

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.  
ATTORNEYS AT LAW

WWW.PRICEMEESE.COM

TICE CORPORATE CENTER  
50 TICE BOULEVARD  
SUITE 380  
WOODCLIFF LAKE, NEW JERSEY 07677  
**PHONE: 201-391-3737**  
**FAX: 201-391-9360**

4 WEST RED OAKLANE  
SUITE 302  
WHITE PLAINS, NEW YORK 10604

89 HEADQUARTERS PLAZA NORTH  
SUITE 1442  
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

August 12, 2021

**VIA OVERNIGHT MAIL**

Bridgewater Zoning Office  
Township of Bridgewater  
Township Municipal Building  
100 Commons Way  
Bridgewater, New Jersey 08807

Attn: Zuzana Karas  
Zoning Officer/Land Use Coordinator

**RE:   OUTFRONT MEDIA LLC**  
**Block 206, Lot 3**  
**APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN**  
**APPROVAL, WITH VARIANCE RELIEF**  
**RESUBMISSION FOR COMPLETENESS**

Dear Ms. Karas:

This Firm represents Outfront Media LLC ("Applicant"), easement owner of the above-referenced Property ("Easement"). In accordance with the Board Planner's completeness review report (attached), the Applicant submits the following:

1. Three (3) Preliminary and Final Site Plans prepared by Dynamic Engineering, last revised April 7, 2021, revised to reflect the completeness comments.
2. Three (3) Surveys last revised September 8, 2015 revised to reflect the completeness comments.
3. Three (3) Checklists;
4. Three (3) copies of Applicant's Corporate Disclosure Statement;

5. Three (3) copies of Application Form #4;
6. Flash drive that contains the sign display capability;
7. Three (3) copies of sign simulation;
8. Three (3) copies of EIS; and
9. Three (3) copies of proof of submission to County Planning Board.

The enclosed information has been revised to address the Site Plan Checklist comments provided by the Board Professionals. To assist in the Board's continued review, we offer the following itemized responses prepared by Dynamic Engineering:

**Site Plan Shall Contain the Following Data:**

3. Site Plan has been revised to include the distance between the Billboard Easement and Jackson Street.
4. Site Plan has been revised to call out dashed lines that indicate structures to be removed.
6. Site Plan has been revised to include the distance between the driveway to the proposed Billboard.
7. Proposed Billboard dimensions and setback measurements are depicted on the Site Plan. A Zoning Chart listing required, existing and proposed information is included as well. Therefore, no Site Plan revisions are needed.
9. Site Plan has been revised to include all existing Deciduous trees 12" dbh or greater within 50 feet from the proposed Billboard. No existing trees will be removed from the subject site.
10. Site Plan has been revised to include existing and proposed contours at two-foot intervals within 50 feet from the proposed Billboard.
14. Site Plan has been revised to comply with the Township's Landscape Ordinance.
15. A waiver is being requested and has been indicated so on the revised checklist enclosed.
16. A waiver is being requested and has been indicated so on the revised checklist enclosed.
20. A rendering of the billboard elevation and video of a completed billboard have been enclosed to address this comment.
22. A rendering of the billboard elevation and video of a completed billboard have been enclosed to address this comment.
23. Site Plan has been revised to include the require legend for endorsement by the Board Engineer (William Burr, IV, P.E.), Board Chairman (Jeffrey Foose) and Board Secretary (Dawn Guttschall).
- 24 As requested, a Short Environment Impact Statement is enclosed to address this comment.

**Site Plan Must Be Accompanied by the Following:**

26.c) Site Plan has been revised to include elevations for areas within 50 feet from the proposed Billboard.

27. Site Plan has been revised to include soil staging and restoration areas within the subject site.

**For Final Site Plan:**

30. A copy of the cover letter for the Somerset County Planning Board submission has been enclosed to provide proof of correspondence.

33. Site Plan has been revised to locate the signature block directly above the title block in the lower right-hand corner so they can both be visible when plans are folded.

34. Site Plan has been revised to locate the signature block directly above the title block in the lower right-hand corner so they can both be visible when plans are folded.

Kindly review the enclosed submission and advise if anything further is required to deem the application complete for scheduling a hearing. Once deemed complete, we will forward the required twenty-four (24) sets.

If you have any questions or need any additional information, please do not hesitate to contact me or my associate, Jennifer M. Berardo.

Thank you for your courtesies.

Very truly yours,

**PRICE MEESE SHULMAN & D'ARMINIO, P.C.**

By: Louis L. D'Arminio  
Louis L. D'Arminio

/dmc

r:\d\outfront\bridgewater led\application filed\resubmission\resubmission letter.docx

encls.

cc: Outfront Team (w/encls.)  
Scarlett Doyle, PP, Zoning Board Planner  
Steve Warner, Esq., Zoning Board Attorney  
William Burr, IV, PE, Zoning Board

**PRICE,  
MEESE, &  
SHULMAN &  
D'ARMINIO, P.C.**

50 TICE BOULEVARD, SUITE 380  
WOODCLIFF LAKE, NJ 07677

Outfront

Bridgewater

VSBS



03/2004

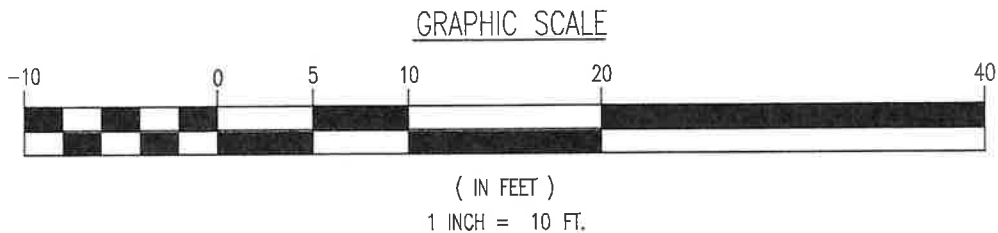


**DYNAMI**  
• ENGINEERING • EAI  
• SURVEY • TRAFF

[illegible]

AWN BY:	DESIGNED BY:	CHECKED BY:
CH/RRR	JFR	TD
		-

PROJECT: **OUTFRONT MEDIA, LLC**  
***PROPOSED BILLBOARD***  
BLOCK 206, LOT 3  
1130 US HIGHWAY ROUTE 22 EAST  
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY



1904 Main Street  
Lake Como, NJ 07719  
T: 732.974.0198  
F: 732.974.3521

[www.dynamic-surveyservices.com](http://www.dynamic-surveyservices.com)

New Jersey Certificate of Authorization No. 24GA28228800

**BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/ACSM LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS**

Additional offices conveniently located at:

245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222 | 8 Robbins Street, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

223 North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361

1301 Central Expressway South, Suite 210, Allen, Texas 75013 Ph: 972.534.2100 | 14521 Old Katy Road, Suite 250, Houston, Texas 77079 Ph: 281.789.6400

TITLE:

## PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT: **OUTFRONT MEDIA, LLC**  
**EXISTING CONDITIONS**

P/O BLOCK 206, LOT 3

1160 NJSH ROUTE 22 EAST

TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY

JOB No:  
0302-15-039S

DATE:  
09/08/2015

FIELD BY:  
BKB/JTB

SCALE: (H) 1"=10'  
(V) N/A

DRAWN BY:  
RLG

CHECKED BY:  
CB/EM

SHEET No:



OF 1

STAKEOUT CHECK DATE

STAKEOUT CHECK DATE

DSURVEY Client Code: 0302

Rev. # 0

**C. BLACK**

*Craig Black*

PROFESSIONAL ENGINEER &  
LAND SURVEYOR

NEW JERSEY LICENSE No. 24GB04257400

Only copies from the original of these certifications marked with an original of the land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

## BRIDGEWATER TOWNSHIP

## SITE PLAN CHECKLIST

Application #: 21-012-ZB Applicant OUTFRONT MEDIA LLC - ROUTE 22 Date 08-02-2021

Applicant Bwt.

X	
X	
X	
N/A	
TBS	
X	
X	
X	

I. Twenty four (24) sets of the application, checklist, fee schedule computations and all supporting documentation and Site Plan. **All documents submitted must be collated into (24) sets.**

II. OPTION: You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted.

III. All fees must be paid.

Application fee: \$ \_\_\_\_\_ Escrow Fee: \$ \_\_\_\_\_

(Fee Schedule with calculations must be submitted, including a signed W-9)

IV. If the application involves a request for a *subdivision or site plan* including land development of more than 50 dwelling units or 50,000 square feet of non-residential building space or all major subdivisions or site plans within 500 feet of a municipal border or critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions, ***you must submit a copy of the full application packet including plans to Somerville Borough and Raritan Borough and provide proof of submission/mailling.***

V. Provide proof of submission of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 263. List name and address you submitted to:

Fire Department: \_\_\_\_\_

Address: \_\_\_\_\_

VI. Size of Map should be in accordance with the Map Filing Laws

VII. Scale not to exceed 1"=100'

VIII. Consent by Owner form: signed and notarized by owner even if the applicant is the owner

**SITE PLAN SHALL CONTAIN THE FOLLOWING DATA:**

X	
X	
X	
X	
X	
X	
X	
X BILLBOARD ONLY	
X	
X	
N/A BILLBOARD ONLY	
N/A	
N/A	
X	

1. A Key map of the site with reference to surrounding areas, zoning district(s) and existing street locations within 200' of property. Scale not less than 1"=800' (126-153A)
2. The North arrow, scale, block, lot, name and address of the owners of all contiguous land and of property directly across the street, and downstream 200 feet of the property, as shown by the most recent tax records of all municipalities in which such properties shall lie. (126-153B)
3. Lot line dimensions, bearings and distances (126-153C)
4. Location of all buildings and structures, streets, easements, driveways, entrances and exits on the site and within 200 ft thereof. (126-153D) Structures to be removed should be indicated by dashed lines
5. Right-of-way width of existing road from the centerline. Pavement width measurements.
6. Location and dimensions of proposed buildings, structures, roads, driveways, parking areas with dimensions of each (126-153E)
7. Zoning Chart listing required, existing and proposed setbacks, height, lot area, improved lot coverage, and all information included in the schedule of land and area requirements. Graphic depiction is required.
8. Proposed building height setbacks, front, side and rear yard distances and required setbacks (126-153F). Buildings must identify square footage on each building for each floor
9. All existing physical features on the site and within 200 feet thereof, including streams, water courses, existing woodlands, and significant soil and hydrological conditions such as swamp, rock and water flows (126-153G). All existing trees as follows:  
Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater;  
Dogwoods 4" dbh or greater
10. Topography showing existing and proposed contours at two foot intervals extending 200 feet off site. A reference bench mark shall be clearly designated (126-153H)
11. Parking and loading areas shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicate direction of traffic flow and sight easements, number of employees, total and maximum in one shift, proposed and required parking spaces. No driveway within ten (10) feet of property lines (126-153I)
12. Architectural building elevations including facade signs and entrances, materials, dimensions and height.
13. Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross sections, design details and dimensions (126-153J).
14. Landscaping and buffering plan exhibit identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and root outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting and

X	
WAIVER	
WAIVER	
N/A	
N/A	
N/A	
X	
X	
X BILLBOARD DETAIL ONLY	
X	
X	
N/A	
N/A	
WAIVER	
WAIVER	
X	

maintenance plans (126-153L). The landscaping plan shall be in accordance with the Landscape Ordinance.

15. Street trees planted at 50' intervals along public rights of way and in accordance with the Landscape Ordinance.
16. Specify on landscape plan the quantity of landscaping by type proposed to be planted on site
17. Has at least 5% of the parking area been landscaped? (126-191 B.16)
18. Indicate on the landscape plan, existing and proposed fences, their heights and type (126-194).
19. Conservation Plan Exhibit is to be submitted showing the proposed methods of protecting trees and growth before and after construction. Techniques include fences, berms, tree wells, etc (126-191 and 197).
20. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer specification sheet, intensity in foot candles on a point-to-point plan, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard and pole (126-153M and 190).
21. Survey of property signed and sealed by a Licensed Surveyor
22. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination (123-153N and 195).
23. Required legend on Site Plan for endorsement by Board Engineer, Board Chairman and Board Secretary (126-1530)

**SITE PLAN MUST BE ACCOMPANIED BY THE FOLLOWING:**

24. Twenty four (24) copies of the Environmental Impact Statement report. Waiver cannot be granted if slopes on the site exceed 15% or if property is within a flood plain (Part II article 25 126-128 through 272)
25. Hillside Development exhibits (Part II article 29, 126-264 through 267)
  - a) Density computations (126-266)
  - b) Maximum Impervious surfaces (126-267)
26. Stormwater runoff control plan with introductory narrative
  - a) Impervious coverage
  - b) Elevations adjacent to existing and proposed building
  - c) Elevations for entire site

WAIVER	
WAIVER	
WAIVER	
WAIVER	
WAIVER	
WAIVER	
WAIVER	
X	
X	
X	
X	
X	
N/A	
X	

- d) Elevations on adjacent property where drainage may impact
  - e) Location and elevation of sidewalks, adjacent road centers, dividing islands, curbs, gutters, driveways
  - f) Run-off computations for existing and proposed conditions
  - g) Size, slope, direction of flow, top, invert elevations of all existing and proposed storm drains, drainage ditches, water courses (cross sections, for swales, channels)
  - h) Roof leader size and discharge locations
  - i) Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow hydrograph for stormwater detention/retention facilities
  - j) Drainage area map, calculations showing drainage from contributing area prior to and after development
27. Soil erosion and sediment control plan exhibit (Article 36) Identify location of all soils on property.
28. Written description of a request for variance, conditional use or special permit.
29. Written document or request to waive submission of any required Site Plan elements or exhibits. (The applicant must document why a waiver of required exhibits is in the public interest, consistent with the Master Plan, the overall intent of the Land Use Ordinance, and good Development and Environmental practice) (126-156).

#### FOR PRELIMINARY SITE PLAN

30. Proof in the form of a letter of transmittal that a copy of the Application was sent to the County Planning Board.
31. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. **Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.**

#### FOR FINAL SITE PLAN

**In addition to all items listed above, please include the following;**

- 32. Engineer's estimate of the cost of proposed improvements (sanitary sewer, drainage, pavement, landscaping) and an inspection fee of 6% of those costs
- 33. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded



X	

correctly when the title block and signature block are visible without opening the plans. **Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.**

34. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. **Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.**



08-02-2021

Signature of person preparing checklist

Date

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

#### NOTICE REQUIREMENTS:

The following proof of satisfying the notice requirements must be filed with the Land Use Administrator in the Planning Department a minimum of 48-hours prior to the hearing date:

1. Affidavit of Service.
2. Copy of the notice served.
3. Certified list of property owners within 200 feet and others served with manner of service
4. Certified Mail receipts stamped by the USPS
5. Affidavit of publication from the newspaper in which the notice was published.

**CERTIFICATE OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY NEW JERSEY LAW  
(P.L. 1977, CHAPTER 336)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest \* in the undersigned applicant corporation/partnership.

	NAME	ADDRESS
1	Outfront Media LLC **	405 Lexington Ave., NY, NY 10174
2		
3		
4		
5		
6		
7		
8		
9		
10		

\*\* Outfront Media LLC is a wholly owned subsidiary of OUTFRONT Media Inc., a publicly traded Maryland corporation.

\* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding 10% ownership criterion have been listed.

Outfront Media LLC

By: 

SIGNATURE OF OFFICER/PARTNER

Patrick J. Smith, Assistant Gen. Counsel

Outfront Media LLC

By: 

SIGNATURE OF APPLICANT CORPORATION/PARTNERSHIP

Jon Antal, General Manager

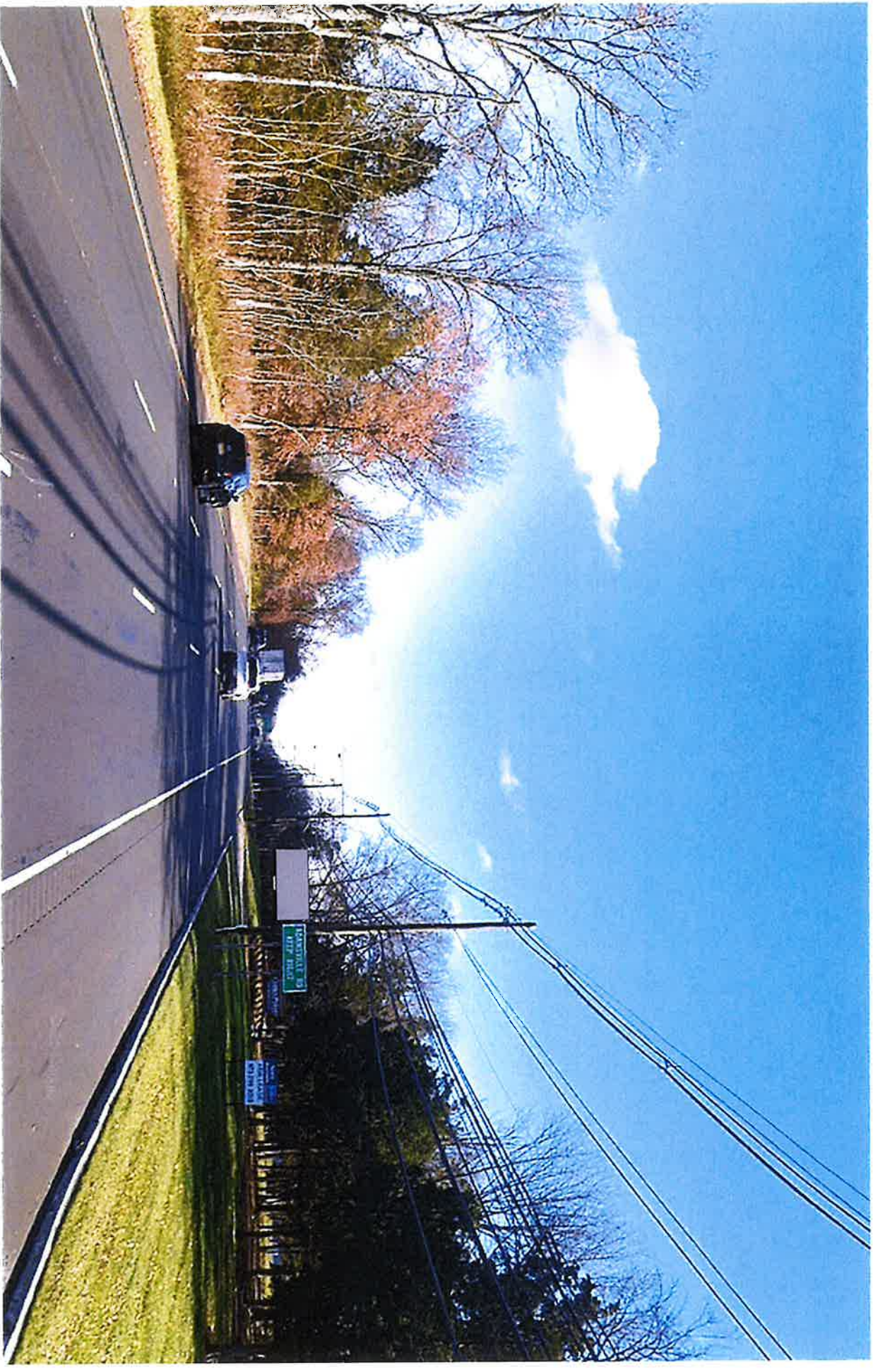
5/5/2017  
DATE





TRAVELING ROUTE 22 EASTBOUND 125'





TRAVELING ROUTE 22 EASTBOUND 400'

**VARIANCE AND DESIGN WAIVER REPORT****FORM # 4**

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME OUTFRONT MEDIA LLC DATE MAY 4, 2021ADDRESS 185 ROUTE 46 W., FAIRFIELD, NJ 07008PHONE #: 973-575-6900 FAX #: LOT(S) 3 BLOCK(S) BLOCK 206CURRENT ZONING DISTRICT M1-BTOTAL SQUARE FEET OF ALL STRUCTURES 231 SF / SIGN FACE s.f.

	Ordinance Requirement	Existing	Propose	Variance Y or N
Improved Lot Coverage (all improvements)	<u>60 %</u>	<u>N/A %</u>	<u>NO CHANGE %</u>	<u>N</u>
Floor Area Ratio (F.A.R.)	<u>35 %</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Lot Area	<u>87,120 SF</u>	<u>766,656 SF</u>	<u>766,656 SF</u>	<u>N</u>
Lot Width	<u>200 SF</u>	<u>+/-722 SF</u>	<u>+/-722 SF</u>	<u>N</u>
Side Yard (one)	<u>50 FT.</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Side Yard (total of both)	<u>100 FT.</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Front Yard	<u>60 FT.</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Rear Yard	<u>50 FT.</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Building height and number of stories	<u>35/2 STORIES</u>	<u>N/A</u>	<u>NO CHANGE</u>	<u>N</u>
Parking	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N</u>
ACCESSORY STRUCTURES				
Side yard	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N</u>
Rear yard	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N</u>
LIST OTHER VARIANCES (type)				
<u>USE - BILLBOARD</u>	<u>PROHIBITED</u>	<u>N/A</u>	<u>PROPOSED</u>	<u>Y</u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
LIST ALL DESIGN WAIVERS				
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

**RECOMMENDATION:**

Attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

Provide evidence that Variance will not be detrimental to the neighborhood and adjacent residences such as documentation that variance conforms to existing conditions in the area

SEE ADDENDUM AT EXHIBIT 1

# ENVIRONMENTAL IMPACT STATEMENT

*For*

*Outfront Media, LLC*

*Proposed Billboard*

*1130 US Highway Route 22 East  
Block 206, Lot 3  
Township of Bridgewater  
Somerset County, NJ*

Prepared by:



50 Park Place, Mezzanine Level  
Newark, NJ 07102  
(973) 755-7200

June 2021  
DEC# 0302-15-039

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## APPENDIX

- Aerial Photo Map
- Tax Map
- Township of Bridgewater Zoning Map
- Air Quality Mapping

## **1. Project Description**

### **a) Reason for Project**

The proposed Billboard will be used for off premise advertising.

### **b) Proposed Project Description**

The proposed project consists of the removal of the existing billboard, and the construction of a billboard structure consisting of one (1) 10'-6" x 22'-0" LED sign with an overall height of 17.9 feet. The proposed LED billboard is situated at the frontage of U.S. Highway Route 22 East Bound, within the footprint of the existing billboard, as shown on the accompanying Site Plan drawings.

### **c) Existing Conditions**

The subject site is specifically identified as Block 206, Lot 3, as shown on the official Tax Maps of the Township of Bridgewater, Somerset County, New Jersey and consists of 17.6 acres. The subject parcel is currently developed with four (4) commercial buildings with associated off-street parking areas, and an existing static Billboard. The Billboard is located within a lease area along U.S. Highway Route 22 East of approximately 0.08 acres. According to the Official Zoning Map for the Township of Bridgewater, the property is located within the M-1B (Limited Manufacturing (Small Lot)) Zone. The billboard use is a nonpermitted use within the Township of Bridgewater.

The subject site is bound to the east by commercial and single-family residential uses; to the west by manufacturing uses; to the north by U.S. Highway Route 22 with commercial uses beyond; and to the south by George Street, Monroe Street, Jackson Street and a retirement community.

## **2. Existing Environmental Conditions**

### **a) Air Quality**

Existing air quality surrounding the site is typical of a Central New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which result from cars, heavy duty trucks, buses and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. At the time this report was prepared, air quality reading taken from the IQ Air Map air quality monitoring station within the Township of Bridgewater report the presence of pollutants such as ozone and fine particulate matter with an Air Quality Index (AQI) of 23. The Air Quality Index is based on a value of 100, where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are much less than the limited value.

### **b) Topography**

Per the Partial Boundary and Topographic Survey prepared by Dynamic Survey, LLC, the subject site topography is generally flat, with trees along the property boundaries.



**c) Surface Groundwater**

There are no streams or waterbodies located onsite.

**d) Vegetation**

The majority of the site consists of impervious area with landscaping strips along the borders of the site. The existing natural vegetation on-site includes deciduous species of trees that are consistent with the surrounding landscape.

**e) Wildlife and Wildlife Habitats**

Per NJDEP GeoWeb Mapping, there do not appear to be any threatened or endangered species located on the subject property. The existing vegetation most likely serves as a habitat to native woodland creatures that can survive in an isolated wooded area, including, birds, squirrels, rabbits, and similar types of species.

**f) Archaeological and Historical Features**

Per NJDEP Geoweb and the Township of Bridgewater Zoning Map, the subject site is not identified as historical or within a historical district. Per NJDEP Geoweb, the site is not an historical archaeological site.

**g) Traffic**

The existing Billboard onsite does not generate any traffic to or from the subject site.

**3. Summary Environmental Appraisal**

The proposed Billboard is not anticipated to create adverse environmental effects. The nature of the proposed Billboard is typical of the character of the adjacent area and for major highways. The billboard shall not block or obscure natural vistas nor negatively impact surrounding vegetation. The majority of disturbance is to be located within the footprint of the existing billboard, and any disturbance to existing wildlife habitats onsite during construction activities shall be temporary in nature.

As previously mentioned in this report, existing air quality surrounding the site is typical of a property located on a U.S. Highway. There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same as necessary.

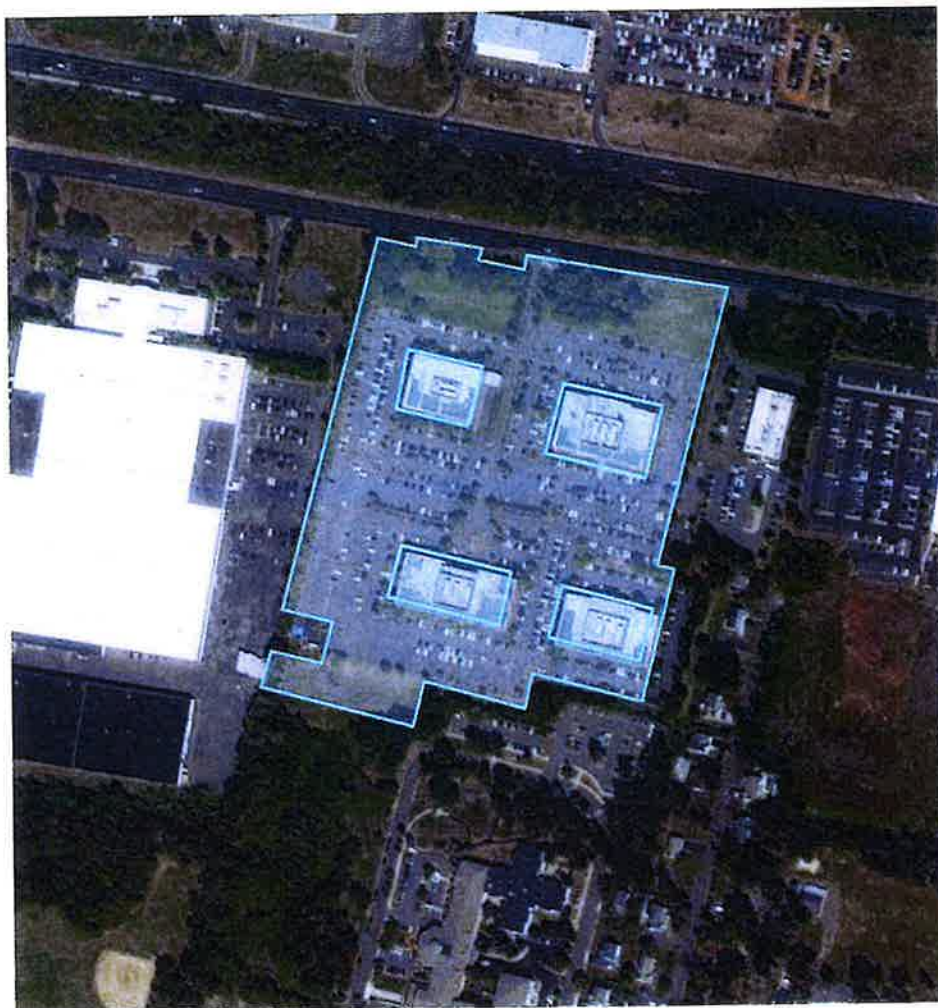
An LED Billboard is suited for this particular site since it is situated along a commercial highway where a billboard already exists. The sign face is angled towards the road, so that the signs are only visible to the intended audience travelling along Route 22. The Billboard is not anticipated to impact Route 22 nor nearby intersections. Therefore, there will be no adverse environmental effects regarding traffic.

# APPENDIX



# **AERIAL PHOTO MAP**

## Aerial Photo Map

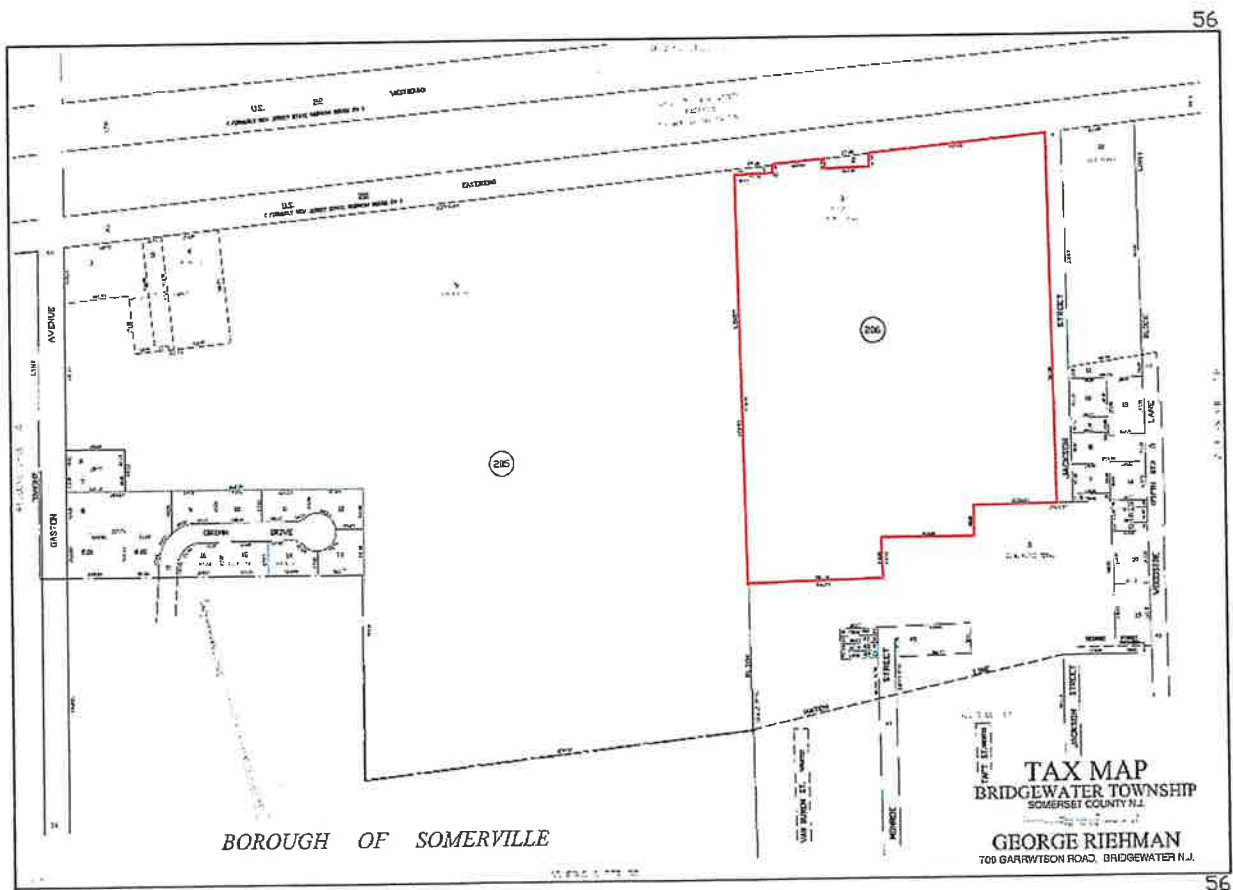


[www.dynamicec.com](http://www.dynamicec.com)

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA  
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL

# TAX MAP

## Tax Map

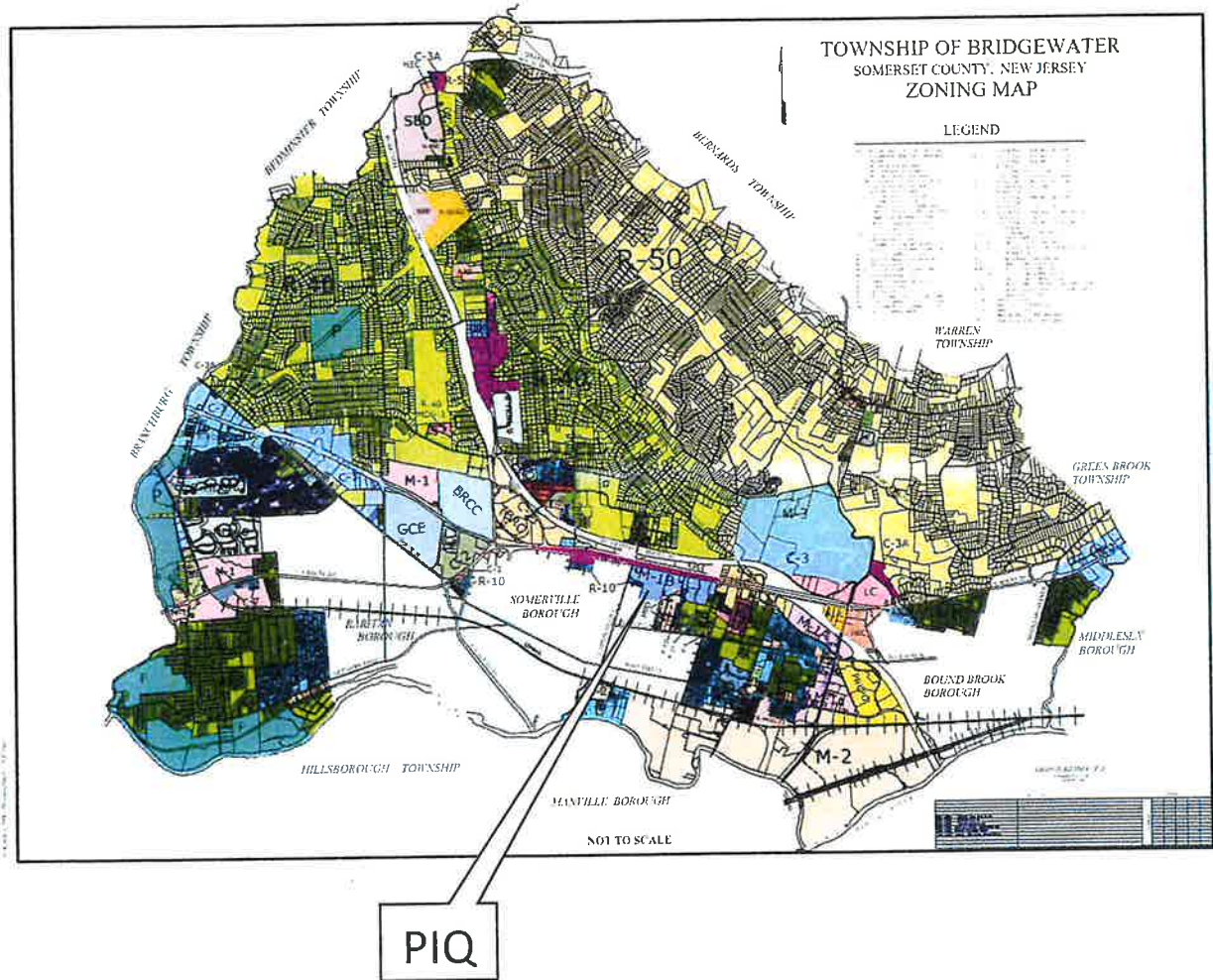


[www.dynamiccec.com](http://www.dynamiccec.com)

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA  
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL

**TOWNSHIP OF BRIDGEWATER  
ZONING MAP**

## Township of Bridgewater Zoning Map



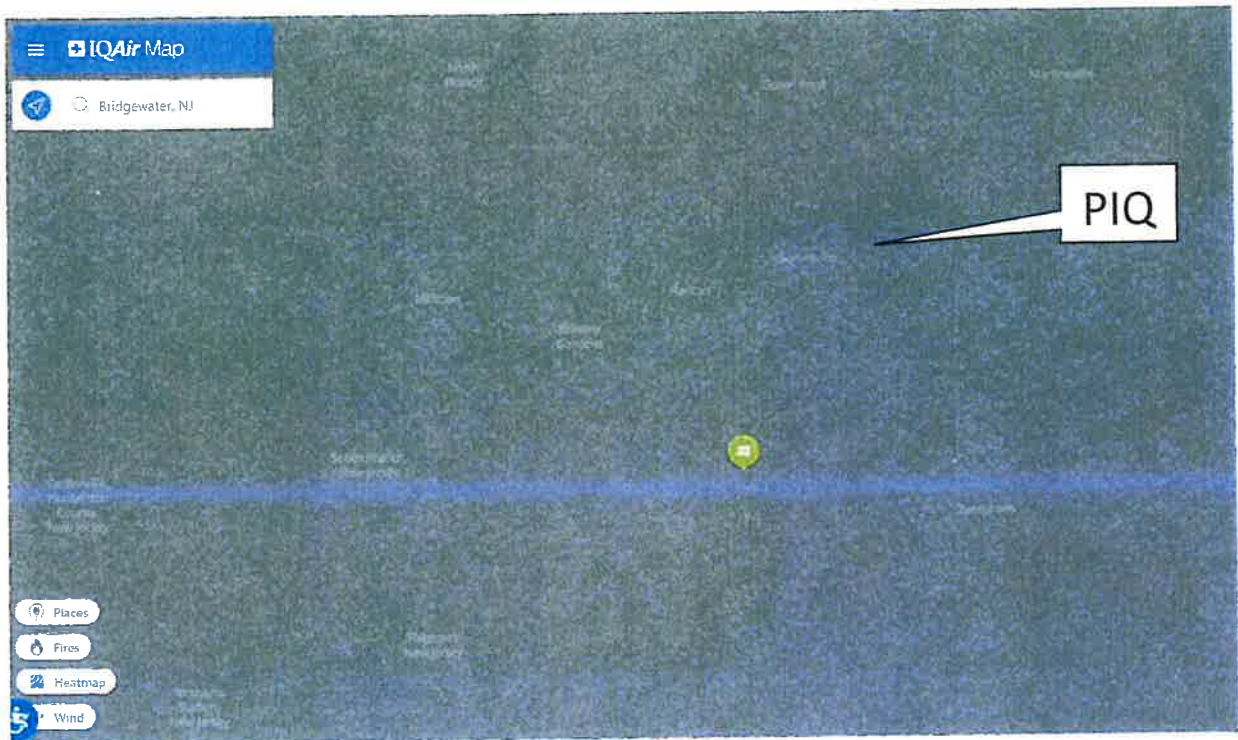
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# AIR QUALITY MAPPING



## Air Quality Mapping



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## COUNTY OF SOMERSET PLANNING BOARD

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County Engineer/  
Board Secretary

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1<sup>st</sup> Alternate

Vacant  
2<sup>nd</sup> Alternate

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County Engineer Alternate

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Director of Planning

Joseph DeMarco, Esq.  
Deputy County Counsel  
for Planning

Cynthia Mellusi  
Office Manager

April 30, 2021

Donald Sweeney, Chair  
Bridgewater Twp. Zoning Board of Adjustment  
100 Commons Way  
Bridgewater, NJ 08807

Re: OUTFRONT MEDIA LLC  
BLOCK 206, LOT 3/ROUTE 22 & JACKSON SREET  
**BW 226:015-21S**

Dear Mr. Sweeney,

This office and the Office of the County Engineer have reviewed the information submitted for the above referenced development project. The reviewed information consists of a plan entitled "Preliminary and Final Site Plan for Outfront Media, LLC Proposed LED Billboard" dated March 11, 2021. Dynamic Engineering Consultants, P.C. prepared the plan.

The proposed project consists of replacing an existing externally-illuminated billboard with a new 10' 6" x 22' 0" LED billboard along eastbound Route 22. The 17.6-acre property is located on Route 22 and Jackson Street (local road).

Since this application does not adversely affect a County facility, the Somerset County Planning Board approves this project.

This report reflects comments from the Office of the County Engineer and the County Planning Board. If there are any questions, please contact the appropriate individual below.

Sincerely,

James P. Ruggieri, AICP/PP  
Principal Community Planner

Thomas Tabatneck  
Engineer II, Land Development Section

c: Louis D'Arminio, Esq; Price, Meese, Shulman & D'Arminio; 50 Tice Blvd, Woodcliff Lake, NJ 07675  
Outdoor Media, LLC [Victoria.gustafson@outdoormedia.com](mailto:Victoria.gustafson@outdoormedia.com)  
Tiago Duarte, PE; Dynamic Engineering Consultants, PC [tduarte@dynamiccec.com](mailto:tduarte@dynamiccec.com)  
Scarlett Doyle, Bridgewater Twp Planner, [doyle45@comcast.net](mailto:doyle45@comcast.net)  
Bridgewater Twp Land Use & Planning Admin. [planning@bridgewaternj.gov](mailto:planning@bridgewaternj.gov)  
Steve Rodzinak, Bridgewater Twp Superintendent/Const. Official [srodzinak@bridgewaternj.gov](mailto:srodzinak@bridgewaternj.gov)  
Maria Schaumburg, Municipal Services Dept [mschaumburg@bridgewaternj.gov](mailto:mschaumburg@bridgewaternj.gov)  
William Burr IV, Township Engineer [WBurr@bridgewaternj.gov](mailto:WBurr@bridgewaternj.gov)  
Alan Fross, Bridgewater Twp. Planning Board [planning@bridgewaternj.gov](mailto:planning@bridgewaternj.gov)

### - Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

*Somerset County Is An Equal Opportunity Employer*



Dynamic Engineering Consultants, PC  
50 Park Place, Mezzanine Level  
Newark, NJ 07102  
T. 973-755-7200

April 13, 2021  
Via FedEx

Somerset County – Planning Division  
20 Grove Street, PO Box 3000  
Somerville, NJ 08876-1262

Attn: James Ruggieri

**RE: Outfront Media, LLC  
Proposed Billboard  
Block 206, Lot 3  
1130 US Highway Route 22 East  
Township of Bridgewater  
Somerset County, New Jersey  
DEC# 0302-15-039**

Dear Mr. Ruggieri,

Enclosed please find the following items for Somerset County's review and acknowledgment of submission for the above referenced project:

- One (1) signed and sealed copies of the Preliminary and Final Site Plan prepared by our office dated 03/11/2020;
- One (1) signed copy of the Somerset County Planning Board – Land Development Application, prepared our office, signed 4/6/2021;
- One (1) copy of the Somerset County Planning Board – Application Fee Schedule, prepared our office, signed 4/6/2021; and
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As discussed in email correspondence on 4/1/2021, formal review of this application was deemed not necessary and this package is being provided for the County's records and to satisfy municipal submission requirements.

Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC

A handwritten signature in black ink, appearing to read 'Tiago F. Duarte'.

Tiago F. Duarte, PE

A handwritten signature in black ink, appearing to read 'Matthew Shubeck'.

Matthew Shubeck

Enclosures

Cc: Victoria Gustafson – Outfront Media, LLC  
Louis L. D'Arminio, Esq. – Price, Meese, Shulman & D'Arminio, P.C.

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Bridgewater Twp Land Use & Planning Admin. [planning@bridgewaternj.gov](mailto:planning@bridgewaternj.gov)  
Steve Rodzinak, Bridgewater Twp Superintendent/Const. Official [srodzinak@bridgewaternj.gov](mailto:srodzinak@bridgewaternj.gov)  
Maria Schaumberg, Municipal Services Dept [mschaumberg@bridgewaternj.gov](mailto:mschaumberg@bridgewaternj.gov)  
William Burr IV, Township Engineer [WBurr@bridgewaternj.gov](mailto:WBurr@bridgewaternj.gov)  
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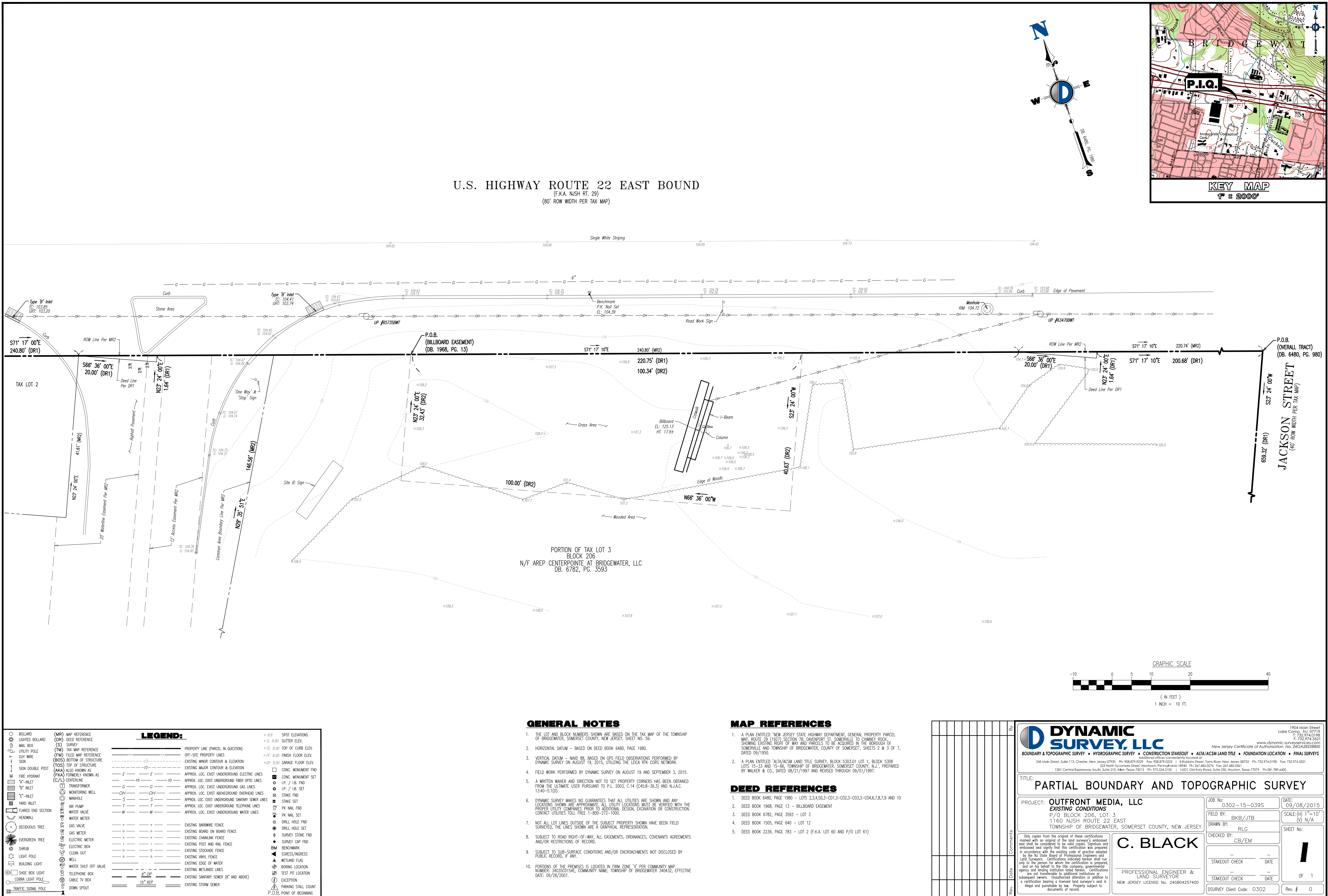
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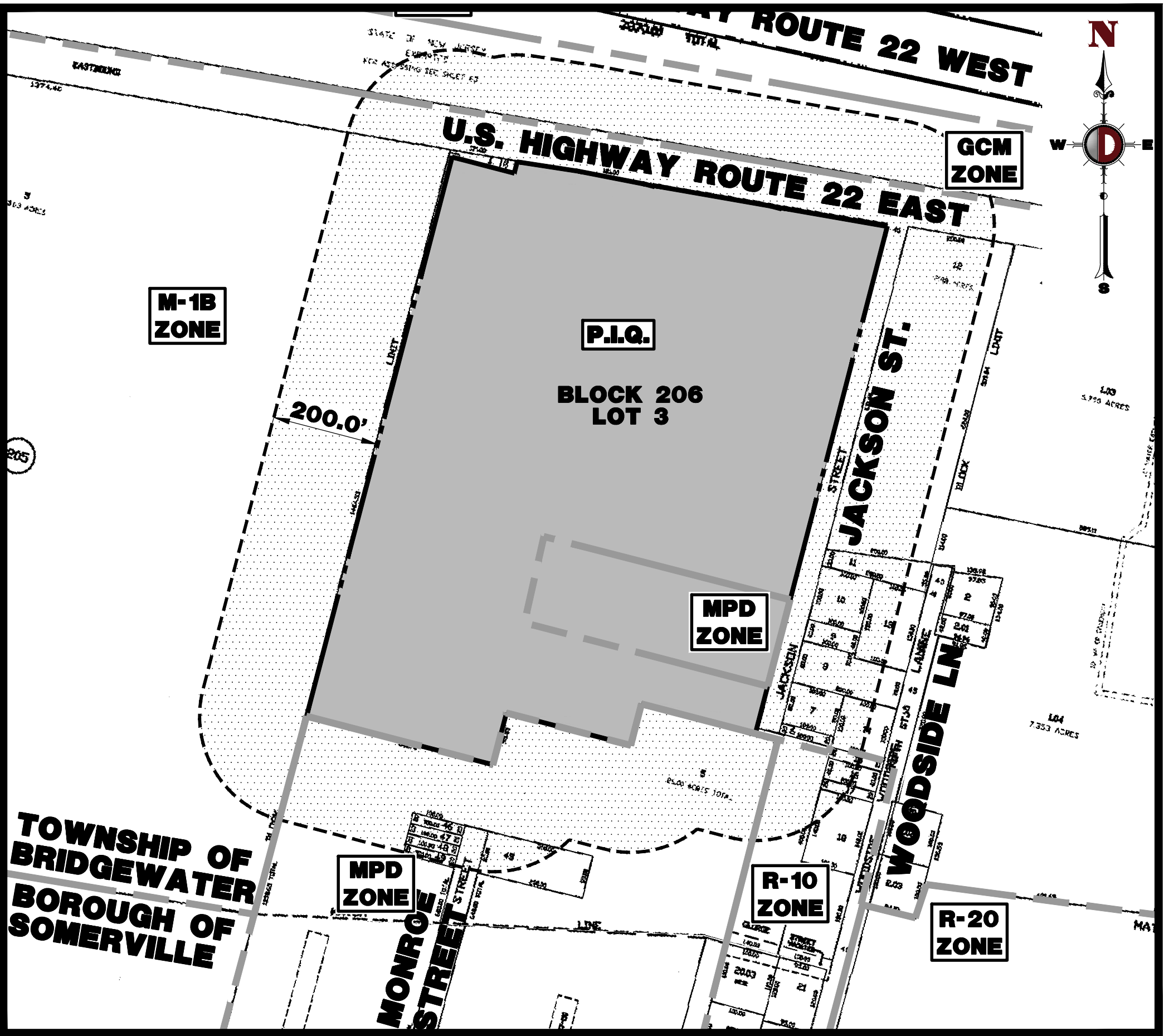
PRELIMINARY AND FINAL SITE PLAN
FOR
OUTFRONT MEDIA, LLC
PROPOSED LED BILLBOARD

BLOCK 206, LOT 3; TAX MAP SHEET #56 - LATEST REV. DATED 06/03/2004
1130 U.S. HIGHWAY ROUTE 22 EAST
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

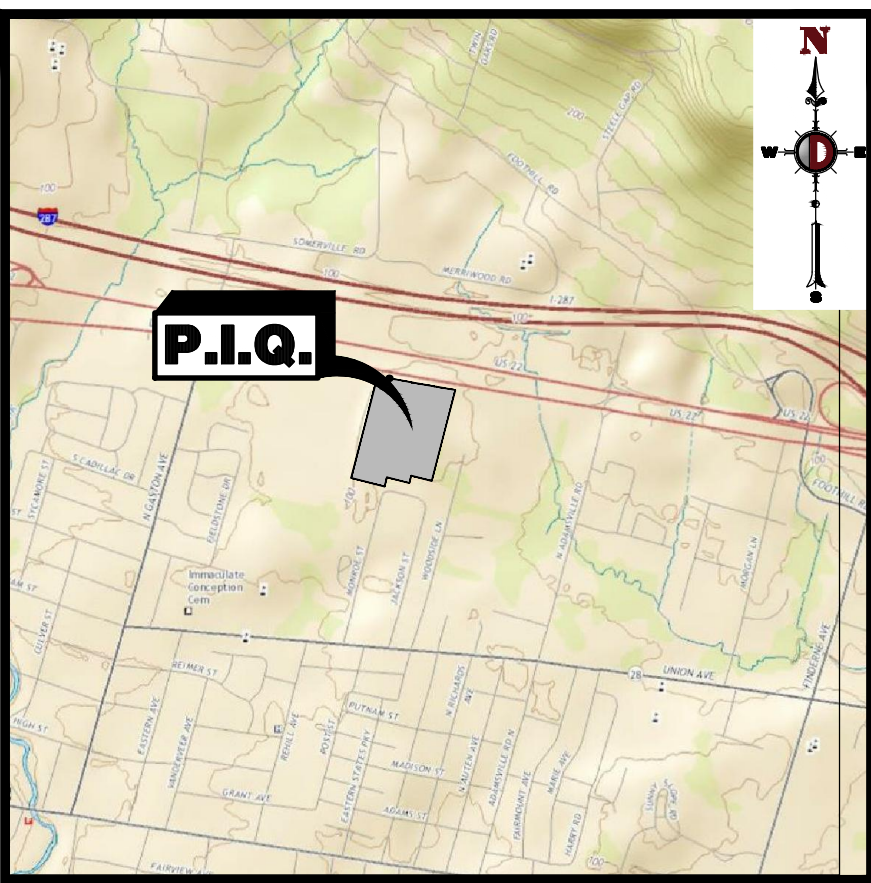
Dynamic Engineering & Survey, LLC logo and contact information. Includes project details: Project: Outfront Media, LLC Proposed Billboard, Block 206, Lot 3, 1130 U.S. Highway Route 22 East, Township of Bridgewater, Somerset County, New Jersey. Also includes a table for revision history and a section for Zoning Board of Adjustment Approval.

200' PROPERTY OWNERS LIST

Table with 3 columns: PROPERTY OWNER, BLOCK, LOT. Lists property owners for Block 206, Lot 3, including names like 100N KEYSTONE NLP IV OWNER POOL 2, UNKNOWN OWNER, BRIDGEWATER LIFE CARE PROPERTY LLC, etc.



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

Drawing Index table with 2 columns: Drawing Name, Sheet Number. Lists Cover Sheet, Aerial Map, and Billboard Site Plan.

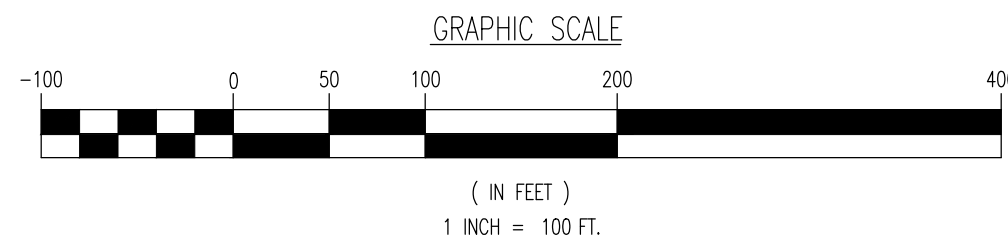
Zoning Board of Adjustment Approval form. Includes fields for Title, Date, Project No., and signatures of Jeffery Foose, Dawn Guttschall, and William Burr.

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985
TIAGO F. DUARTE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52588

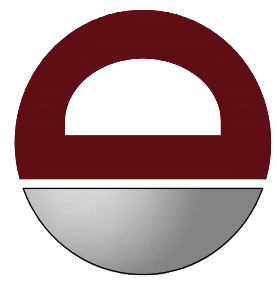
Cover Sheet information including Title (COVER SHEET), Scale (AS SHOWN), Date (03/11/2020), Project No. (0302-15-039), and Sheet No. (1 of 3).



Plotted: 04/08/21 - 11:01 AM. By: oventurini  
File: P:\CEPC PROJECTS\0302 GIS Outdoor\15-039 Bridgewater\DWG\Site Plans\030215039SA0.dwg, ----> 02 AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY OF THE STATE OF NEW JERSEY CAPTURED BETWEEN MARCH AND MAY, 2015. THE NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY PROJECT WAS FURNISHED BY THE NJ OFFICE OF INFORMATION TECHNOLOGY. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.



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REV.	DATE	COMMENTS	BY
1	04/07/21	REVISED PER TOWNSHIP PLANNER	AOY

THIS PLAN SET IS FOR PERMITTING PURPOSES  
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: CH/RRR  
DESIGNED BY: JFR  
CHECKED BY: TD

PROJECT: **OUTFRONT MEDIA, LLC**  
**PROPOSED BILLBOARD**  
BLOCK 206, LOT 3  
11.30 US HIGHWAY ROUTE 22 EAST  
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY



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**BRETT W. SKAPINETZ**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 41985

**TIAGO F. DUARTE**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52588

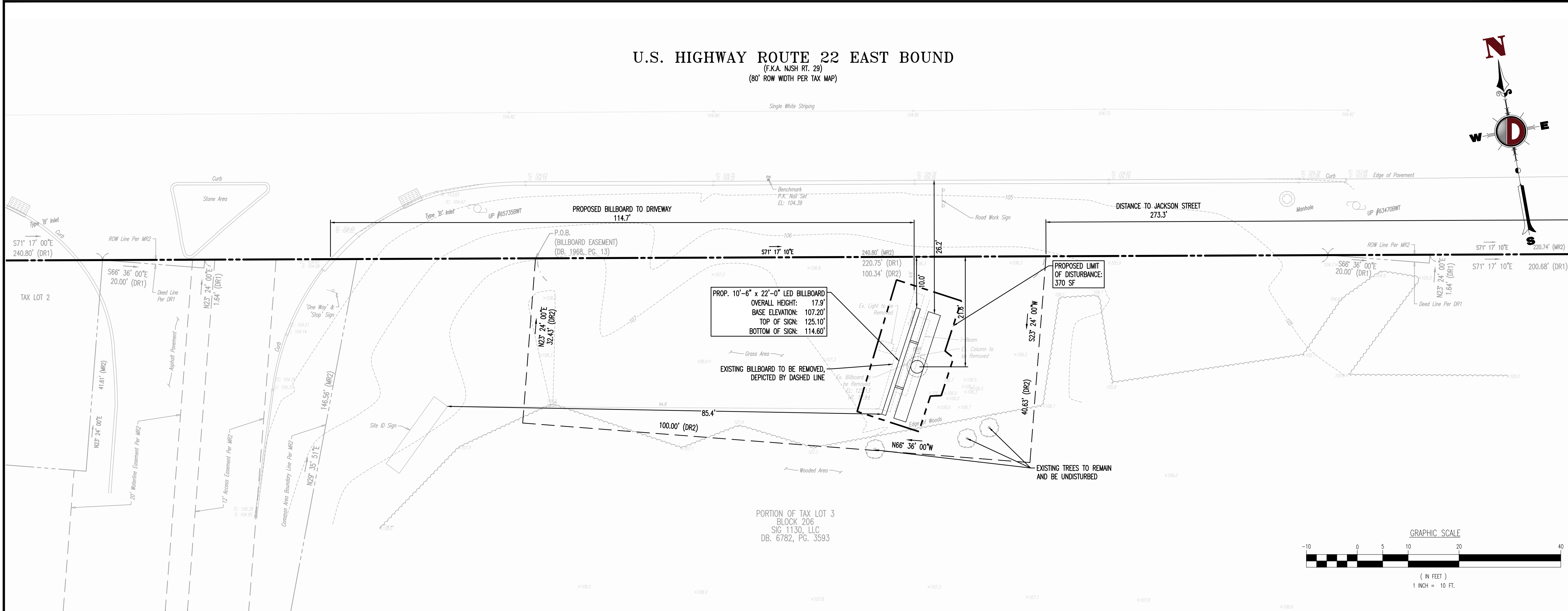
TITLE:  
**AERIAL MAP**

SCALE: (H) 1" = 100'  
(V)  
DATE: 03/11/2020  
PROJECT No: 0302-15-039

SHEET No: **2**  
Rev. #:  
OF 3 1



Plotted: 04/08/21 - 11:18 AM, By: aventurini  
File: P:\JECPC PROJECTS\0302 GIS Outdoor\15-039 Bridgewater\DWG\Site Plans\030215039SXS.dwg, ----> 03 BILLBOARD SITE PLAN





# ENVIRONMENTAL IMPACT STATEMENT

*For*

*Outfront Media, LLC*

*Proposed Billboard*

*1130 US Highway Route 22 East  
Block 206, Lot 3  
Township of Bridgewater  
Somerset County, NJ*

Prepared by:



50 Park Place, Mezzanine Level  
Newark, NJ 07102  
(973) 755-7200

June 2021  
DEC# 0302-15-039

## **TABLE OF CONTENTS**

1.	Project Description .....	3
2.	Existing Environmental Conditions .....	3
3.	Summary Environmental Appraisal .....	10

## **APPENDIX**

- Aerial Photo Map
- Tax Map
- Township of Bridgewater Zoning Map
- Air Quality Mapping

## **1. Project Description**

### **a) Reason for Project**

The proposed Billboard will be used for off premise advertising.

### **b) Proposed Project Description**

The proposed project consists of the removal of the existing billboard, and the construction of a billboard structure consisting of one (1) 10'-6" x 22'-0" LED sign with an overall height of 17.9 feet. The proposed LED billboard is situated at the frontage of U.S. Highway Route 22 East Bound, within the footprint of the existing billboard, as shown on the accompanying Site Plan drawings.

### **c) Existing Conditions**

The subject site is specifically identified as Block 206, Lot 3, as shown on the official Tax Maps of the Township of Bridgewater, Somerset County, New Jersey and consists of 17.6 acres. The subject parcel is currently developed with four (4) commercial buildings with associated off-street parking areas, and an existing static Billboard. The Billboard is located within a lease area along U.S. Highway Route 22 East of approximately 0.08 acres. According to the Official Zoning Map for the Township of Bridgewater, the property is located within the M-1B (Limited Manufacturing (Small Lot)) Zone. The billboard use is a nonpermitted use within the Township of Bridgewater.

The subject site is bound to the east by commercial and single-family residential uses; to the west by manufacturing uses; to the north by U.S. Highway Route 22 with commercial uses beyond; and to the south by George Street, Monroe Street, Jackson Street and a retirement community.

## **2. Existing Environmental Conditions**

### **a) Air Quality**

Existing air quality surrounding the site is typical of a Central New Jersey suburban setting. There are existing hazardous air pollutants (HAP's) which result from cars, heavy duty trucks, buses and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. At the time this report was prepared, air quality reading taken from the IQ Air Map air quality monitoring station within the Township of Bridgewater report the presence of pollutants such as ozone and fine particulate matter with an Air Quality Index (AQI) of 23. The Air Quality Index is based on a value of 100, where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are much less than the limited value.

### **b) Topography**

Per the Partial Boundary and Topographic Survey prepared by Dynamic Survey, LLC, the subject site topography is generally flat, with trees along the property boundaries.

**c) Surface Groundwater**

There are no streams or waterbodies located onsite.

**d) Vegetation**

The majority of the site consists of impervious area with landscaping strips along the borders of the site. The existing natural vegetation on-site includes deciduous species of trees that are consistent with the surrounding landscape.

**e) Wildlife and Wildlife Habitats**

Per NJDEP GeoWeb Mapping, there do not appear to be any threatened or endangered species located on the subject property. The existing vegetation most likely serves as a habitat to native woodland creatures that can survive in an isolated wooded area, including, birds, squirrels, rabbits, and similar types of species.

**f) Archaeological and Historical Features**

Per NJDEP Geoweb and the Township of Bridgewater Zoning Map, the subject site is not identified as historical or within a historical district. Per NJDEP Geoweb, the site is not an historical archaeological site.

**g) Traffic**

The existing Billboard onsite does not generate any traffic to or from the subject site.

**3. Summary Environmental Appraisal**

The proposed Billboard is not anticipated to create adverse environmental effects. The nature of the proposed Billboard is typical of the character of the adjacent area and for major highways. The billboard shall not block or obscure natural vistas nor negatively impact surrounding vegetation. The majority of disturbance is to be located within the footprint of the existing billboard, and any disturbance to existing wildlife habitats onsite during construction activities shall be temporary in nature.

As previously mentioned in this report, existing air quality surrounding the site is typical of a property located on a U.S. Highway. There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same as necessary.

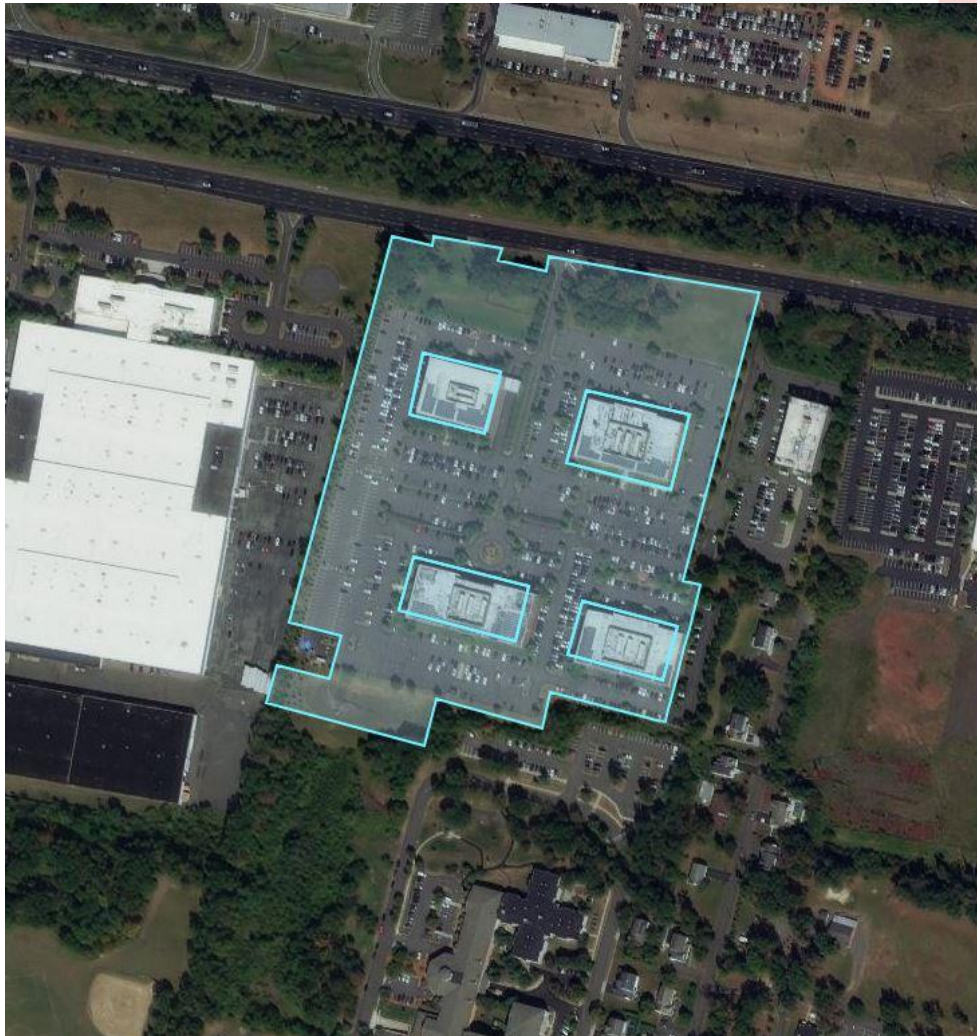
An LED Billboard is suited for this particular site since it is situated along a commercial highway where a billboard already exists. The sign face is angled towards the road, so that the signs are only visible to the intended audience travelling along Route 22. The Billboard is not anticipated to impact Route 22 nor nearby intersections. Therefore, there will be no adverse environmental effects regarding traffic.

# APPENDIX

# **AERIAL PHOTO MAP**



## Aerial Photo Map

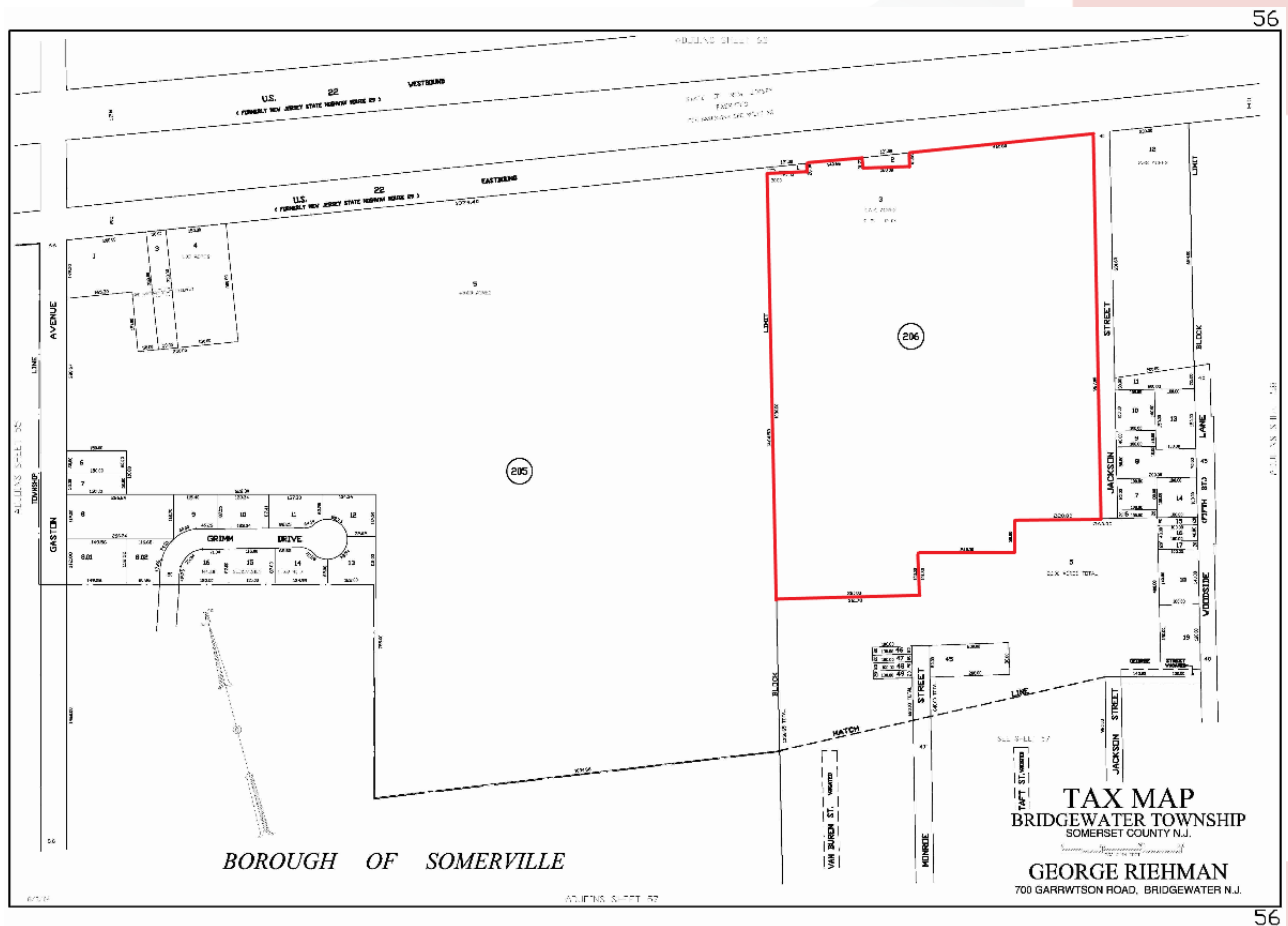


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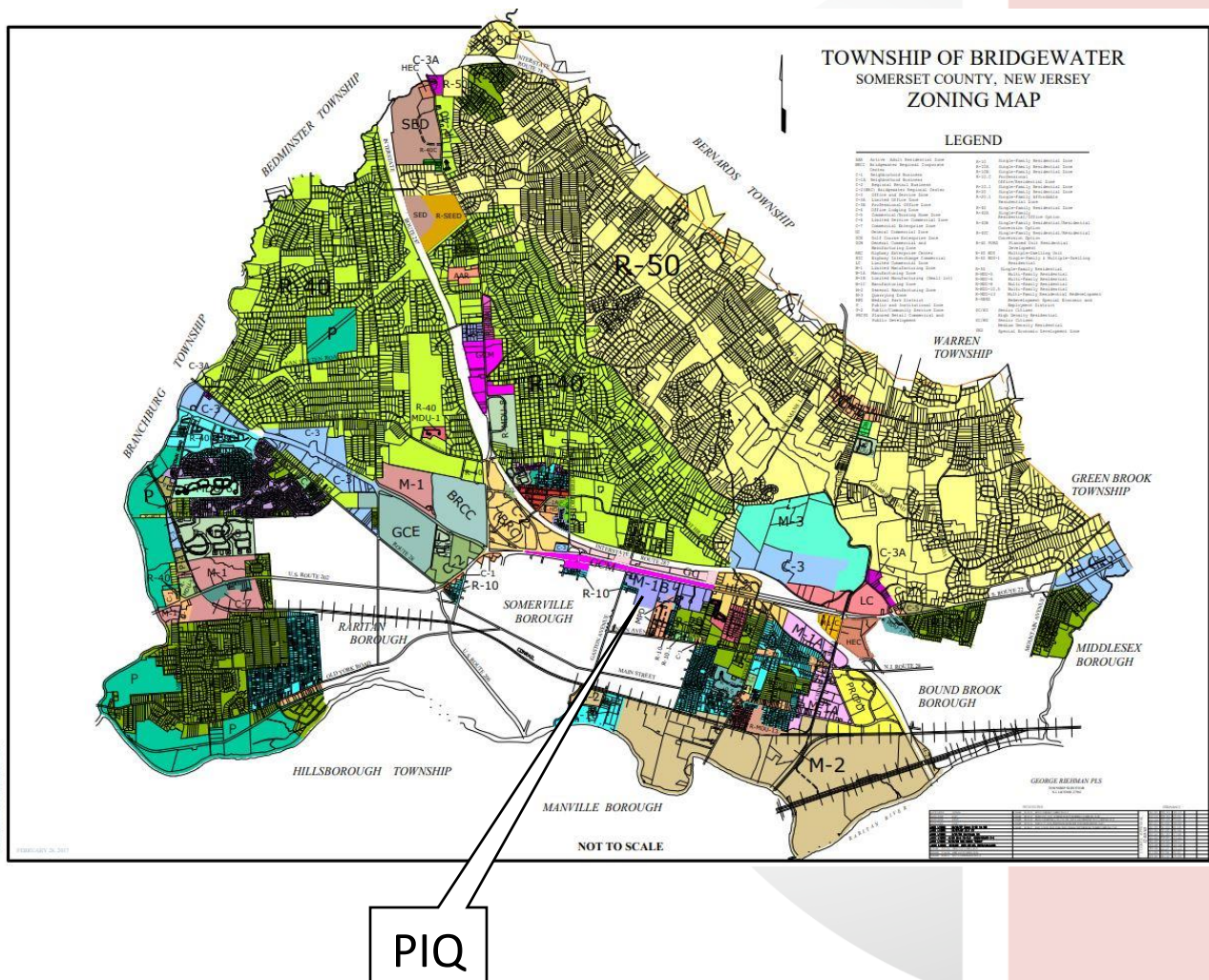
# **TAX MAP**

## Tax Map



# **TOWNSHIP OF BRIDGEWATER ZONING MAP**

# Township of Bridgewater Zoning Map



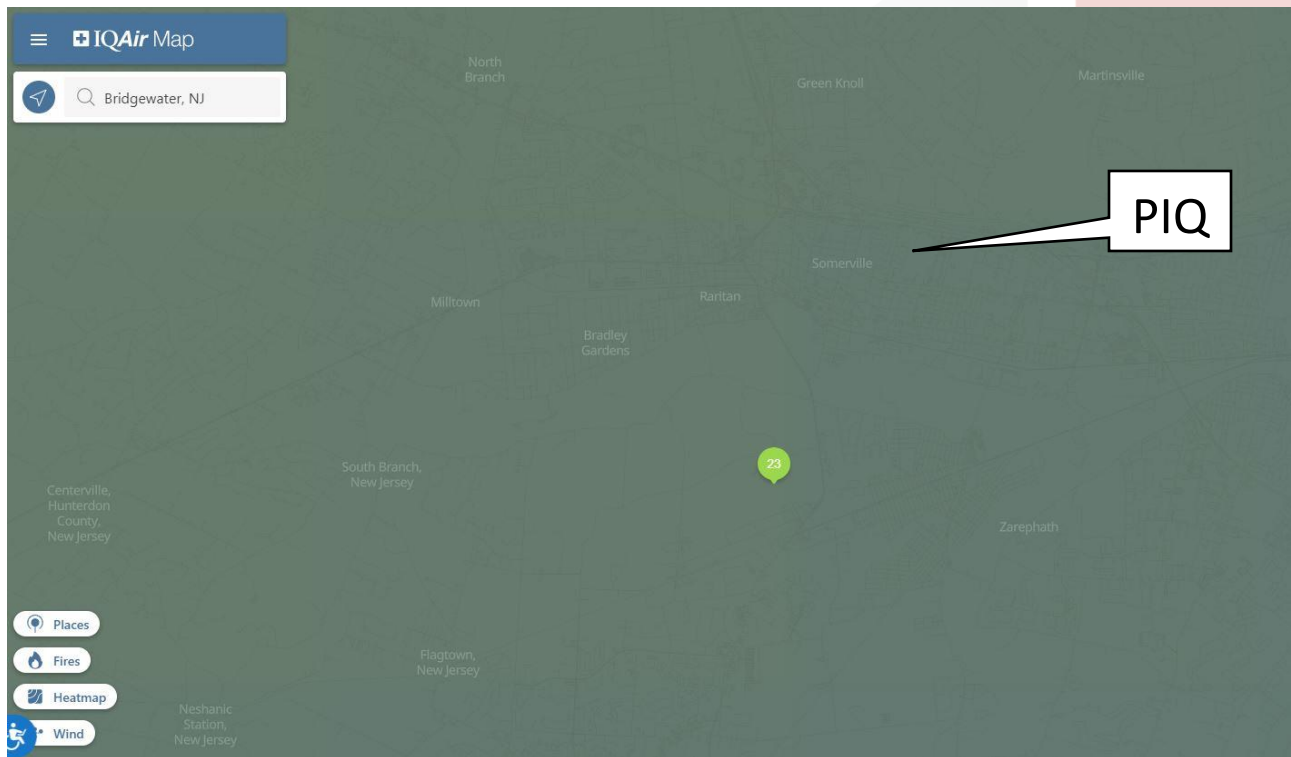
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