

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Reorganization Meeting

January 17, 2023

—MINUTES—

1. CALL MEETING TO ORDER

Mr. Oller called the meeting to order at 7:00 pm

2. OPEN PUBLIC MEETING ANNOUNCEMENT

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 19, 2022 proper notice was sent to the Courier News 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 Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 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 THE FLAG

4. ROLL CALL

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

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

5. OATHS OF OFFICE

The following members took their oaths of office:

Regular Member- Gary LaSpisa- Exp 12/31/21

Regular Member- Jeffrey Foose- Exp 12/31/25

Regular Member- Donald Sweeney- Exp 12/31/25

Regular Member- James Weideli-Exp 12/31/26

Regular Member- Pushpa Amin- Exp 12/31/26

Regular Member- Andrew Fresco-12/31/24

Regular Member- Bruce Bongiorno Exp 12/31/23
Alternate 1- John Gayeski Exp 12/31/23
Alternate 2- Jeffrey Sicat- Exp 12/31/24
Alternate 3-John Kulak- Exp 12/31/24

6. RESOLUTIONS FOR REORGANIZATION

6a. Chairman

Mr. Weideli nominated Mr. Foose as Chairman. With there being no further nominations, the Board closed nominations for Chairman. The Board unanimously voted to approve Mr. Foose as Chairman based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

6b. Vice Chairman

Mr. Sicat nominated Mr. Weideli as the Vice Chairman. With there being no further nominations, the Board unanimously voted to close the nominations. On motion by Mr. Sicat, seconded by Ms. Amin, the Board unanimously voted to appoint Mr. Weideli as Vice Chairman based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

6c. Secretary

Mr. Fresco nominated Mr. LaSpisa as the Board Secretary. With no further noiminations, the Board unanimously voted to close the nominations. On motion by Mr. Fresco, the Board unanimously voted to approved Mr. LaSpisa as the Board Secretary based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

6d. Assistant Secretary

Chairman Foose recommended appointing Ms. Doyle. On motion by Mr. Fresco, seconded by Mr. LaSpisa, the Board unanimously voted to appoint Ms. Doyle as the Assistant Board Secretary based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Appointment of Board Attorney

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve Mr. Oller as the Board Attorney based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Board Engineer

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to appoint Mr. Bill Burr as the Board Engineer based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Board Planner

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to appoint Ms. Scarlett Doyle as the Board Planner based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Board Consulting Engineer

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the consulting Engineer Mr. Boswell based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Board Consulting Traffic Engineer

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve Brightview Engineering as the Board Consulting Traffic Engineer based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Board Consulting Planner

On motion by Mr. Weideli, seconded by Mr. LaSpisa, the Board voted to approve CCH as the Board Consulting Planners based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

Meeting Dates

Mr. Weideli requested to discuss the date of the last meeting in December and requested that meeting be removed from the calendar.

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

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

Nays:

Ineligible:

Abstain:

Absent:

Official Newspapers

The Board unanimously voted to approve the Breeze and the Star Ledger as the Official Board Newspapers based on the following roll call vote:

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

Nays:

Ineligible:

Abstain:

Absent:

7. 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:

8. 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. Sicut, Mr. Kulak & Mr. Gayeski

Abstain:

Absent:

9. 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 Catalyt. 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 cart way 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.

10. OTHER BOARD BUSINESS

There was no other business.

11. ADJOURNMENT

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

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer