

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Regular Meeting**  
**Monday, July 23, 2018**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Charles called the meeting to order at 7:00 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

**2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 10, 2018 proper notice was sent to the Courier Newspaper and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

**3. SALUTE TO FLAG:**

There was salute to the flag.

**4. ROLL CALL:**

Stephen Rodzinak – present (arrived 7:10)  
James Franco – absent  
Chairman Ron Charles – present  
Councilman Howard Norgalis – present  
Tricia Casamento – present

Mayor Dan Hayes – present (arrived 7:10)  
Evan Lerner – present  
Urvin Pandya, Alt. #1 – present  
Debra Albanese, Alt. #2 – present

Others present: Attorney Thomas Molica for Board Attorney Thomas Collins and Planning Department Secretary Ann Marie Lehberger.

**5. APPROVAL OF BOARD MINUTES:**

**May 8, 2018- Regular Meeting**

Motion by Mrs. Casamento; second by Councilman Norgalis the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Council Norgalis, Mrs. Casamento,  
ABSENT: Mr. Franco, Mr. Rodzinak  
NOT ELIGIBLE: Chairman Charles, Mr. Lerner, Mayor Hayes, Mr. Pandya, Mrs. Albanese

**May 22, 2018- Special Meeting**

Motion by Mrs. Casamento; second by Mr. Lerner is the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Franco, Mr. Rodzinak, Mayor Hayes  
NOT ELIGIBLE: Councilman Norgalis, Mr. Pandya, Mrs. Albanese

**6. MEMORIALIZATION OF RESOLUTIONS:  
SOMERSET COUNTY LIBRARY-BRIDGEWATER BRANCH**

Block 557 Lot 1– 1 Vogt Drive  
Courtesy Review of Outdoor Deck/Pavilion Project

Motion by Councilman Norgalis, second by Chairman Charles, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilman Norgalis  
ABSENT: Mr. Franco, Mr. Rodzinak, Mayor Hayes  
NOT ELIGIBLE: Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese

**GEORGIA LEONTARAKIS PAPANASTASIOU**

Block 815 Lots 34 & 35 – 1101 Mountain Ave.  
#16-006-PB- Extension of Prior Subdivision Approval

Motion by Chairman Charles, second by Mrs. Albanese, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilman Norgalis, Mrs. Albanese  
ABSENT: Mr. Franco, Mr. Rodzinak, Mayor Hayes  
NOT ELIGIBLE: Mrs. Casamento, Mr. Lerner, Mr. Pandya,

Mayor Hayes and Mr. Rodzinak arrived to the meeting.

**7. LAND DEVELOPMENT APPLICATIONS:**

**8. MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

**9. OTHER BOARD BUSINESS:**

**NJ TRANSIT**

Block 162 Lots 2 & 3 – Route I-287  
Courtesy Review of Billboard Replacement

Attorney Greg Kotchick was present for the applicant Shamrock Outdoor LLC who is the operator of the billboard. Mr. Kotchick explained that NJ Transit is the owner of the railway right-of-way. Mr. Kotchick further explained that the billboard is 20 feet x 48 feet presently and the proposed billboard will be 6 feet smaller. He also noted that the static faces will be replaced with LED digital multi-face signs however the existing pole and the foundation will remain the same.

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

- |            |                |                                      |
|------------|----------------|--------------------------------------|
| <b>A-1</b> | <b>7/23/18</b> | <b>Aerial Photo of the Sign</b>      |
| <b>A-2</b> | <b>7/23/18</b> | <b>Aerial Photo North Bound View</b> |
| <b>A-3</b> | <b>7/23/18</b> | <b>Aerial Photo South Bound View</b> |
| <b>A-4</b> | <b>7/23/18</b> | <b>Statues of Regulations</b>        |
| <b>A-5</b> | <b>7/23/18</b> | <b>Site Plan dated 5/2/18</b>        |

Michael Murphy, Director of Property Development of NJ Transit, and Alex Zepponi, PE were sworn in for testimony.

Mr. Murphy explained that he manages the outdoor advertisement program which is leases, locations, and any issues, that arise, along with enforcement of the advertisement regulations .Mr. Murphy confirmed that NJ Transit has a permit on this property.

The Board questioned if the billboard could be changed in the event of an emergency situation. Mr. Murphy confirmed that it could be changed.

Chairman Charles opened the public portion of the meeting for questions. There were no questions or comments.

Alex Zepponi, PE was accepted by the Board as an expert witness. Mr. Zepponi described the property and provided testimony as follows: The site is on the right hand side north bound of 287 just south of Main Street within the railroad right- of -way. There are surrounding woods along with an adjacent stream, industrial buildings and ball fields in the distance. The sign will have LED lights and the messages will be changed remotely. There is a camera on the face which is monitored 24 hours a day so they can see if a panel goes out or becomes damaged.

The Board questioned how many billboards Shamrock currently operated. Maryann Coleman, General Manager of Shamrock Outdoor LLC was sworn. Ms. Coleman stated that they operate 9 signs.

The Board questioned why the sign is being reduced in size. Ms. Coleman stated that it was more cost effective

Chairman Charles opened the public portion of the meeting for questions. There were no questions or comments.

Motion by Chairman Charles, second by Mr. Lerner, the Board confirmed the courtesy review of the Capital Improvement Plan on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairman Charles, Councilman Norgalis, Mrs. Casamento, Mr. Lerner, Mayor Hayes, Mr. Pandya
ABSENT:	Mr. Franco
NOT ELIGIBLE:	Mrs. Albanese

#### **10. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 7:45 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary to Municipal Services