 feet west of Adamsville Road on eastbound Route 22. The property is designed to provide one common road with cul-de-sac off Route 22. Driveways for the 3 separate buildings have access only off this road, which provides an integrated circulation development approach. An 18' wide emergency access lane is provided off Woodside Lane.
5. That regarding storm water detention, a common on-stream, storm water detention basin is proposed serving all three lots. Such storm water detention plan has been reviewed and approved by the Engineering Department.

6. That Somerset County Planning Board has reviewed the proposed plans and have indicated in a letter dated August 20, 1981 that further submissions and review are required.
7. See attached sheets (3/6, 4/6 and 5/6) *

WHEREAS, the applicant has provided a preliminary site plan that has been reviewed by the Technical Coordinating Committee. Such site plan provides overall building and parking layout, stormwater design, utilities plan, soil erosion control plan and Environmental impact and traffic study report, which the Technical Coordinating Committee has found to be acceptable.

However, the final site plan will require further revision and development of site landscaping and plaza

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Bridgewater, in the County of Somerset that the preliminary site plan application be granted preliminary approval subject to the following conditions:

1. Revised landscaping plan to the satisfaction of Township Planning Department including but not limited to the following items:
 1. Plaza design plan for all three (3) buildings.
 2. Increased shade trees and evergreen plantings in parking lot and along perimeter.
2. Provide New Jersey Department of Transportation approval.
3. Provide New Jersey Department of Environmental Protection approval.
4. Provide final Somerset County approval.
5. Revise the sanitary sewer plan as follows:
 - a. Provide ductile iron pipe in stream crossing area in sanitary profile No. 1.
 - b. Provide a 10' lateral separation between 8" H₂O main and proposed sanitary line between M.H. #1 and M.H. #2.
6. Sanitary Sewer Construction details shall be revised in conformance with approved Bridgewater Township details.

	Proposed Office Park Title Sheet	7-21-81	12-1-81	
1				
A1	Site Plan	1-27-81	12-1-81	1"=50' Robert Richold C7208
A2	Landscape Plan	4-29-81	12-1-81	1"=50' Robert Richold C7208
A3	Site Plan Details	4-29-81	12-1-81	Varied Scales R. Richold C7208
1/1	Preliminary Plan	8-7-81	12-16-81	
U1	Site Utility Plan	2-18-81	12-16-81	1"=50' J. Staats Brokaw
P1	Profile Cuckel's Brook	2-18-81	12-16-81	1"=50'horizontal Staats Brokaw 1"=5' vertical Staats Brokaw
P2	Drainage Profiles	12-16-81		1"=50'horizontal Staats Brokaw 1"=5' vertical Staats Brokaw
P3	Sanitary Sewer Profiles	2-18-81	12-16-81	1"=50'horizontal Staats Brokaw 1"=5' vertical Staats Brokaw
GP-1	Site Grading Plan	2-13-81	12-16-81	1"=50' Staats Brokaw
D-1	Drainage Map	2-18-81	12-16-81	1"=50' Staats Brokaw
DB-1	Detention Basin Details	2-18-81	12-16-81	1"=50' Staats Brokaw
DB-2	Detention Basin Details	2-18-81	12-16-81	1"=50' Staats Brokaw
AP-1	Channel Realignment Alternative	10-6-81	12-16-81	1"=50' Staats Brokaw
XS-1	Detention Basin Cross- Sections	6-29-81	12-16-81	1"=10'horizontal Staats Brokaw 1"=5' vertical Staats Brokaw

Cedarbrook

The application consists of the following plans, exhibits and reports.

Sheet #	Plan Title	Date	Scale	Prepared By
Sheet 1	Sketch subdivision plan key map 1"=1000' and zoning tabulations	Submitted July 2, '81	1"=1000'	Mario DiLello C 4389
SK-1	Preliminary subdivision for four lots (8.6A; 7.29A; 6.96A; 4.23A)	9-1-80	1"=50'	Mario DiLello
SK-2	Proposed subdivision and site development (Shows that floor area in proposed office dwelling on Lot 1-2 is transferred to other three lots increasing their floor area)	10-16-80	1"=50'	Mario DiLello
SK-3	Feasible subdivision in compliance with zoning ordinance (11 lots of two acres + in conformance to M-1B Zone)	10-16-80	1"=50'	Mario DiLello
SK-4	Possible subdivision and site development in compliance with zoning ordinance. (Three office buildings totaling 213,810 square feet with 1070 parking spaces.)	10-16-80	1"=50'	Mario DiLello

7. Remove the inlets from sheet A1.
8. Provide a construction detail for the parking islands adjacent to catch basin #10 and #11.

ROLL CALL: AYES 7 NAYS 0 ABSTAIN

INTRODUCED BY _____

SECONDED BY: *Dennis J. [Signature]*

ADOPTED ON: December 22, 1981

J. M. [Signature] AS
(SIGNATURE)

PLANNING BOARD ADMINISTRATOR REPRESENT
THAT THIS IS A TRUE COPY OF THE
RESOLUTION APPROVED BY THE BRIDGEWATER
TOWNSHIP PLANNING BOARD.

*Cc: Bureau
File 5-355
any effort on p. 1*

8-11-86

MEMORIALIZATION OF RESOLUTION

WHEREAS, Grey-Mark at Bridgewater, has applied to the Board to amend the site plan resolution for Block 5322, Lots 174 to 189 and Block 5323 Lots 1 and 2 originally adopted by the Planning Board on December 22, 1981; and

WHEREAS, Grey-Mark at Bridgewater was represented by Paul Kaufman, Esq. of Kaufman and Rosen and by Fredrick Simon of Greybridge Development Corp; and

WHEREAS, the subject Resolution contains a restriction against tenants using less than 5,000 sq. ft. of floor area unless approved by the Planning Board; and

WHEREAS, such restriction applies to all three of the approved buildings and the applicant only wishes exemption for building one; and

WHEREAS, Building one is nearing completion and the applicant is soliciting tenants and has discovered a large demand for spaces under 5,000 sq. ft; and

WHEREAS, the restrictions against medical, dental and retail uses will remain in effect; and

WHEREAS, the applicant will provide reports to the Township's Planning Department which will detail actual occupancy counts, parking usage, tenant descriptions and leases, and the status of their ride sharing van pooling programs; and

WHEREAS, such report will be completed at both 50% and 90% occupancy of Building One; and

WHEREAS, the Planning Board had asked Orth-Rodgers and Associates, Inc. to review the request of Grey-Mark at Bridgewater; and

WHEREAS, Orth-Rodgers and Associates have responded by letter dated November 18, 1986 and recommended six (6) conditions should the requested amendment be granted; and

WHEREAS, the applicant and the Board reviewed each of the conditions and have agreed to modify this list of conditions; and

WHEREAS, the applicant has testified that all three building have received site plan approval and as part of such approval variances for the number of parking spaces and for the size of parking stalls were granted; and

WHEREAS, such approvals would not permit the applicant to modify the ratio of spaces to gross floor area from the 1 per 275 as approved to the 1 per 250 as requested by Orth-Rodgers, as it would involve the loss of spaces to be used by buildings two and three; and

WHEREAS, similarly the approved stall size variances would not allow the applicant to provide stall sizes of 9 ft x 18 ft as requested by Orth-Rodgers without infringing on landscaped areas and reducing the parking allocated to building two and three; and

WHEREAS, the Board has considered the testimony of the applicant and the report of Orth-Rodgers and Associates; and

WHEREAS, the Board has found that the restriction regarding the size of leasable floor area has created an undue hardship on the applicant and that the conditions of approval will allow the Township to monitor the status of the smaller leasable areas which will be used to evaluate the desirability of lifting such restriction for buildings two and three, if requested by the applicant at a future time;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Bridgewater, in the County of Somerset, that the Resolution adopted by the Planning Board on December 22, 1981 for Cedarbrook Associates approving the site plan with variances for Block 5322 Lots 174-189 and Block 5323 Lots 1 and 2, be amended to eliminate condition number two, which read as follows:

- 2). A restriction against tenants using less than 5,000 sq. st. of floor area unless approved by the Board

BE IT FURTHER RESOLVED that such approval is subject to these conditions:

1. Such amendment shall only apply for building number one.
2. Continued prohibition of medical, dental and retail uses.
3. Applicant to submit to the Township Planning Department a report detailing actual occupancy counts, parking usage, tenant descriptions and leases, and status of ride sharing/van pooling program at 50% and 90 % occupancy of the first building.
4. Building number one is allowed a maximum of ten (10) offices at 2,000 sq. ft. with a maximum of 50% of the building leased at less than 5,000 sq. ft.

INTRODUCED BY: Frank D'Ascensio

SECONDED BY: Mayor Dowden

THOSE IN FAVOR: Frank D'Ascensio, Henry Walsh, Jack Wojton, Mayor Dowden

THOSE OPPOSED: None

THOSE ABSTAINED: None

BE IT FURTHER RESOLVED by the Planning Board of the Township of Bridgewater on December 16, 1986, that the Resolution of Memorialization adopted by the Planning Board of the Township of Bridgewater at its meeting on November 18, 1986, as copied from the minutes of said meeting, be approved.

INTRODUCED BY: Jack Wojton

SECONDED BY: Henry Walsh

THOSE IN FAVOR: Jack Wojton, Henry Walsh, Frank D'Ascensio,
Mayor James Dowden

THOSE OPPOSED: None

THOSE ABSTAINED: None

The foregoing is a true copy of a Resolution of Memorialization adopted by the Planning Board of Bridgewater Township at its meeting on December 16, 1986.

MEMORIALIZATION OF RESOLUTION

WHEREAS, Grey-Mark Associates, has applied to this Board for preliminary and final site plan and subdivision approval for Block 5323 Lots 1.02-1.04 as hereinafter set forth and with the following application:

IMPROVEMENT PLANS
FOR
GREY-MARK AT BRIDGEWATER
SITUATED IN
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, N.J.

Prepared by: Henderson & Bodwell, Consulting Engineers, Somerset, N.J.
Dated 10/1/86 and bearing the latest revision date of 5/1/87.

Sheet 1- Sheet Index
Sheet 2- Grading Plan
Sheet 3- Utility Plan
Sheet 4- Staking, Parking & Traffic Flow Plan
Sheet 5- Site Lighting Plan
Sheet 6- Site Drainage Area Map
Sheet 7- Tributary Drainage Shed
Sheets 8 through 12 - Stream Cross Sections
Sheet 13- Soil Erosion and Sediment Control
Sheet 14- Erosion and Sediment Control Details
Sheet 15- Private Drive-Profile and Cross Sections
Sheet 16- Storm Drainage Details
Sheet 17- Sanitary Sewer Details
Sheet 18- Standard Construction Details
Sheet 19- Storm Sewer Profiles

Grey-Mark at Bridgewater Architectural Elevations dated March 26, 1986 prepared by Joseph Harris, R.A. #A108771, Clark Tribble Harris & Li.

Grey-Mark at Bridgewater Floor Plans dated March 26, 1986 prepared by Joseph Harris, R. A. #A108771, Clark Tribble Harris & Li.

Landscaping and Buffering Plan Drawing No. L-1 dated September 3, 1986 prepared by Michael A. Michel, C.L.A. #AS00449 Michel & Associates.

Storm Sewer Design for Grey-Mark at Bridgewater prepared by Henderson and Bodwell dated September 24, 1986.

Storm Water Report for Grey-Mark at Bridgewater prepared by Henderson and Bodwell dated September 24, 1986.

Flood Plain Management Report for Cuckhold's Brook between U.S. Route 22 and Adamsville Road for Grey-Mark at Bridgewater Office Park prepared by Henderson and Bodwell dated September 24, 1986.

WHEREAS, it appeared to the satisfaction of the Board as follows:

1. That due notice of the hearing held on December 8, 1987 had been given.
2. That the subject property is known as Block 5323, Lots 1.02-1.04,

located on eastbound Rt. 22

3. The property is located in a M1-B zone and the proposed use is permitted.
4. That all taxes levied on the property have been paid to date.
5. That the applicant proposes an amendment to the previously approved site plan, namely to allow the construction of 3 office buildings consisting of 337,000 square feet of office space in a different building and parking lot configuration than that approved previously.
6. That the applicant is requesting subdivision approval to accommodate the amended site plan.

WHEREAS, the applicant is requesting the following variances from the Bridgewater Land Use Code:

1. For setback from stream as required by Sec.126-331
2. For parking within the front yard setback

WHEREAS, the applicant was represented by legal counsel, Paul Kaufman, Esq.; and

WHEREAS, the applicant provided expert witness of the following persons:

James R Deland, Jr., P.E., Henderson and Bodwell
Conrad Schaub, an architect with Clark Tribble Harris & Li

WHEREAS, the applicant requested a re-alignment of the existing lot lines to accommodate the amended site plan; and

WHEREAS, Mr. Schaub delineated the differences between the previously approved site plan and the current plan; and

WHEREAS, Mr. Schaub testified that the current plan represents a significant improvement over the previous plan in that it is a more orderly reconfiguration and that it better screens the parking from Rt 22; and

WHEREAS, the applicant testified that the poor downstream conditions were not the result of the applicant's development; and

WHEREAS, the applicant testified that the only changes that are being requested are lot line changes and the buildings' configuration. The parking, total square footage, and amount of impervious coverages would remain the same; and

WHEREAS, the Board heard the comments of the public that centered around drainage concerns; and

WHEREAS, Mr. Mills of the Township Engineering department testified that the upstream detention basin is designed to over-compensate for upstream development; and

WHEREAS, the applicant pointed out that localized downstream flooding was the result of excessive siltation and 'poor stream geometry' (as determined by the Township's consulting engineer); and

WHEREAS, the applicant agreed to the installation of oversized underground stormwater pipes with sized flow constrictors; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Bridgewater, in the County of Somerset, that the preliminary and final site plan and subdivision with variances for Block 5323, Lots 1.02, 1.03, and 1.04 be approved with the following conditions:

1. Subject to stream encroachment permit, if applicable, from NJDEP.
2. Subject to the approval of Somerset County.
3. Applicant to remove accumulated sediment in the culvert at the road crossing for the stream on Adamsville Road.
4. Underground oversized stormwater pipes with sized flow constrictors shall be installed underneath the rear parking lot, subject to the review and approval of the Township Engineer. A control structure in the brook may be required in addition to said underground stormwater pipes, if deemed necessary by the Township Engineer.
5. No construction vehicles to utilize Woodside Lane for construction access, with the exception of that traffic necessary for the construction of the cul-de-sac at the end of Woodside Lane.
6. Applicant to pay his fair-share contribution for the clearing and de-snagging of downstream sections of Cuckhold's Brook.
7. Compliance with Sewer Utility comments #2-8, inclusive, in their June 24, 1987 memo.
8. Applicant to secure required NJDEP sewer extension permit.
9. All hydrants to be installed and operational prior to issuance of building permits for buildings 2 & 3.
10. Utility plan to be revised to show the installation of a fire hydrant at the southeastern corner south side of parking lot.
11. Waterline to Adamsville Road main to be interconnected.
12. Landscaping plan to be amended to show the following:
 - a) Augment existing woods along Woodside Lane frontage with evergreens to provide dense buffers. White pines would be a good choice.
 - b) Show plant spacing of mass planting areas.
 - c) In area of main entrance drive, where Kwanzan cherry is shown, plans to show extension of grass ground cover into this area.
 - e) Plans to indicate type of ground cover materials to be used under tree islands. Use of 2-2.5 foot shrubs is recommended.
13. Dumpster to be located from Rt 22 frontage.
14. Plans to be revised to show cul-de-sac with emergency access gate on Township owned lots 190-196 details of which will be satisfactory to the Township Engineer and Fire Official.
15. Soil Erosion plan to be amended to show topsoil piles along with haybales.
16. Construction hours shall be posted on plans. These hours to be 7:30 am to 7:00 pm Monday thru Friday, 8:30 am to 7:00 pm on Saturday. No construction work to take place on Sundays.
17. Applicant to submit revised plans within 45 days of the date of Resolution.

INTRODUCED BY: Jack Wojton
SECONDED BY: William Strohmeyer
THOSE IN FAVOR: Jack Wojton, William Strohmeyer, Mayor Dowden,
Myra Strausfeld, Frank D'Ascencio
THOSE OPPOSED: None
THOSE ABSTAINED: None

BE IT FURTHER RESOLVED by the Planning Board of the Township of Bridgewater on December 29, 1987, that the Resolution of Memorialization adopted by the Planning Board at its meeting December 8, 1987 as copied from the minutes of said meeting be approved.

INTRODUCED BY: Frank D'Ascencio
SECONDED BY: Mayor Dowden
THOSE IN FAVOR: Mayor Dowden, Frank D'Ascencio, William Strohmeyer
THOSE OPPOSED: None
THOSE ABSTAINED: None

The foregoing is a true copy of a Resolution of Memorialization as adopted by the Planning Board of Bridgewater Township at its meeting December 29, 1987.

MEMORIALIZATION OF RESOLUTION

WHEREAS, Bridgemark, L.L.C. has applied to the Bridgewater Township Planning Board for amended preliminary and final site plan approval and amended preliminary and final major subdivision approval for the Grey Mark at Bridgewater Office Complex which is located on eastbound Route 22 and identified on the current Bridgewater Township Tax Map as BLOCK 221 LOTS 1.02, 1.04, 2 and 2.01 as hereinafter set forth and with the following application:

**AMENDED PRELIMINARY AND FINAL SITE PLAN
GREYMARK AT BRIDGEWATER II & III
BLOCK 221 LOTS 1.02, 1.04 & 2.01
Bridgewater Township, Somerset County, New Jersey**

PREPARED BY: Henderson and Bodwell, L.L.P.
James R. Deland, Jr., PE
License # 20903
Brian McMorro, PE
License # 32473
DATE: March 20, 2000
LAST REVISED: August 16, 2000

Consisting of the following pages:

Sheet 1 of 14 Title Sheet
Sheet 2 of 14 Existing Conditions Map
Sheet 3 of 14 Grading Plan
Sheet 4 of 14 Utilities Plan
Sheet 5 of 14 Site Layout & Parking Plan
Sheet 6 of 14 Erosion & Sediment Control Plan
Sheet 7 of 14 Erosion & Sediment Control Details
Sheet 8 of 14 Private Driveway & Sanitary Profiles
Sheet 9 of 14 Storm Drainage Details
Sheet 10 of 14 Sanitary Sewer & Water Details
Sheet 11 of 14 Miscellaneous Construction Details

**GREYMARK AT BRIDGEWATER II & III
BLOCK 221 LOTS 1.02, 1.04 & 2.01
Bridgewater Township, Somerset County, New Jersey**

PREPARED BY: Lawrence J. Tencza Associates
Lawrence J. Tencza, AIA
License # AS00094
DATE: February 10, 2000
LAST REVISED: August 16, 2000

Sheet 12 of 14 Landscape Development
Sheet 13 of 14 Sign Location & Details
Sheet 14 of 14 Lighting Plan

**STORM DRAINAGE REPORT
FOR
GREYMARK AT BRIDGEWATER II & III**

PREPARED BY: Henderson and Bodwell, L.L.P.
Brian McMorro, PE
License # 32473
DATE: June 15, 2000
LAST REVISED: August 16, 2000

**TRAFFIC IMPACT STUDY
GREYMARK AT BRIDGEWATER
Bridgewater Township, Somerset County, New Jersey**

PREPARED BY: Orth-Rodgers Associates, Inc.
Robert M. Rodgers, PE
Scott T. Kennel
DATE: March 3, 2000
LAST REVISED: August 14, 2000

WHEREAS, it appeared to the satisfaction of the Board as follows:

- 1) That due notice of the public hearings held on June 26, 2000 and August 28, 2000 had been given.
- 2) That the subject property is known as BLOCK 221 LOTS 1.02, 1.04, 2 and 2.01.
- 3) That the subject property is located in a M-1B Limited Manufacturing zoning district.
- 4) That the proposed office use is a permitted use within the underlying zoning district.
- 5) That all tax payments were current.

WHEREAS, the applicant has requested the following new variance:

- To exceed the maximum allowable rooftop coverage of five percent, as thirteen percent is proposed.

WHEREAS, it was confirmed by the Board that the variances and waivers previously granted for this site remain valid and are not affected by the proposed amendments to the phase II and phase III portions of this property; and

WHEREAS, the applicant was represented by legal counsel, with Michael Camerino, Esq. appearing on their behalf, and

WHEREAS, the following persons provided expert testimony for the applicant in support of this application:

Brian McMorrow, PE	Project Engineer
Fay Logan, AIA	Project Architect
George Brock	Applicant
Robert Vilak, PE	Traffic Engineer
Albert Demerich, CLA	Landscape Architect

WHEREAS, during the course of the public hearings the following exhibits were introduced by the applicant:

Exhibit A-1	Proposed Building Elevation
Exhibit A-2	Elevation without Full Screen

WHEREAS, Mr. Camerino noted that the applicant is seeking amended preliminary and final site plan and amended subdivision approval for phases two and three of a three phase office campus located on Route 22; and

WHEREAS, Mr. Camerino added that the existing approval for phases two and three remain valid pursuant to those extensions granted by the Board; and

WHEREAS, Mr. McMorrow utilized a copy of the landscaping plan to describe the current site conditions citing the location of the existing office building and the undeveloped portions of the property; and

WHEREAS, Mr. McMorrow indicated that the applicant had secured site plan approval in 1987 and secured stream encroachment permits in 1988 and 1997; and

WHEREAS, Mr. McMorrow noted that in 1992 the State of New Jersey assumed jurisdiction over wetlands requiring an increased buffer along the stream resulting in the proposed modifications to the plan; and

WHEREAS, Mr. McMorrow added that some of the parking spaces will be located under the building to allow the applicant to provide the minimum parking required, although a variance was previously secured for the number of parking spaces; and

WHEREAS, Mr. McMorrow next described the revised circulation plan which eliminates an internal turn around and proposes to relocate a cul-de-sac bulb further north on Woodside Lane on lands recently acquired by the applicant with an emergency access provided; and

WHEREAS, Mr. McMorrow confirmed that the number of buildings, the size of the buildings and the height of the buildings are not proposed to be changed; and

WHEREAS, Mr. McMorrow noted that his review of the approved plans show parking within the buffer setback along Woodside Lane although the resolution of approval did not specify the approved deviation; and

WHEREAS, Mr. McMorrow added that the proposed parking nearest Woodside Lane would maintain the same setback with additional plantings provided; and

WHEREAS, Mr. McMorrow indicated that about seven and one-half acres along the eastern portion of this property will not be developed; and

WHEREAS, Mr. McMorrow confirmed that his office has been actively involved in studying and monitoring the stream flows within Cuckels Brook with the applicant having already exceeded all of the published local, county and state requirements for flood control; and

WHEREAS, Mr. McMorrow added that the existing basin is located on the stream, a condition which is no longer allowed by the NJDEP; and

WHEREAS, Mr. McMorrow testified that it is his opinion that the amended plan is a better plan and that the previously granted variances will not have any detrimental impacts; and

WHEREAS, Mr. Logan utilized exhibit A-1 to detail the architecture of the phase two and phase three buildings confirming that each building will be three stories; and

WHEREAS, Mr. Logan next testified in support of the variance requested to exceed the maximum percent roof coverage utilizing exhibit A-2 to show the Board the equipment that must be located on the roof and the benefits of granting the requested variance which is for a coverage of thirteen percent; and

WHEREAS, Mr. Logan noted that most office buildings do not comply with the maximum roof top coverage limitations of five percent; and

WHEREAS, Mr. Logan also testified that the applicant will provide one elevator that will be able to accommodate an emergency stretcher of 80 inches, adding that the code standard is 76 inches; and

WHEREAS, Mr. Brock noted that he is the developer of this site noting that he has met with many of the neighboring property owners to address their various concerns which tended to focus on the issues of drainage, emergency access from Woodside Lane and the Woodside Lane buffer; and

WHEREAS, Mr. Brock added that he has offered to help clear debris from the neighboring properties provided that the owners will grant him the right to enter their property and that the work does not violate any NJDEP regulations; and

WHEREAS, Mr. Brock also addressed the concerns with the buffer and emergency access along Woodside Lane indicating that he will have his landscape architect review this issue with the neighbors; and

WHEREAS, public comments were from a number of residents along both Adamsville Road and Woodside Lane many of whom expressed their concerns with the drainage impacts from this proposal, the detrimental impacts of allowing emergency access from Woodside Lane, and the lack of buffering along Woodside Lane; and

WHEREAS, Curtis Kraut a resident on Adamsville Road presented a detailed presentation as to the existing flooding problems that impact not only his property but also many of his neighbors along both sides of Adamsville Road; and

WHEREAS, the Board has reviewed this amended preliminary and final site plan and amended preliminary and final major subdivision application, considered the testimony of the applicant and those comments from the public and those provided by the various Township departments as part of their review; and

WHEREAS, following deliberation of this matter the Board has made the following factual findings and legal conclusions:

- That the amended site plan is consistent with the previously approved plans, the Board confirming that the variances that had previously been granted for the building height and insufficient buffer remain valid. The Board noting that the applicant has indicated that they will provide the minimum number of required parking spaces and comply with the parking stall size requirements of the code, although variances for each had previously been granted.

- That the applicant is seeking an amendment to the previously approved plan which is required to comply with present NJDEP wetland regulations.
- That the applicant has substantiated that there are benefits which will result from the proposed amendments including an increased buffer, better on-site circulation, an improved site layout, and an enhanced drainage plan.
- That the applicant has confirmed that they will comply with the recommendations of the various township departments as part of their review of this application.
- That this amended preliminary and final site plan and amended preliminary and final major subdivision application has been reviewed by the various Township departments and their comments and concerns have been addressed by the applicant or incorporated as a condition of this approval.

NOW, THEREFORE BE IT RESOLVED by the Bridgewater Township Planning Board in the County of Somerset that the application submitted by Bridgemark, L.L.C. for amended preliminary and final site plan approval and amended preliminary and final major subdivision approval for the Greymark at Bridgewater Office Complex located on eastbound Route 22 and identified on the current Bridgewater Township Tax Map as BLOCK 221 LOTS 1.02, 1.04, 2 and 2.01 is hereby APPROVED, subject to the following conditions:

1. That the applicant agrees to comply with the Construction Mitigation Measures as prepared by the Township Engineer.
2. That the applicant shall secure the approval of the Somerset County Planning Board prior to the issuance of any building permits.
3. That the applicant secure all required NJDEP approvals and permits prior to the issuance of a building permit or certificate of occupancy, as determined by the Township Engineer.
4. That the applicant shall agree to provide timers for the lights within the parking lot nearest the residential neighbors which shall provide that those lights are shut off before 10:00 PM.

5. That the applicant shall relocate the proposed trash/recycling areas away from the adjacent residential lots on both Woodside Lane and Adamsville Road. The new locations and details of the enclosures are subject to the review and approval of the Township Engineer. Additionally, the hours of pick-up will be limited to 7:00 AM and 9:00 PM.
6. That the applicant shall secure title to lots 2 and 2.01 prior to the issuance of any building permits.
7. That the applicant shall ensure that all construction access is limited to the Route 22 driveway only. The only construction vehicles permitted on Woodside Lane will be those required for the construction of the new cul-de-sac bulb.
8. That there shall be no framing permitted until adequate emergency access and fire hydrants are available as determined by the Township Engineer.
9. That the applicant shall provide one elevator in each building which can accommodate an eighty inch emergency stretcher in the horizontal position.
10. That the applicant shall install the landscaping/ buffer along Woodside Lane prior to the issuance of any building permits.
11. That the applicant shall install a fire hydrant at the Woodside Lane cul-de-sac.
12. That the applicant shall submit an application to the NJDEP for those drainage improvements as detailed in a letter to Curtis Kraut of Adamsville Road, as attached, within 60 days of the adoption of this resolution.
13. That no certificates of occupancy shall be issued until the applicant constructs a NJDEP approved stormwater management system.

INTRODUCED BY: Joanne Kane

SECONDED BY: Mary Lou Butler

THOSE IN FAVOR: Joanne Kane, Mary Lou Butler,
Councilman Scaglione, Raymond Bodnar,
William Strohmeier and John Morrissey

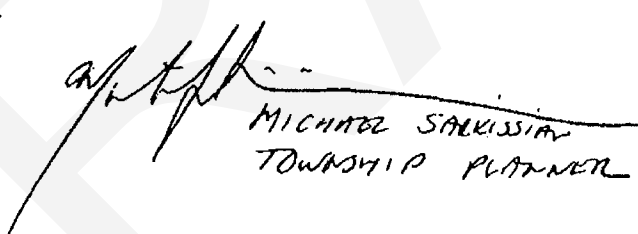
THOSE OPPOSED: None

THOSE ABSTAINED: None

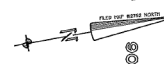
BE IT FURTHER RESOLVED by the Planning Board of the Township of Bridgewater on November 14, 2000 that the Resolution of Memorialization granting amended preliminary and final site plan approval and amended preliminary and final major subdivision approval for the Greymark at Bridgewater Office Complex located on eastbound Route 22 and identified on the current Bridgewater Township Tax Map as BLOCK 221 LOTS 1.02, 1.04, 2 and 2.01 as approved by the Planning Board at their meeting on August 28, 2000 be ADOPTED.

INTRODUCED BY: John Morrissey
SECONDED BY: Councilman Scaglione
THOSE IN FAVOR: John Morrissey, Councilman Scaglione,
Joanne Kane and Raymond Bodnar
THOSE OPPOSED: None
THOSE ABSTAINED: None

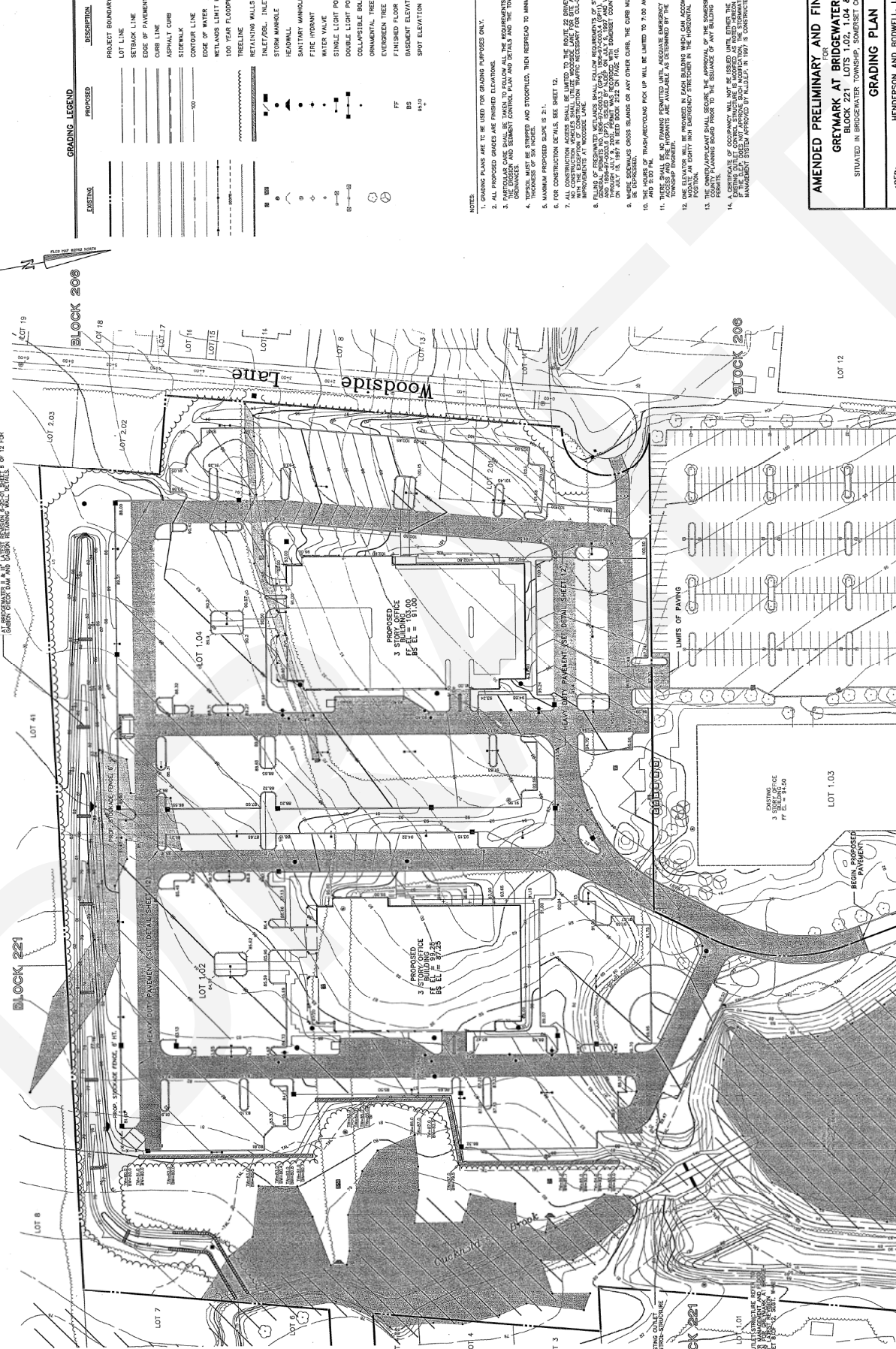
The foregoing is a true copy of a Resolution of Memorialization adopted by the Planning Board of Bridgewater Township at its meeting on November 14, 2000.



MICHAEL SAKISSIAN
TOWNSHIP PLANNER



REFERS TO "STORM WATER MANAGEMENT AND FLOOD CONTROL PLAN FOR GREYMARK AT BRIDGEWATER II AND III" BETWEEN SHEET 11 & 12 FOR DRAINAGE PATTERNS AND LAERS.



GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EDGE OF PAVEMENT
---	---	CURB LINE
---	---	ASPHALT CURB
---	---	STONEWALK
---	---	CONTOUR LINE
---	---	EDGE OF WATER
---	---	WETLANDS LIMIT LINE
---	---	100 YEAR FLOODPLAIN
---	---	TREELINE
---	---	RETAINING WALLS
---	---	INLET/DRAIN INLET
---	---	STORM MANHOLE
---	---	REINFORCED CONCRETE
---	---	SAINTMARY MANHOLE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SINGLE LIGHT POLE
---	---	DOUBLE LIGHT POLE
---	---	COLLAPSIBLE BOLLARDS
---	---	ORNAMENTAL TREE
---	---	EXTENSION TREE
---	---	FINISHED FLOOR ELEVATION
---	---	BASEMENT ELEVATION
---	---	SPOT ELEVATION

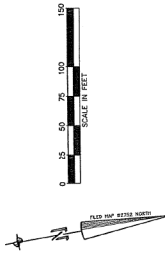
NOTES:
 1. GRADING PLANS ARE TO BE USED FOR GRADING PURPOSES ONLY.
 2. ALL PROPOSED GRADES ARE FINISHED ELEVATIONS.
 3. THE DESIGN AND DETAILING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. THE DESIGN AND DETAILING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. THICKNESS OF 8 IN. THICK.
 6. MAXIMUM PROPOSED SLOPE IS 2:1.
 7. FOR CONSTRUCTION DETAILS, SEE SHEET 12.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.J.A.C. 17:27.

AMENDED PRELIMINARY AND FINAL SITE PLAN
GREYMARK AT BRIDGEWATER II & III
 BLOCK 221 LOTS 1.02, 1.04 & 2.01
 SITUATED IN BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

GRADING PLAN
 HENDERSON AND BOWWELL, L.L.P.
 128 WOODLAND PARK AVENUE
 SOMERSET, N.J. 08873
 TEL: (732) 653-0880
 FAX: (732) 653-0880
 JAMES R. DELANO, JR., P.E.
 PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY
 EXPIRES 12/31/2024
 SHEET 3 OF 14
 PROJECT NO. 2023-001

PROJECT ENGINEER:
Brian McMorrow, P.E.
 LIC. NO. 52925

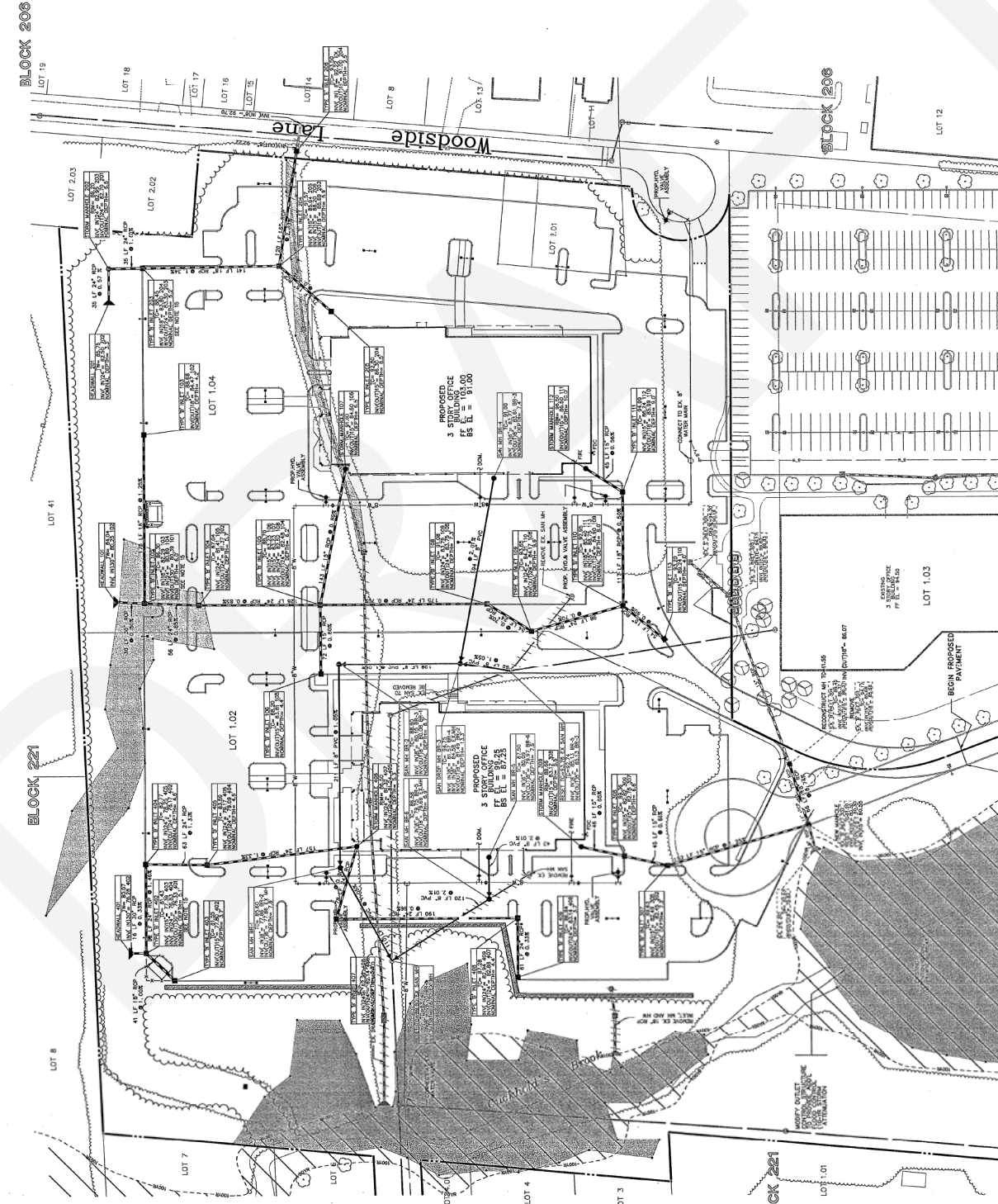
NO.	DATE	DESCRIPTION	BY	CHK
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2	08/15/23	ISSUED FOR PERMIT	BD	BD
3	08/15/23	ISSUED FOR PERMIT	BD	BD
4	08/15/23	ISSUED FOR PERMIT	BD	BD
5	08/15/23	ISSUED FOR PERMIT	BD	BD
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8	08/15/23	ISSUED FOR PERMIT	BD	BD
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11	08/15/23	ISSUED FOR PERMIT	BD	BD
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50	08/15/23	ISSUED FOR PERMIT	BD	BD



GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EDGE OF PAVEMENT
---	---	CURB LINE
---	---	ASPHALT CURB
---	---	SIDEWALK
---	---	CONTOUR LINE
---	---	EDGE OF WATER
---	---	WETLANDS LIMIT LINE
---	---	100 YEAR FLOODPLAIN
---	---	TREELINE
---	---	RETAINING WALLS
---	---	INLET/SSL. INLET
---	---	STORM MANHOLE
---	---	HEADWALL
---	---	SANITARY MANHOLE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SINGLE LIGHT POLE
---	---	DOUBLE LIGHT POLE
---	---	COLLAPSIBLE BOLLARDS
---	---	ORNAMENTAL TREE
---	---	EVERGREEN TREE
---	---	FINISHED FLOOR ELEVATION
---	---	BASEMENT ELEVATION
---	---	SPOT ELEVATION

- NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS, DETAILS, AND WITH THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE REGULATIONS.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD INVESTIGATION AND NOT BY THE RECORD DRAWINGS.
 3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BY FIELD INVESTIGATION AND SHALL MAINTAIN ACHIEVE RECORD OF ALL UTILITIES BY DATE AND LOCATION AND SHALL MAINTAIN RECORDS AND ALL UNDERGROUND UTILITIES.
 4. ANY ADJUSTMENTS OR REPAIRS TO EXISTING UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE MADE TO THE ORIGINAL LOCATION AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE UTILITY AGENCY.
 5. THE LOCATION AND CONSTRUCTION DETAILS FOR THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE, CABLE TV AND THE LOCATION TO BE PROVIDED BY THE CONTRACTOR SHALL BE APPROVED BY THE UTILITY AGENCY.
 6. THE DESIGN OF THE SANITARY SEWER IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE NEW JERSEY STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL REGULATIONS WILL CONTROL.
 7. PVC SANITARY SEWERS ARE TO BE "30" UNLESS OTHERWISE SPECIFIED.
 8. ALL SANITARY SEWERS SHALL BE 12" MINIMUM COVER UNLESS OTHERWISE SPECIFIED.
 9. FOR STORM DRAINAGE DETAILS, SEE SHEET 10.
 10. FOR WATER DETAILS, SEE SHEET 11.
 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND MANHOLES IS THE DISTANCE FROM THE PROPERTY LINE TO THE CENTERLINE OF THE SANITARY SEWER.
 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND MANHOLES IS THE DISTANCE FROM THE PROPERTY LINE TO THE CENTERLINE OF THE SANITARY SEWER.
 13. CONTRACTOR SHALL SECURE A BUILDING PERMIT FOR CONSTRUCTION OF RETAINING WALLS AND LIGHT STRONG FOUNDATIONS.
 14. ALL EXISTING UTILITIES AND MANHOLES TO BE INSTALLED SHALL BE APPROXIMATELY 100' FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
 15. ALL EXISTING UTILITIES AND MANHOLES TO BE INSTALLED SHALL BE APPROXIMATELY 100' FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.



AMENDED PRELIMINARY AND FINAL SITE PLAN
GREYMARK AT BRIDGEWATER, II & III
 BLOCK 221 LOTS 1.02, 1.04 & 2.01
 SITUATED IN BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

UTILITIES PLAN

HENDERSON AND BOWWELL, L.L.P.
 CONSULTING ENGINEERS
 121 WOODSIDE DRIVE, SUITE 200
 BRIDGEWATER, NJ 08873
 TEL: (732) 662-5880

JAMES R. DELANG, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 2002-000000000
 EXPIRES 12/31/2024

PROJECT ENGINEER:
Brian Wilcox, P.E.
 LICENSE NO. 52727

NO.	DATE	DESCRIPTION
1	08/14/2024	ISSUED FOR PERMITS
2	08/14/2024	ISSUED FOR PERMITS
3	08/14/2024	ISSUED FOR PERMITS
4	08/14/2024	ISSUED FOR PERMITS
5	08/14/2024	ISSUED FOR PERMITS
6	08/14/2024	ISSUED FOR PERMITS
7	08/14/2024	ISSUED FOR PERMITS
8	08/14/2024	ISSUED FOR PERMITS
9	08/14/2024	ISSUED FOR PERMITS
10	08/14/2024	ISSUED FOR PERMITS

BLOCK 206
LOT 19

BLOCK 206
LOT 18

BLOCK 206
LOT 17

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BLOCK 206
LOT 0



EROSION AND SEDIMENT CONTROL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	LOT LINE
---	---	EDGE OF PAVEMENT
---	---	CURB LINE
---	---	SPURBANK CURB
---	---	EXTERNAL CURB
---	---	CONTROLS LINE
---	---	EDGE OF WATER
---	---	WETLANDS LIMIT LINE
---	---	100 YEAR FLOODPLAIN
---	---	TREELINE
---	---	RETAINING WALLS
---	---	INLET/DR. INLET
---	---	STORM MANHOLE
---	---	HEADWALL
---	---	SANITARY MANHOLE
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SINGLE LIGHT POLE
---	---	DOUBLE LIGHT POLE
---	---	COLLAPSIBLE BOLLARDS
---	---	ORNAMENTAL TREE
---	---	EVERGREEN TREE
---	---	FINISHED FLOOR ELEVATION
---	---	BASEMENT ELEVATION
---	---	SPOT ELEVATION
---	---	TEMP. INLET PROTECTION
---	---	TEMP. SILT FENCE
---	---	TEMP. TREE PROTECTION FENCE
---	---	TEMP. STABILIZED CONSTRUCTION ENTRANCE

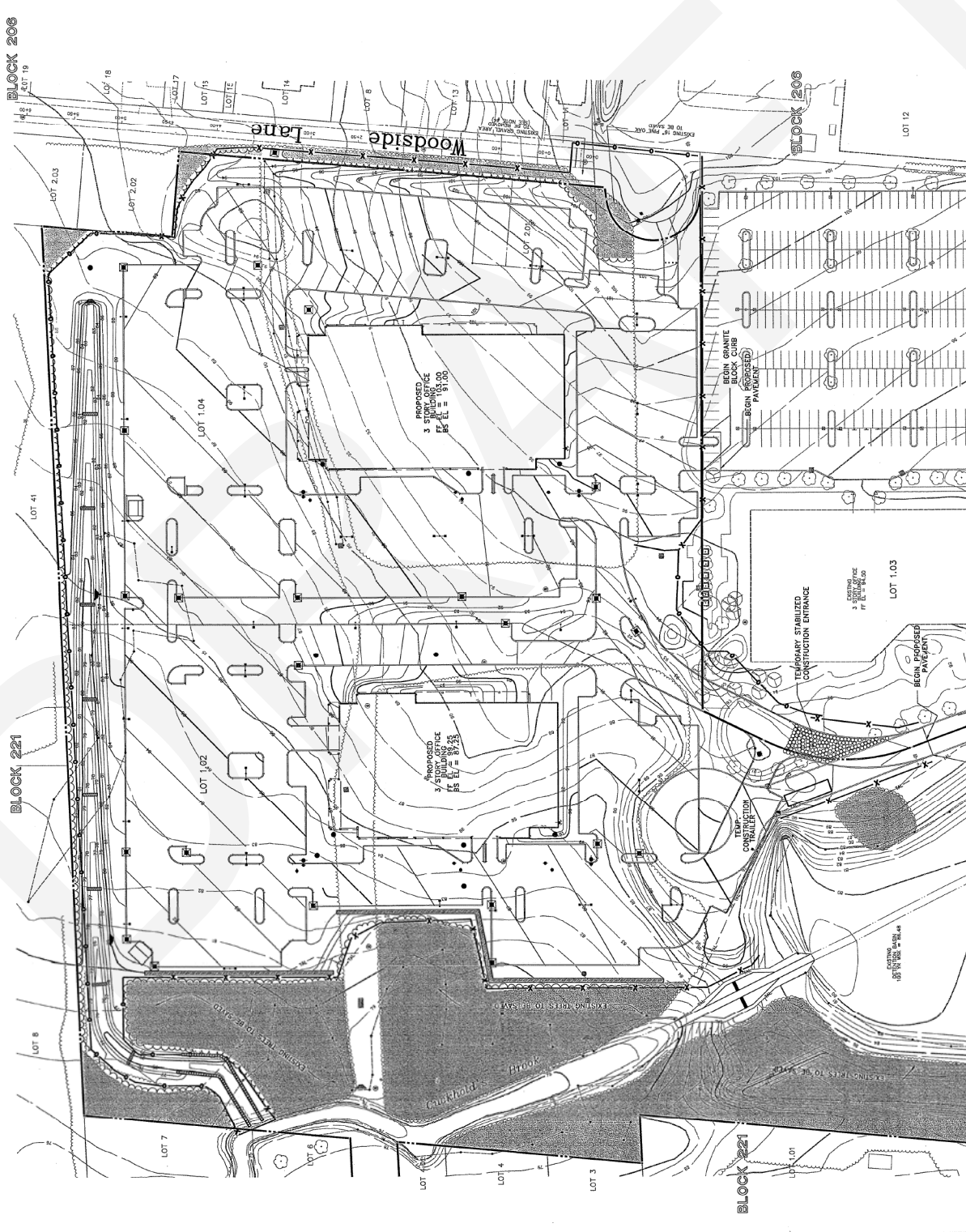
- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL AND SILT FENCE SHALL REPRESENT THE LIMIT OF DISTURBANCE.
 2. FOR EROSION AND SEDIMENT CONTROL NOTES, SEE SHEET 7.
 3. FOR SCHEDULE OF CONSTRUCTION, SEE SHEET 7.
 4. EXISTING GRAVEL AREA SHALL BE IMPROVED, INSTALL TORXWORKING, 4" BOUNDARY CURB AND WHITE GRANITE CURB, GRADE TO BOUNDARY.

AMENDED PRELIMINARY AND FINAL SITE PLAN
GREYMARK AT BRIDGEWATER II & III
 BLOCK 221 LOTS 1.02, 1.04 & 2.01
 SITUATED IN BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

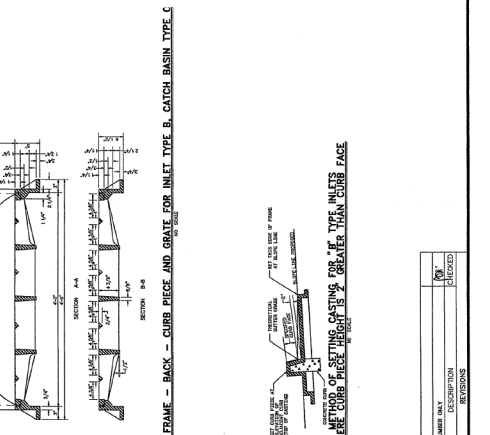
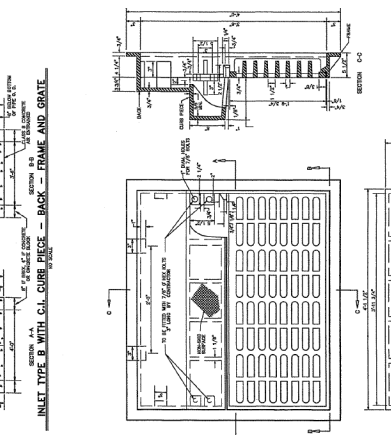
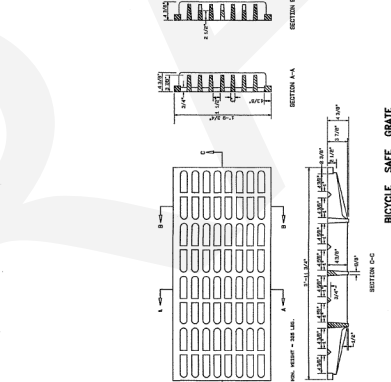
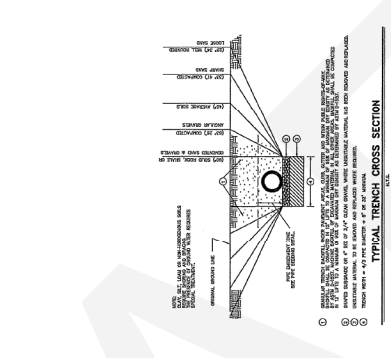
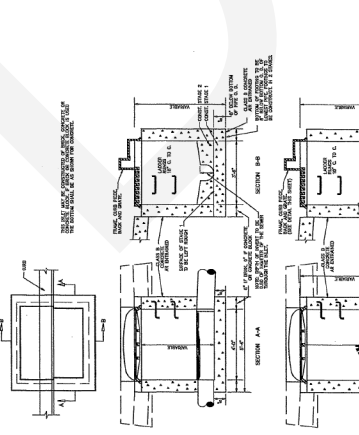
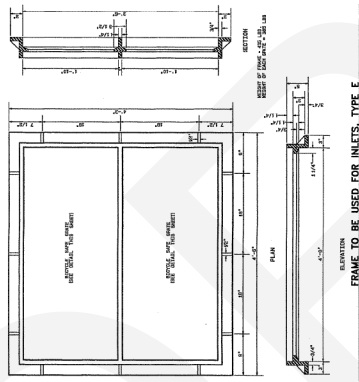
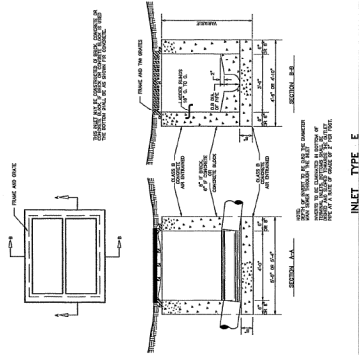
EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY: HENDERSON AND BODWELL, L.L.P.
 CONSULTING ENGINEERS
 12th WOBURN TEL: (732) 653-9880
 N.J. REG. NO. 14, 08873

PROJECT ENGINEER:
Brian Willows
 BRIAN WILLIAMS, P.E.
 12th WOBURN TEL: (732) 653-9880
 N.J. REG. NO. 14, 08873



NO.	DATE	DESCRIPTION
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3	08/14/11	REVISED
4	08/14/11	REVISED
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99	08/14/11	REVISED
100	08/14/11	REVISED



HENDERSON AND BODWELL L.L.P.
 CONSULTING ENGINEERS
 121 WORLES LANE, SUITE 200
 BRIDGEWATER, NEW JERSEY 08807
 TEL: (908) 654-0886
 FAX: (908) 654-0887
 PROJECT NO. 03-20-02
 DRAWING NO. 2552-010
 DATE 05/09/03

PROJECT ENGINEER:
 BRIAN MCORCOW, P.E. LIC. NO. 35225

AMENDED PRELIMINARY AND FINAL SITE PLAN
 GREYMARK AT BRIDGEWATER II & III
 BLOCK 221 LOTS 1, 2, 3 & 2.01
 SITUATED IN BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

STORM DRAINAGE DETAIL
 HENDERSON AND BODWELL L.L.P.
 CONSULTING ENGINEERS
 121 WORLES LANE, SUITE 200
 BRIDGEWATER, NEW JERSEY 08807
 TEL: (908) 654-0886
 FAX: (908) 654-0887
 PROJECT NO. 03-20-02
 DRAWING NO. 2552-010
 DATE 05/09/03

PROJECT ENGINEER:
 BRIAN MCORCOW, P.E. LIC. NO. 35225

STORM DRAINAGE DETAIL
 HENDERSON AND BODWELL L.L.P.
 CONSULTING ENGINEERS
 121 WORLES LANE, SUITE 200
 BRIDGEWATER, NEW JERSEY 08807
 TEL: (908) 654-0886
 FAX: (908) 654-0887
 PROJECT NO. 03-20-02
 DRAWING NO. 2552-010
 DATE 05/09/03


NO.	DATE	DESCRIPTION	BY	CHECKED

TOWN REQUIREMENTS
BLOCK 5323 - LOT 1.02

ITEM	REQUIRED	PROVIDED
Landscape Area	15,330 SF	15,330 SF
1" Tree Per 10 Parking Spaces	153	153
50' Shade Trees	3	3

TOWN REQUIREMENTS
BLOCK 5323 - LOT 1.04

ITEM	REQUIRED	PROVIDED
Landscape Area	147,064 SF	147,064 SF
1" Tree Per 10 Parking Spaces	1,471	1,471
50' Shade Trees	74	74



LANDSCAPE LEGEND

- Proposed Light Fixture
- Existing Trees To Remain
- Existing Trees To Be Removed
- Existing Woodline
- Proposed Woodline
- Proposed Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Proposed Evergreen Hedge
- Proposed Lawn
- Proposed Groundcover
- Proposed Shrub Bed
- Proposed Decorative Pavers
- Proposed Gravel Band

Being By: Landscape Development
Project: **Greyhawk at Bridgewater II & III**
Bridgewater Twp., New Jersey

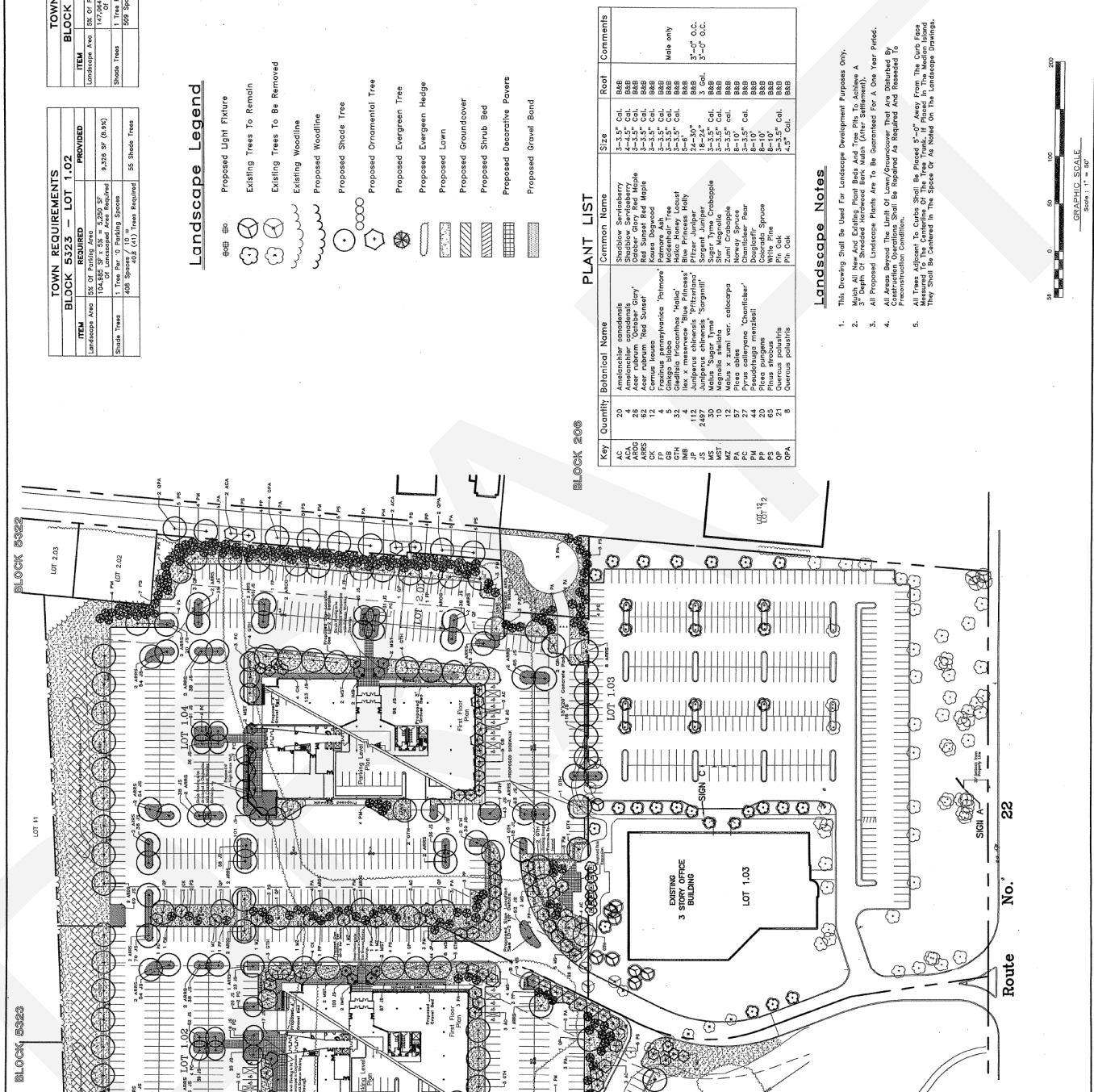
LAWRENCE J. TENICZA
Landscape Architect

LAWRENCE J. TENICZA ASSOCIATES
Landscape Architects • Site Planners

15 Freeman Avenue
East Orange, New Jersey 07018-3461
TEL: 973-576-5888
FAX: 973-576-5358

Scale: 1"=250'
Date: 2-10-00
Drawn By: AMD, JWK
Checked By: LUT

Drawing No: **LD-1**
Page 12 of 14.
Job No. 0003



PLANT LIST

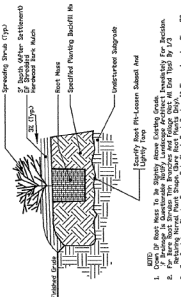
Key	Quantity	Botanical Name	Common Name	Size	Root	Comments
ACA	20	Amelanchier canadensis	Shadbolt Serviceberry	1.5-2.0' Col.	BBB	
AROC	26	Acer rubrum 'October Glory'	Shadblow Serviceberry	4-4.5' Col.	BBB	
CK	12	Cornus kousa	Shadblow Serviceberry	3-3.5' Col.	BBB	
FF	4	Forsythia	Shadblow Serviceberry	3-3.5' Col.	BBB	
CTH	4	Cornus kousa	Shadblow Serviceberry	3-3.5' Col.	BBB	
JP	112	Juniperus chinensis 'Sargentii'	Sargent Juniper	3-3.5' Col.	BBB	Male only
JS	2497	Juniperus chinensis 'Sargentii'	Sargent Juniper	3-3.5' Col.	BBB	3"-4" O.C.
MST	10	Malus x zumi var. 'Empire'	Empire Crabapple	18-24"	3 Gal.	3"-4" O.C.
MZ	12	Malus x zumi var. 'Empire'	Empire Crabapple	18-24"	3 Gal.	3"-4" O.C.
PC	27	Prunella x zumi var. 'Chantrelle'	Chantrelle Pear	3-3.5' Col.	BBB	
PK	44	Pseudotsuga menziesii	Douglasfir	8-10'	BBB	
PS	60	Pinus strobus	White Pine	8-10'	BBB	
QP	21	Quercus palustris	Pin Oak	3-3.5' Col.	BBB	
QPA	8	Quercus palustris	Pin Oak	4.5' Col.	BBB	

Landscaping Notes

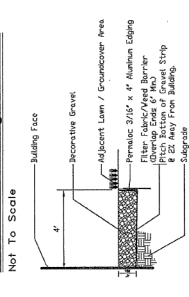
- This Drawing Shall Be Used For Landscape Development Purposes Only.
- All New And Existing Road Bed And Tree Pits To Achieve A Minimum Depth Of 18" Below Finished Grade.
- All Proposed Landscape Plants Are To Be Guaranteed For A One Year Period.
- All Areas Beyond The Limit Of Lawn/Groundcover That Are Planted By Construction Operations Shall Be Replanted As Required And Reseeded To Match Existing Conditions.
- Tree Trunk Calipers Shall Be Placed 12-18" Above Ground. The Crown Base Measured To The Centerline Of The Tree Trunk. If Placed In The Medium Island Area, The Calipers Shall Be Placed In The Space Or As Noted On The Landscape Drawings.



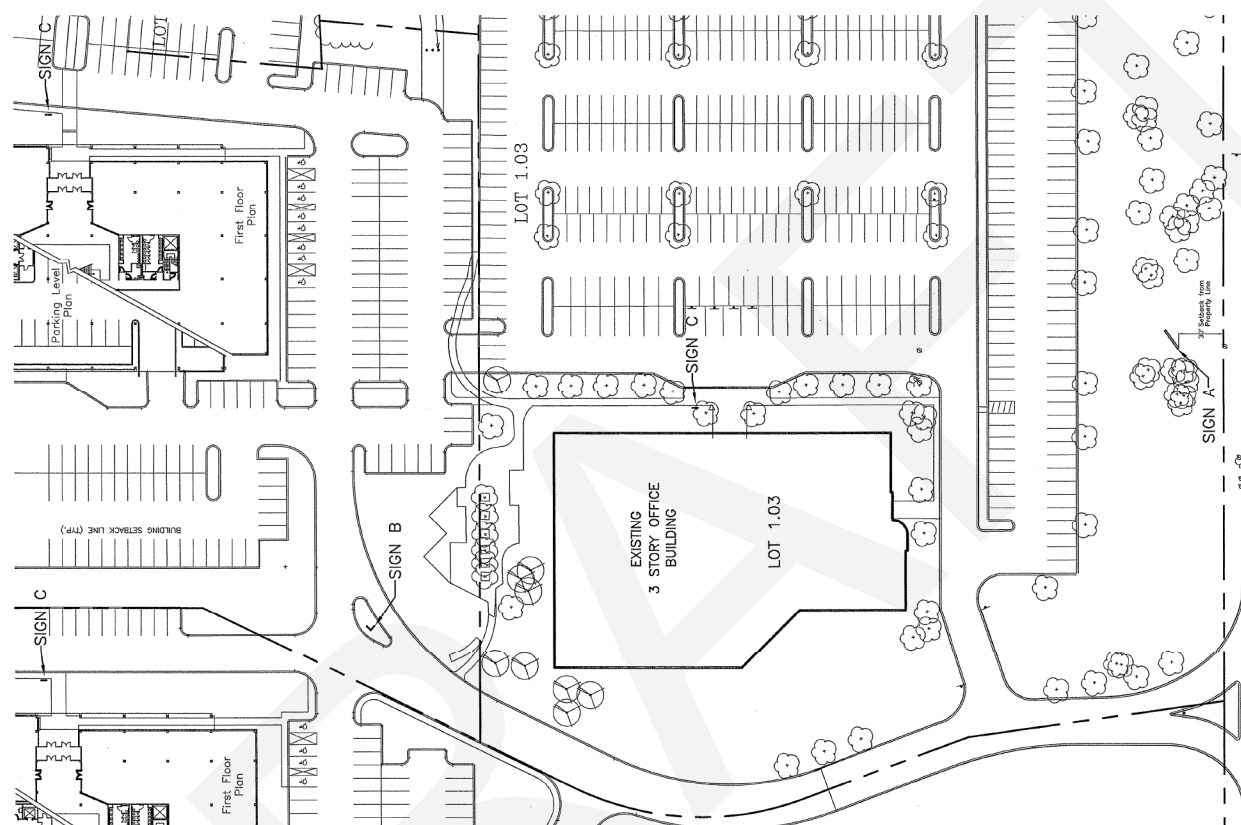
DATE	ISSUE	REVISION
2-24-00	A	ISSUED FOR REVIEW.
3-20-00	B	ISSUE FOR TWP. PLANNING BOARD SUBMISSION.
6-5-00	C	Re-issued per Township Engineer Report Dated 5-18-00.
8-16-00	D	REVISED FOR AUGUST 26TH HEARING.
0-31-00	E	REVISED PER TOWNSHIP ENGINEERS COMMENTS.



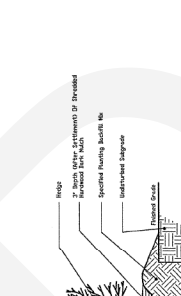
Shrub Planting Detail
Not To Scale



Gravel Band Detail
Not To Scale



Proposed Sign Locations
Scale: 1" = 40'

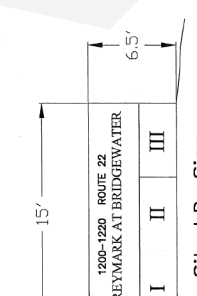


Hedge Planting Detail
Not To Scale

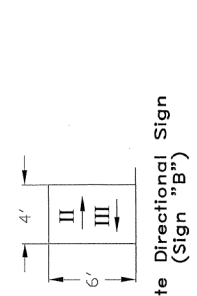


Landscape Notes

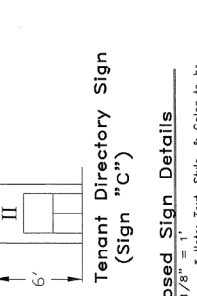
1. This Drawing Shall Be Used For Landscape Development Purposes Only.
2. Match All New And Existing Plant Beds And Tree Pits To Adjacent A.
3. All Proposed Landscaping Plans Are To Be Guaranteed For A One Year Period.
4. All Proposed Landscaping Plans Shall Be Reviewed And Approved By Construction Operators Shall Be Required As Required And Respected To Preconstruction Condition.
5. All Trees To Be Planted To Conform To The Specifications And Standards Which Shall Be Provided In The Landscape Drawings. They Shall Be Guaranteed In This Space Or As Noted On The Landscape Drawings.



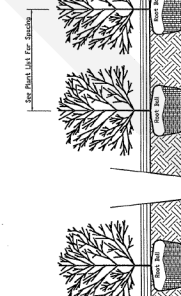
Site I.D. Sign (Sign "A")



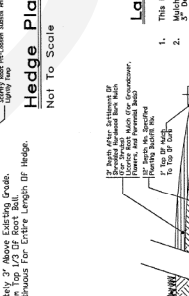
Site Directional Sign (Sign "B")



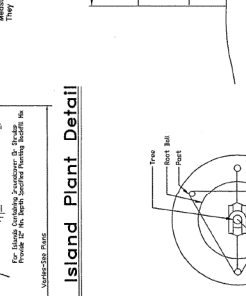
Building Tenant Directory Sign (Sign "C")



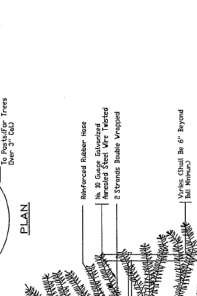
Tree Planting Detail
Not To Scale



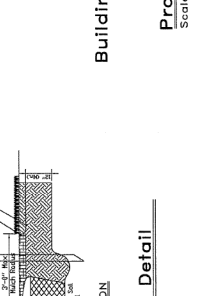
Parking Lot Island Plant Detail
Not To Scale



Landscape Notes



Site Directional Sign (Sign "B")



Building Tenant Directory Sign (Sign "C")

Being Title: Sign Locations & Details
Project: Greymark at Bridgewater II & III
Bridgewater Twp., New Jersey

LAWRENCE J. TENICZA
Landscape Architect

15 Freeman Avenue
East Orange New Jersey 07018-3461
TEL: 973 678-5588
FAX: 973 678-5138

Scale: As Noted
Date: 3-16-00
Drawing By: JWK, JMD
Checked By: LJT

Drawing No: LD-2
Page 13 of 14.
Job No. 0003

DATE	ISSUE	REVISION
8-18-00	C	REVISED FOR AUGUST 28TH HEARING.
6-5-00	B	Re-issued per Township Engineer Report Dated 5-18-00.
3-20-00	A	ISSUE FOR TWP. PLANNING BOARD SUBMISSION.




 LAWRENCE J. TENIZZA
 Principal
 15 Freedom Avenue
 Bridgewater, NJ 08807
 TEL 973 678-5685
 FAX 973 678-5138

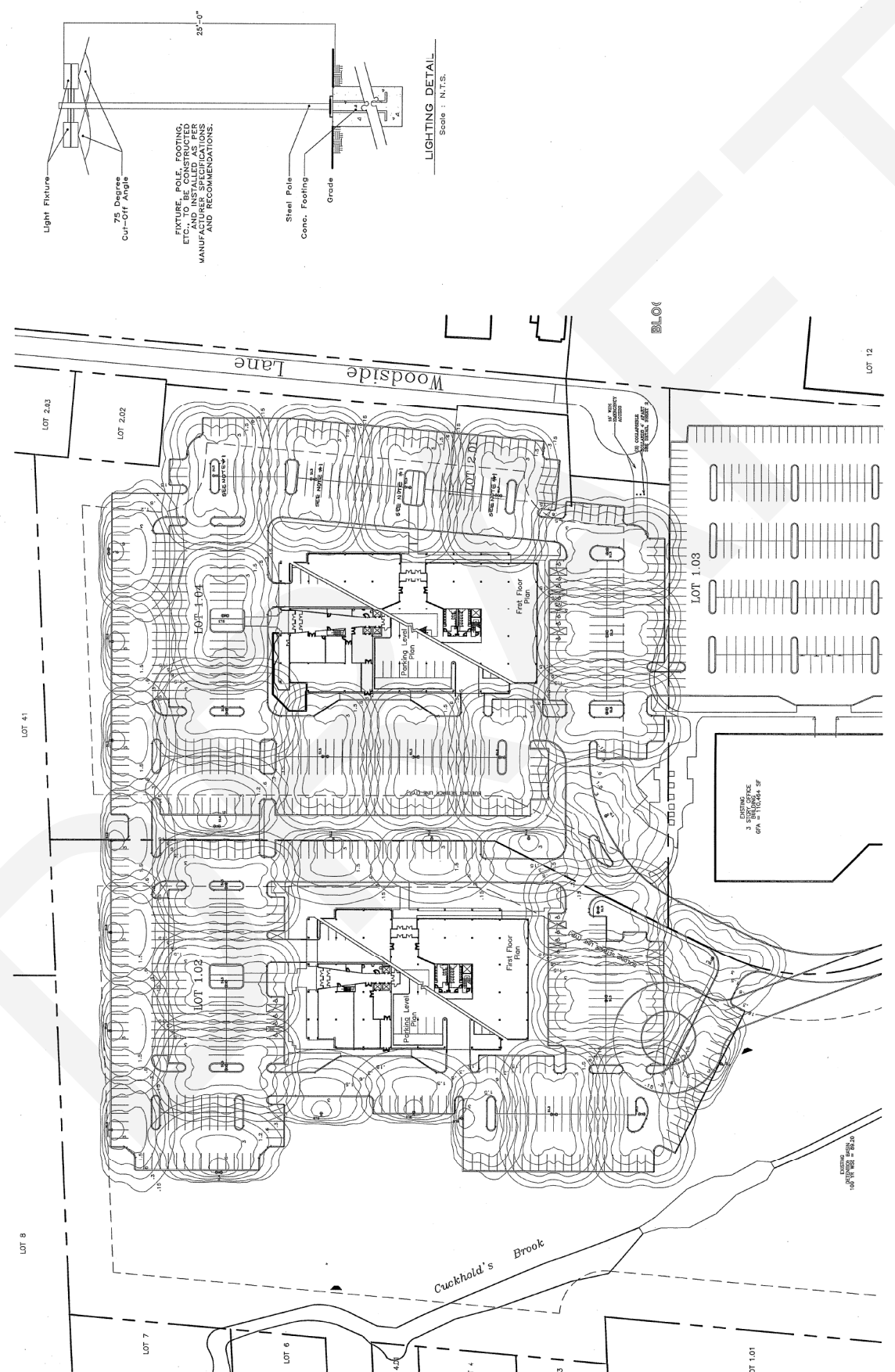
Engineering
 Lighting Plan
 Project
**Greymark at
 Bridgewater II & III**
 Bridgewater Twp., New Jersey

**LAWRENCE J.
 TENIZZA
 ASSOCIATES**
 Landscape Architects • Site Planners

15 Freedom Avenue
 Bridgewater, New Jersey 08807-3451
 TEL 973 678-5685
 FAX 973 678-5138

Scale: 1" = 50'
 Date: 2-10-00
 Design By: AMD, JMK
 Checked By: LUT

Drawing No:
L-1
 Page 14 of 14
 Job No. 0003



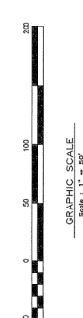
LIGHTING DETAIL
 Scale: N.T.S.

NOTES:
 1. THESE LUMINAIRES (BY TYPE AND LIGHTING CHARACTERISTICS) SHALL BE INSTALLED AS SHOWN AND SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 OFF AT 10:00 PM.

LIGHTING SCHEDULE

ROW	NO.	TYPE	REMARKS	QUANTITY	LAMP TYPE
1	1	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
2	2	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
3	3	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
4	4	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
5	5	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
6	6	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
7	7	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
8	8	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
9	9	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
10	10	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
11	11	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
12	12	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
13	13	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
14	14	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
15	15	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
16	16	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
17	17	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
18	18	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
19	19	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
20	20	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
21	21	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
22	22	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
23	23	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
24	24	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH
25	25	15'-0" HGT. - 15000 LUMENS	15'-0" HGT. - 15000 LUMENS	25	40,000 LUMENS MH

Above Light Fixtures Available From: Ultratone Lighting, P.O. Box A, Dorner, Georgia 30012



DATE	ISSUE	REVISION
02-24-00	A	ISSUED FOR REVIEW.
03-20-00	B	ISSUE FOR TWP. PLANNING BOARD SUBMISSION.
06-15-00	C	Re-issued per Township Engineer Record Dated 6-18-00.
08-21-00	D	REVISED FOR AUGUST 28TH HEARING.
08-21-00	E	ADD NOTE #1. PER TOWNSHIP RESOLUTION

STORM WATER MANAGEMENT AND FLOOD CONTROL PLAN

FOR

GREYMARK at BRIDGEWATER II & III

SITUATED IN
 TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY

PREPARED BY

HENDERSON AND BODWELL, LLP

CONSULTING ENGINEERS
 12 H. WORLDS FAIR DRIVE
 SOMERSET, NEW JERSEY 08873
 TEL. No. (732) 563-0880
 FAX. No. (732) 563-1169



REFERENCE: BOARD BOOK, N.J. ASSESS. MAPS/REVZ

LOCATION MAP

SCALE: 1"=2000'

OWNER/APPLICANT

LOT 1.02 BROADMARK HOSPITALITY, LLC (OWNER)
 C/O BROADMARK HOSPITALITY, LLC, 601 STATE ST.
 CHERRY HILL, NJ 08003
 TEL. No. (609) 426-1000
 FAX. No. (609) 426-1000

LOTS 1.04 AND 2.01 BROADMARK DEVELOPMENT, LLC (OWNER)
 C/O BROADMARK DEVELOPMENT, LLC, 601 STATE ST.
 CHERRY HILL, NJ 08003
 TEL. No. (609) 426-1000
 FAX. No. (609) 426-1000

COUNTY APPROVAL

COUNTY OF SOMERSET PLANNING BOARD APPLICATION NUMBER 024-026 AND 027-025

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 ENGINEER _____ DATE _____

NO.	DATE	DESCRIPTION	BY

SHEET INDEX

DESCRIPTION	SHEET	REVISED
SHEET INDEX/LOCATION MAP	1	10-22-01
COOKHOLD'S BROOK DRAINAGE AREA/SOL MAP	2	01-13-01
SITE PLAN - SP 1	3	10-22-01
SITE PLAN - SP 2	4	10-22-01
OUTLET STRUCTURE MODIFICATION PLAN	5	09-24-01
EXISTING OUTLET STRUCTURE DETAILS	6	06-20-01
OUTLET STRUCTURE MODIFICATION DETAILS	7	06-20-01
OUTLET STRUCTURE MODIFICATION SECTION & GABION DETAILS	8	06-20-01
PROFILE - COOKHOLD'S BROOK	9	06-20-01
CROSS SECTIONS COOKHOLD'S BROOK STA 9+55 TO 2+46	10	06-20-01
CROSS SECTIONS COOKHOLD'S BROOK STA 2+21 TO 2+00	11	06-20-01
CROSS SECTIONS COOKHOLD'S BROOK STA 8+00 TO 3+450, 10+027 TO 10+033, 106+20-01	12	06-20-01

STORM WATER MANAGEMENT AND FLOOD CONTROL PLAN
GREYMARK AT BRIDGEWATER II & III
 BLOCK 221 LOTS 1.02, 1.04 & 2.01
 TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY

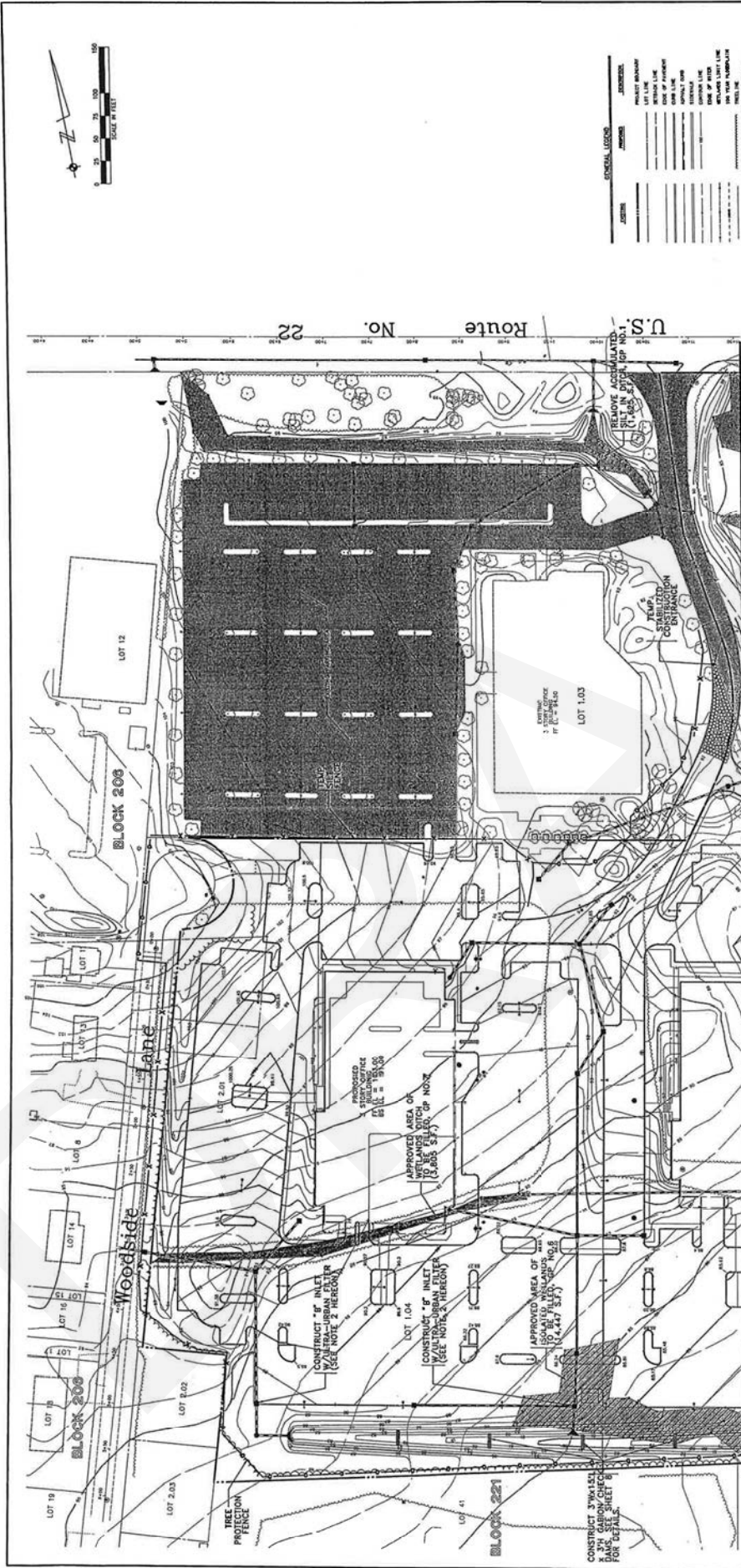
SHEET INDEX/LOCATION MAP

HENDERSON AND BODWELL, LLP
 CONSULTING ENGINEERS
 12 H. WORLDS FAIR DRIVE
 SOMERSET, NJ 08873
 TEL. (732) 563-0880 / FAX (732) 563-1169

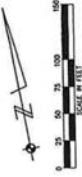
PROJECT ENGINEER:

 BRIAN McDONROP, P.E., No. 2413

DATE: 10/22/01
 SHEET NO. 1 OF 12



MATCH LINE SEE SHEET 3



GENERAL LEGEND	SYMBOL	DESCRIPTION
EXISTING	---	EXISTING
PROPOSED	---	PROPOSED
...

STORMWATER MANAGEMENT AND FLOOD CONTROL PLANS
GREYMARK AT BRIDGEWATER II & III
 BLOCK 221 LOTS 1,021, 1,04 & 2,01
 SITUATED IN BRIDGEWATER TOWNSHIP, JAMES RIVER COUNTY, NEW JERSEY

SITE PLAN - SP 2
 HENDERSON AND BOWELL, L.L.P.
 CONSULTING ENGINEERS
 12H WORLDWAY DRIVE
 SUITE 200
 ROCKY HILL, NJ 07866
 TEL: (973) 402-6800
 FAX: (973) 402-6801
 PROJECT NO. 2005-004
 SHEET NO. 4 OF 12

PROJECT ENGINEER:
 Brian McMorrow
 BRIAN MCMORROW, P.E.
 LICENSE NO. 35103

- NOTES:**
- ALL ELEVATIONS ARE NGVD (1929) DATUM.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY ALL REVISIONS AND SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS, AS APPLICABLE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY ALL REVISIONS AND SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS, AS APPLICABLE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY ALL REVISIONS AND SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS, AS APPLICABLE.

NO.	DATE	DESCRIPTION
1	05/11/05	ISSUED FOR PERMIT
2	05/11/05	ISSUED FOR PERMIT
3	05/11/05	ISSUED FOR PERMIT
4	05/11/05	ISSUED FOR PERMIT
5	05/11/05	ISSUED FOR PERMIT
6	05/11/05	ISSUED FOR PERMIT
7	05/11/05	ISSUED FOR PERMIT
8	05/11/05	ISSUED FOR PERMIT
9	05/11/05	ISSUED FOR PERMIT
10	05/11/05	ISSUED FOR PERMIT

ADOPTED
5/19/09 YLB

**RESOLUTION
GREYMARK BUILDING, LLC
APPLICATION No. 42-08-ZB
LOT 1.03 BLOCK 221
APRIL 28, 2009**

WHEREAS, Greymark Building, LLC has applied to this Board for variances from the terms of the land use ordinance as hereinafter set forth and for waiver of site plan approval; and

WHEREAS, the matter came on to be heard before this Board at public hearing on April 28, 2009 after which it appeared to the satisfaction of the Board as follows:

1. That due notice of the hearing had been given.
2. That the property is known as Lot 1.03 in Block 221 of the Tax Map, located on the southerly side of U.S. Highway Route 22 in the M-1B Limited Manufacturing Zone and commonly known as 1200 Route 22 East.
3. The subject property consists of a tract of land having an area of 6.79 acres. It is fully improved with a 3 story office building having an area of 110,464 S.F. Applicant proposes a medical office use for 3,392 S.F. of the building, which use is not permitted in the M-1B Zone. Therefore, a use variance pursuant to N.J.S.A. 406SSD-70(d)(i) is required. In addition, applicant seeks a variance from the parking requirements for a medical use. With the medical use a total of 427 spaces are required where 384 spaces are existing. Given the fact that the site is fully improved, the applicant is seeking a waiver of site plan approval.
4. With respect to this application the Board is in receipt of the following: (a) a joint report from the Township Planner and Township Engineer, (b) accompanying the application a plan entitled "Use Variance Plan", prepared by Bohler Engineering, Warren, New Jersey, dated November 19, 2008 and last revised January 13, 2009 and (c)

accompanying the application a land title survey of the property also prepared by Bohler Engineering and dated October 27, 2005.

5. In support of this application the Board heard the testimony of a principal of the proposed medical tenant, the project engineer and a professional planner. The proposed tenant is Retina Vitreous Center which provides care and surgery for retina diseases. The practice specializes in the treatment retina diseases. The practice does not provide routine eye examination or prepare or repair eyeglasses. The Center has a number of locations. Presently there is an office in Bridgewater at 1661 Route 22 West. This space is inadequate and a larger space is required. An extension search, over a two year period has been conducted, and the proposed site is suitable, as it is A.D.A. accessible, is located near Route 287 and is large enough for present and projected needs of the center. Given the specialized nature of the practice its patients come from a wide area and a centralized location is desirable.

The center proposes to lease 3,392 S.F. The total space in the building is 110,464 S.F. The space will consist of a reception area, 3 examination rooms, an examination/procedure room, 2 photos suites and 4 tech rooms, all of which are shown on a floor plan submitted into evidence at the hearing and marked A-1 in evidence.

6. The planner testified that the site is particularly suited for the proposed use by providing the space needed for this medical practice in a desirable location. The space being on the first floor is accessible to patients, most of when are elderly and large enough to accommodate the practice. The planner also referenced as support for the variance the Master Plan, which contemplates expanded medical uses in the area to accommodate Somerset Medical Center located in proximity to the property in question. Although a medical office, the proposed due to its nature and size is generically an office use which will have no negative impact on the surrounding area. Typically during the hours of operation

there will be one doctor and up to 6 staff seeing a total of 35 to 40 patients on a given day. Hours of operation will be from 7:30 a.m. to 6:30 p.m. In her view such an operation can be accommodated at the site without an adverse impact on other tenants. The testimony was that the site is presently at 88% of rental capacity.

7. In addition to the variance to allow the medical use, the applicant is also requesting a parking variance. The project engineer testified that the existing general office space requires 389 spaces. The ordinance, however, requires additional spaces for a medical use. For 3,392 S.F. of medical office a total of 38 additional spaces are required making a total of 427 spaces needed. The total number of spaces existing are 384. Of the 384 spaces 366 are on site. A cross parking easement provides 18 spaces in the parking area of Lot 1.04 adjacent to the southerly sideline of the property in question. The project engineer testified that in 1986 the Planning Board granted a variance allowing the reduction in parking to the existing 384. The variance also allowed a reduction in stall width. Neither the resolution memorialized by the Planning Board nor the cross parking easement were provided to the Board as part of this application.

8. The Board is satisfied that this site is particularly suited for the proposed medical use primarily for the reasons stated by the applicant's planner. The Board recognizes that the proposed medical practice provides a specialized service, for which a central location is required. The property in question is on a major highway in close proximity to Interstate 287 making it readily available to a large geographic area. The Board also recognizes the intent of the Master Plan to expand medical uses in the vicinity of the Somerset Medical Center.

In applying the negative criteria to this proposal, the first consideration is the fact that the proposed practice is specialized, limited to retina diseases, which will not have the same impact on the site as a generalized practice. The Board finds that its impact will be similar to

other permitted office use occupying the same amount of space. Providing for the continuation of this medical service in Bridgewater will be a benefit and not a detriment to the general welfare.

With respect to request for a variance from the parking requirement for a medical use, the Board is satisfied that the existing parking can accommodate the proposed medical use. The Board will, however, require that 4 handicapped spaces be reserved for this use.

9. Given the fact that the site is fully improved that applicant is requesting a waiver of site plan approval. Although fully improved there is a two site conditions of concern. The first relates to the striping of the parking lot. Given the fact that a medical use is to be added the parking spaces must be properly striped. The second is visibility of the signage for the site given the fact that medical patients will be coming to the center. With the foregoing as conditions the Board is satisfied that the requirement of a full site plan approval can be waived and that the waiver thereof will not substantially impair the zone plan or land use ordinance or be a substantial detriment to the public welfare of the residents of the Township of Bridgewater.

NOW THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Township of Bridgewater in the County of Somerset that the following is granted: (a) a variance to allow the Retina Vitreous Center to occupy 3,392 S.F. of the first floor of the office building at the property in question, (2) a variance allowing parking to remain at 384 spaces, (3) waiver from obtaining site plan approval which would otherwise be required. The foregoing approval as granted subject to the following conditions:

1. The variance granted for medical use is solely for the Retina Vitreous Center for occupancy of 3,392 S.F. of the first floor of the existing building.

2. Applicant shall provide 4 handicapped spaces in compliance with the handicapped code for the exclusive use of the medical tenant. The spaces are to be located in the parking area directly to the north of the building.

3. The project engineer and the Township Planner shall conduct site inspection to determine if the parking lot needs to be striped. If needed the applicant will stripe the parking lot.

4. Access to the site is to be made visible. The Township Planner shall determine if the trees and/or shrubbery near the sign for the building are in need of trimming so that it will be visible to oncoming traffic.

5. Applicant shall submit to the Board secretary a copy of the Planning Board resolution and cross parking easement referenced in paragraph 7 hereof. The same shall be reviewed and approved by the Board attorney.

6. The Applicant shall submit a Bridgewater Township Compliance Report prior to any plans or any deeds being signed, and prior to scheduling the pre-construction meeting and issuance of construction permits.

I CERTIFY the foregoing to be a true copy of a memorializing resolution adopted by the Zoning Board of Adjustment of the Township of Bridgewater on May 19, 2009.


MARIE L. BROUGHMAN, BOARD CLERK

ADOPTED: 5/19/09

CROSS PARKING EASEMENT

THIS CROSS PARKING EASEMENT (the "Easement") is made as of November 19, 1999 by **SUNSET SPRINGS ASSOCIATES, LTD.**, a Utah limited partnership, having an address c/o Richard Brock Real Estate Investments, 534 Willow Avenue, Cedarhurst, NY 11516-0350 ("Sunset Springs") and **BRIDGEMARK, LLC**, having an address c/o Richard Brock Real Estate Investments, 534 Willow Avenue, Cedarhurst, NY 11516-0350 ("Bridgemark").

RECITALS:

A. Sunset Springs is the owner of certain property located in Bridgewater Township, identified on the municipal tax map as Block 221, Lot 1.03 ("Lot 1.03") which is improved with an office building and parking, along with other improvements.

B. Bridgemark is the owner of property which is adjacent to Lot 1.03 in Bridgewater Township, denominated on the tax map as Block 221, Lot 1.04 ("Lot 1.04"). Bridgemark has received site plan approval for construction of an office building on Lot 1.04 with parking and anticipates receiving additional or modified approvals with regard to construction of the office building.

C. Bridgemark and Sunset Springs wish to grant cross easements to each other to allow the owners, tenants, licensees and invitees of each to use a certain portion of the parking spaces located on the other owner's property, in accordance with the terms and conditions hereafter set forth.

NOW, THEREFORE, for good and valuable consideration, mutual receipt and sufficiency of which is hereby acknowledged, it is agreed:

1. **Sunset Springs Easement.** Sunset Springs agrees that the area of Lot 1.03 outlined and cross-hatched on Exhibit A annexed hereto (hereafter the "Sunset Springs Easement Area") is and shall be encumbered by an easement in favor of Bridgemark and Bridgemark's tenants, licensees and invitees (including Bridgemark, the "Bridgemark Parties"). Sunset Springs shall have the right to delete one or more of the parking spaces located in the Sunset Springs Easement Area as indicated on Exhibit A and substitute in their place an equal number of parking spaces located elsewhere on Lot 1.03. The Easement Area shall be used for parking of automobiles only and shall be a non-exclusive easement and subject to any prior rights afforded the Sunset Springs Parties (hereafter defined) to park within the Easement Area; provided, however, Sunset Springs shall use reasonable efforts not to grant any exclusive rights to any Sunset Springs Parties to park within the Sunset Springs Easement Area.

2. **Bridgemark Easement.** Bridgemark agrees that the area of Lot 1.04 outlined and cross-hatched on Exhibit A annexed hereto (hereafter the "Bridgemark Easement Area") is and shall be encumbered by an easement in favor of Sunset Springs and the Sunset Springs' tenants,

licensees and invitees (including Sunset Springs, the "Sunset Springs Parties"). Bridgemark shall have the right to delete one or more of the parking spaces located in the Bridgemark Easement Area as indicated on Exhibit A and substitute in their place an equal number of parking spaces located elsewhere on Lot 1.04. The Bridgemark Easement Area shall be used for parking of automobiles only and shall be a non-exclusive easement and subject to any prior rights afforded the Bridgemark Parties to park within the Bridgemark Easement Area; provided, however, Bridgemark shall use reasonable efforts not to grant any exclusive rights to any Bridgemark Parties to park within the Bridgemark Easement Area.

3. The Easement granted herein shall run with the land to be binding upon the parties, their successors and assigns.

4. Nothing contained herein shall obligate the Sunset Springs Parties to maintain or repair, or pay for the cost of maintenance or repair of the Bridgemark Easement Area. Nothing contained herein shall obligate the Bridgemark Parties to maintain or repair, or pay for the cost of maintenance or repair of the Sunset Springs Easement Area.

5. This agreement constitutes the entire agreement between the parties and may not be modified except in writing signed by the parties.

INTENDING TO BE LEGALLY BOUND, this Cross Parking Easement has been executed as of the day and year first above appearing.

WITNESS:

SUNSET SPRINGS ASSOCIATES, LTD.




By: 

Name: George Brock
Title: General Partner

WITNESS:

BRIDGEMARK, LLC



By: 

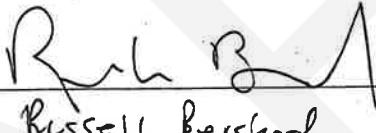
Name: George Brock
Title: Manager

STATE OF NEW JERSEY)
) ss.:
COUNTY OF Essex)

I CERTIFY that on November 19, 1999.

George Brock personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the General Partner of Sunset Springs Associates, Ltd., the limited partnership named in this document;
- (b) this document was signed and delivered by the limited partnership as its voluntary act.



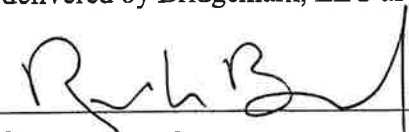
Russell Bershad
Attorney at Law
State of New Jersey

STATE OF NEW JERSEY)
) ss.:
COUNTY OF Essex)

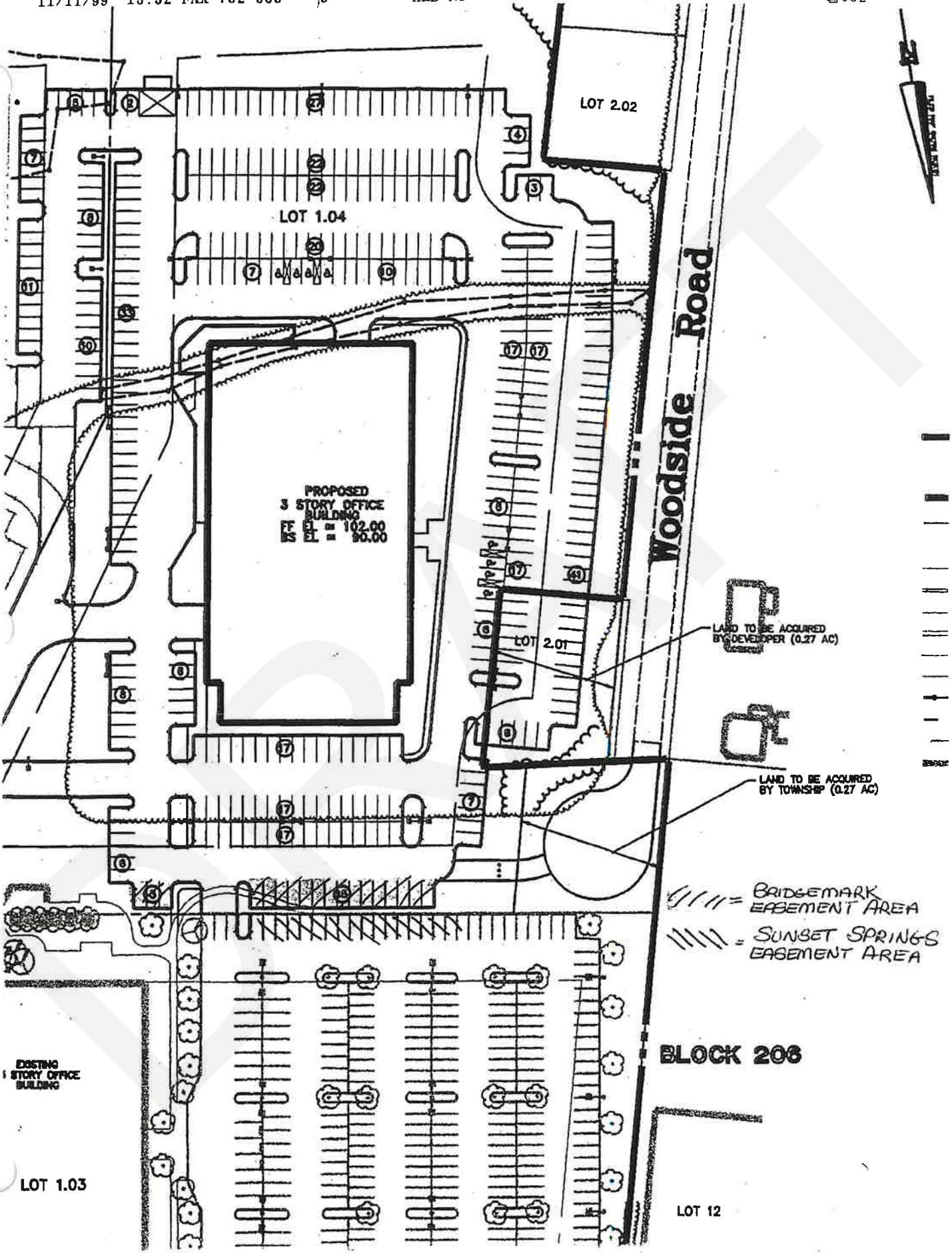
I CERTIFY that on November 19, 1999

George Brock personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Manager of Bridgemark, LLC, the limited liability company named in this document;
- (b) this document was signed and delivered by Bridgemark, LLC as its voluntary act.



Russell Bershad
Attorney at Law
State of New Jersey



PROPOSED
3 STORY OFFICE
BUILDING
SF = 102.00
FT = 50.00

LOT 2.02

LOT 1.04

Woodside Road

LOT 2.01

LAND TO BE ACQUIRED
BY DEVELOPER (0.27 AC)

LAND TO BE ACQUIRED
BY TOWNSHIP (0.27 AC)

BRIDGEMARK
EASEMENT AREA

SUNSET SPRINGS
EASEMENT AREA

BLOCK 206

LOT 1.03

LOT 12

EXISTING
1 STORY OFFICE
BUILDING

APPENDIX E

Planning Board Resolution #_____