

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Virtual Reorganization & Regular Meeting  
January 18, 2022  
—MINUTES—

**1. CALL MEETING TO ORDER:**

Chairman Foose 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 FLAG:**

**4. OATH OF OFFICE:**

- 4a. Regular Member- Gary LaSpisa; Exp 12/31/2024
- 4b. Regular Member- Jeffery Foose; Exp 12/31/2024
- 4c. Regular Member- Donald Sweeney; Exp 12/31/2025
- 4d. Alternate 1- Kevin Wrobel; Exp 12/31/2023
- 4e. Alternate 2- Bruce Bongiorno; Exp 12/31/2025
- 4f. Alternate 3- John Gayeski; Exp 012/31/2022
- 4g. Alternate 4- Jeffrey Sicat; Exp 12/31/2023

**5. ROLL CALL**

Donald Sweeney	Present	Jeff Foose	Present
Bruce Bongiorno	Present	John Gayeski	Present
Jeffrey Sicat	Present	John Kulak	Present
Dawn Guttschall	Present	Andrew Fresco	Present
Pushpavati Amin	Present	Gary La Spisa	Present
James Weideli	Present		

Others present: Board Attorney Steven Warner, Esq., Board Planner Scarlett Doyle, PP, Board Engineer William Burr, IV, PE, and Zoning Officer Roger Dornbierer.

## **5. REORGANIZATION**

### **6a. Election of Chairman**

Mr. Fresco nominated Mr. Foose as Chairman and Mr. Weideli seconded the nomination. With there being no further nominations, the Board closed the nominations for Chairman. The Board unanimously voted to appoint Mr. Foose as the Chairman.

### **6b. Vice Chairman**

Ms. Amin nominated Mr. Weideli as the Vice Chairman and Mr. LaSpisa seconded the nomination. With there being no further nominations, the Board closed nominations. The Board unanimously voted to appoint Mr. Weideli as Vice Chairman.

### **6c. Board Secretary**

Mr. Weideli nominated Ms. Gutschall as the Board Secretary and Chairman Foose seconded the nomination. With there being no further nominations, the Board closed nominations. The Board unanimously voted to appoint Ms. Gutschall as the Board Secretary.

### **6d. Assistant Board Secretary**

Chairman Foose nominated Ms. Doyle as the Assistant Board Secretary and Mr. Weideli seconded the nomination. With there being no further nominations, the Board closed the nominations. The Board unanimously voted to appoint Ms. Doyle as the Assistant Board Secretary.

### **6e. Appointment of Board Professionals**

#### **Board Attorney**

On motion by Mr. Weideli, seconded by Mr. LaSpisa, the Board voted to appoint Mr. Steve Warner Esq. as the Board Attorney based on the following roll call vote:

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

Nays:

Abstain:

Not Eligible:

Absent:

#### **Board Engineer**

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

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

Nays:

Abstain:

Not Eligible:

Absent

**Board Planner**

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

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

Nays:

Abstain:

Not Eligible:

Absent:

**6f. Designation of Meeting Dates, Time & Place**

Mr. Weideli advised June 7, 2022 must be removed from the calendar.

Chairman Foose advised the meeting times will begin at 7 pm with a 10 pm stop. He also advised the Mayor has advised the Board meetings will be in person effective February 1.

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

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

Nays:

Abstain:

Not Eligible:

Absent:

**6g. Designation of Official Newspapers**

On motion by Mr. Weideli, seconded by Mr. Fresco, the Board voted to appoint the official newspapers based on the following roll call vote:

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

Nays:

Abstain:

Not Eligible:

Absent:

**7: APPROVAL OF MINUTES:**

December 7, 2021 Regular Meeting (pending)

December 21, 2021 Regular Meeting (pending)

**8. MEMORIALIZING RESOLUTION(S):**

Outfront Media LLC- Route 2 (*pending*)

Block 206, Lot 3

Application No. 21-012-ZB Preliminary and Final Site Plan with Variance Relief

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

With there being no comments from the public, the Board unanimously voted to close the public portion of the meeting

**10. HEARINGS & DELIBERATIONS**

**Rawson Food Services Inc- 977 Route 222**

**Block 200, Lot 3**

**Application No. 21-032-ZB Minor Site Plan with C Variance, D Variance**

Mr. Warner advised Ms. Guttschall may not be able to participate if her audio does not work.

Mr. Chris Erd, Esq. was present to represent the applicant. Sworn testimony was provided by Daniel Sehnal, Professional Engineer, Mr. Warren Nagey, Professional Architect, Mr. Dave Trumbauer, Director of Operations of Rawson Group and Ms. Elizabeth McManus, Professional Planner. Exhibits were entered as follows:

**A1 Site Plan & Grading Plan**

**A2 Landscape Plan**

**A3 Lighting Exhibit**

**A4 Architectural Plans**

Mr. Erd provided a brief overview of the application. He introduced Mr. Sehnal who was sworn and accepted by the Board.

Mr. Sehnal virtually presented the minor site plan previously submitted, to orient the Board on the site. He advised the site currently contains a 37,000 SF building with drive thru lane, 54 existing parking spaces and an existing masonry trash enclosure. He then identified the ingress and egress on the site and indicated the flow of traffic throughout the property.

Mr. Sehnal discussed the proposed signage in detail. He advised a variance is requested for the size of the directional sign. After a brief discussion with the Board, Mr. Sehnal confirmed the signs will be reduced to meet the ordinance requirements.

Mr. Sehnal advised the building is a preexisting nonconformity on the site and the applicant is seeking d(2) use variance relief for the expansion of the nonconformity.

Mr. Sehnal identified the location of the “intrusive” improvements stating they are to the rear of the building. He then described these improvements for the Board.

Mr. Sehnal advised the drive-thru will remain as is but the menu board will be replaced and updated with a canopy. The applicant also proposes an additional pre-sale menu board and “clearance bar.”

Mr. Sehnal introduced exhibit **A2 Landscape Plan** and described it for the Board. He identified the proposed improvements along Route 22 and the proposed trees to the rear of the site designed to bring the tree count into conformity. Mr. Sehnal further advised the applicant intends to provide required shrubbery along the frontage to meet the ordinance requirements.

On question by the board, Mr. Sehnal confirmed the applicant intends to try and install the required rows of shrubs as stated in Ms. Doyle’s review memo.

Mr. Sehnal introduced and described exhibit **A3 Lighting Exhibit**. Mr. Sehnal advised the lighting standard is exceeded in areas along the property lines but drops to 0 foot candles in the adjacent parking lots and will not impact lighting on the roadways or adjacent properties. He then explained the lighting throughout the site in detail.

Ms. Doyle requested the applicant agree to a condition of approval if the Engineer opined a light source to be a nuisance to neighboring properties, owners or travelers, then the applicant shall be obligated to shield the light source. The applicant agreed to this condition of approval.

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.

The Board took a short recess and reconvened. Mr. Bongiorno did not return and was therefore marked absent.

Mr. Erd introduced Mr. Warren Nagey as the applicant’s Professional Architect. He was sworn and accepted by the Board.

Mr. Nagey introduced exhibit **A4 Architectural Plans** and described them for the Board. Mr. Nagey stated this project is a “gut and rebuild” of the entire store. He further advised there will be all new equipment, fixtures, finishes and the site will be fully ADA compliant. The driveway window will be new and relocated as per the proposed plans. The existing greenhouse will remain but the facia will be changed.

On question by the Board, Mr. Nagey agreed to add the street address on the property to the sign.

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.

Mr. Erd introduced Mr. Dave Trumbauer as the Director of Operations of the Rawson Group. He was sworn and accepted by the Board.

Mr. Trumbauer discussed operations at the site and advised the trash is picked up in the morning, twice a week between 6 am and 8 am. Mr. Trumbauer then advised the hours operation are 6:30 am to 2 am Friday and Saturday, and 6:30 am to 1am Sunday through Thursday. He then agreed to a condition that the lighting will be shut off 30 mins after closure.

On questioning by the Board, Mr. Trumbauer explained the new refrigerator would be more efficient. The proposed kitchen and walk ins are being relocated to outside for more room.

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 applicant was carried to the April 5, 2023 regular meeting pending new notice.

**11. OTHER BOARD BUSINESS**

There was no other Board business.

**12. EXECUTIVE SESSION**

There was no executive session.

**13. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 10:30 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer