

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting

January 17, 2023

—MINUTES—

**1. CALL MEETING TO REGULAR MEETING ORDER**

Chairman Foose called the meeting to order at 7:20 pm

**2. ROLL CALL**

Jeff Froose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Present
Donald Sweeney-	Present	Jeff Sicat-	Present
Mr. Kulak-	Present	Bruce Bongiorno-	Present
Pushpavati Amin-	Present	John Gayeski-	Present

Others present: Board Attorney Rich Oller, Esq., Board Engineer William Burr, IV, PE, Board Planner Ms. Scarlett Doyle, and Zoning Officer Roger Dornbierer.

**3. BOARD MINUTES**

November 1, 2022 Regular Meeting

On motion by Mr. Weideli, seconded by Mr. Fresco, the Board voted to approve the minutes as amended based on the following roll call vote:

Ayes: Mr. Weideli, Mr. Sweeney, Ms. Amin, Mr. Fresco, Mr. LaSpisa  
Mr. Bongiorno & Chairman Foose

Nays:

Ineligible: Mr. Sicat, Mr. Kulak & Mr. Gayeski

Abstain:

Absent:

**4. RESOLUTIONS**

SHAH, NEEL B. & SEJAL – Block 633, Lot 36 (850 Sunset Ridge)  
#22-013-ZB – Site Plan/Use Variance/Bulk Variance

On motion by Mr. Weideli, seconded by Mr. Fresco, the Board voted to approve the resolution as amended based on the following roll call vote:

Ayes: Mr. Weideli, Mr. Sweeney, Ms. Amin, Mr. Fresco, Mr. LaSpisa  
& Chairman Foose

Nays:

Ineligible: Mr. Bongiorno, Mr. Sicat, Mr. Kulak & Mr. Gayeski

Abstain:

Absent:

**5. LAND DEVELOPMENT APPLICATIONS**  
**SIGNATURE ACQUISITIONS, LLC – Block 206, Lot 3**  
#22-008-ZB – Preliminary Site Plan with Variances

This application was carried to the Tuesday January 31, 2023 regular meeting without further notice.

**1251 L Bridgewater LH LLC**  
Block 581, Lot 2 (1251 Route 22 West)  
#22-0022-ZB – Minor Site Plan, Use Variance, Bulk Variance/s

Mr. John Inglesino, Esq. was present to represent the applicant. Mr. Inglesino advised he is representing all three of the agenda's applications. He submitted exhibit binders that correlate with all three applications. Sworn testimony was provided by Mr. Thaddeus Bartkowski, Applicant, Mr. Michael Bowker, Professional Engineer and Mr. Greg Richardson, Traffic Engineer. Sworn exhibits were entered as follows:

**A1 Landmark Video Presentation**  
**A2 Material Board**

Mr. Inglesino provided a brief overview of the application advising the applicant is seeking a use variance for the electronic freestanding monument sign.

Mr. Inglesino introduced Mr. Thaddeus Bartkowski as the Applicant . He was sworn and accepted by the Board.

Mr. Bartkowski provided a brief background of the company and described the products designed by Catalyst. Mr. Barkowski advised the architectural integration of the technology in their designs such as the proposed monument sign. He then described the architectural "uniqueness" of the proposed monument.

Mr. Bartkowski introduced exhibit **A1 Landmark Video Presentation** and described the slides in the video showing different monuments throughout the State for the Board as examples of monument signs.

Mr. Bartkowski discussed the standard digital display technology and advised the proposed monument is using light blocking SMD technology in a 10 mm pixel pitch. This technology allows the display area to be limited to 60 degrees which focuses the content of the displays towards the roadway.

Mr. Bartkowski advised the recommended each image is on display is 4-10 seconds but the requirement in NJ is 8 seconds. These signs will function in accordance with State law. Mr. Bartkowski further advised once every 2 minutes, the display will be used for Municipal content if the Municipality desired, for 8 seconds.

On questioning by the Board, Mr. Bartkowski confirmed some townships have allowed political displays whereas others have prohibited them.

On questioning by the Board, Mr. Bartkowski advised the Townships can log into their account and select all the options to customize messages and the company would create the content for them.

Mr. Bartkowski advised the majority of clients expected are regional or local.

On questioning by the Board, Mr. Bartkowski advised the height is approximately 51 ft. from the grade beneath the sign. The Board then engaged in a discussion of height and compared the proposed monument to the one existing in Raritan Township.

On questioning by the Board, Mr. Bartkowski described the technology of the sign in detail. He then advised that the applicant is proposing evergreens to screen the signage from residential areas.

On questioning of the Board, Mr. Bartkowski discussed the architecture in detail. He then described the characters and images in detail.

On questioning by the Board, Mr. Bartkowski advised their landscaping is minimal due to the surrounding existing features like the detention basin. The applicant did include two evergreens near the sign and advised there is a small amount of space left. He stated the applicant would be willing to add landscaping if the Board desired.

On questioning by the Board Professionals, Mr. Bartkowski advised the differences between Catalyst and Outfront media, stating Catalyst designs a new sign based upon the science for drivers to read the ads as opposed to Outfront Media that used standard technology in their design.

On questioning by the Board, Mr. Bartkowski advised all of Catalyst signs are approved by use variance relief in their respective municipalities.

The Board took a short recess and reconvened.

On questioning by the Board, Mr. Bartkowski introduced and described exhibit **A2 Material Board**. He advised the distance Outfront Media proposed to the cartway was 22' whereas Catalyst is proposing 75'.

On questioning by the Board, Mr. Bartkowski confirmed typical leases are 30 years with an additional 30-year option.

On questioning by the Board, Mr. Bartkowski advised the sign is off between midnight and 7 am. He further advised this is a single sided display, only visible to westbound drivers. On the back side will be cream stucco finish unless the Board requires anything else.

Chairman Foose opened the meeting to the public for questions. With there being no questions, the Board unanimously voted to close the public portion.

Mr. Inglesino introduced Mr. Bowker as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Bowker reviewed the site plan set in detail for the Board. He then identified each of the waivers requested by the applicant in detail.

On questioning by the Board, Mr. Bowker confirmed the sign in the proposed location will have no impacts on the existing drainage basin.

Chairman Foose opened the meeting to the public for questions. With there being no questions from the public, The Board unanimously voted to close the public portion.

This application was then carried to the February 7, 2023 Regular Meeting without further notice.

**202 206 F Land Holdings LLC**

Block 406, Lot 2.01 (Route 202/206 (West side of intersection at Cornell & Prospect)  
#22-0023-ZB – Minor Site Plan, Use Variance, Bulk Variance/s

This application was carried to the February 7, 2023 Regular Meeting without further notice.

**22 Garretson F Land Holdings LLC**

Block 408, Lot 3 (Route 22 & Garretson Road)  
#22-0027-ZB – Minor Site Plan, Use Variance, Bulk Variance/s

This application was carried to the February 7, 2023 Regular Meeting without further notice.

**6. OTHER BOARD BUSINESS**

There was no other business.

**7. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 9:59 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "JRicks", written in a cursive style.

Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer