

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting

April 5, 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 THE FLAG**

**4. ROLL CALL**

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

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

**5. APPROVAL OF MINUTES**

There were no minutes for approval.

**6. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public for comments or questions. With there being no members of the public wishing to speak, the Board unanimously voted to close the public portion of the meeting.

**7. MEMORIALIZING RESOLUTIONS**

**CHAMPION REAL ESTATE MANAGEMENT LLC**

EASTON TURNPIKE AND MILLTOWN ROAD

Block 170 Lot 1, 2, & 3

21-035-ZB- PRELIMINARY & FINAL MAJOR SITE PLAN WITH C VARIANCES AND D VARIANCE

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

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

Nays:

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

Abstain:

Absent:

**8. HEARINGS & DELIBERATIONS**

**RAWSON FOOD SERVICES, INC. - 977 ROUTE 22 (carried from 1/18/22)**

Block 200 Lot 3

21-032-ZB- MINOR SITE PLAN, C-VARIANCE, D-VARIANCE

Mr. Erd, Esq. was present to represent the application. He provided a brief history of the prior hearings. He reintroduced Mr. Sehnal who was previously sworn and remains under oath.

Mr. Sehnal reviewed the engineering plans and identified the changes made to the plan. These changes include moving the freezer, the reconfiguration of the EV parking spaces, removing parking along Ivanhoe Ave, replacing plantings, adding trees along Ivanhoe Ave., reducing the lighting units and signage changes.

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 Ms. Elizabeth McManus as the applicant's Professional Planner. She was sworn and accepted by the Board.

Ms. McManus identified the expansion of equipment resulting in a d(2) use variance. She reviewed the positive criteria for approving the variances relief requested and opined the use is well suited for the site.

Ms. McManus opined the project advanced the MLUL to promote a desirable visual environment through creative development techniques and civil design.

Ms. McManus discussed the signage and opined that the variance for the location of the sign on the west side and the small overage in terms of area are being proposed for the purpose of safely directing traffic into the priority. She noted that the road is a very busy right-of-way, with land uses on either side of the road and there is a variety of trees and fencing along the adjacent properties, all of which can be seen as distracting to drivers.

Ms. McManus address the site plan exceptions requested for lighting including the 1.5 foot-candle overage for lot and the exceeding 1 foot-candle along the edge of parking. Ms. McManus advised the surrounding neighbors in this location are commercial uses. There are residences on the opposite side of Ivanhoe Ave that do not face the site.

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.

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

Mr. Warner reviewed all the relief requested by the applicant as well as conditions for the resolution. The Board then deliberated.

On motion by Mr. Weideli, seconded by Ms. Guttschall, the Board voted to approve the application with conditions based on the following roll call vote:

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

Nays:

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

Abstain:

Absent:

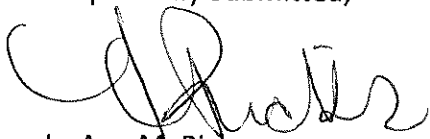
#### **9. OTHER BOARD BUSINESS**

There was no other business.

#### **10. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 9:17 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer