

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
January 31, 2023

—MINUTES—

1. CALL MEETING TO REGULAR MEETING ORDER

Chairman Foose called the meeting to order at 7:20 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. ROLL CALL

Jeff Froose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
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.

4. BOARD MINUTES

There were no minutes for adoption.

5. RESOLUTIONS

There were no resolutions for adoption.

6. LAND DEVELOPMENT APPLICATIONS

SIGNATURE ACQUISITIONS, LLC – Block 206, Lot 3
#22-008-ZB – Preliminary Site Plan with Variances

Ms. Kara Kaczynski, Esq. was present to represent the Somerville Planning Board.

Mr. Jeffrey Lehrer, Esq. was present to represent the applicant. Sworn testimony was provided by Robert Moschello, Professional Engineer, Edward Neighbor Professional Architect, Bob Silverman, General Manager and Matt Seckler, Professional Traffic Engineer. Exhibits were entered as follows:

- A1 Neighborhood Aerial Exhibit**
- A2 Aerial Exhibit/Existing Conditions Plan**
- A3 Site Plan Rendering**
- A5 Utility Rendering**
- A6 Lighting Exhibit**

Mr. Lehrer provided a brief overview of the application and relief being sought by the applicant. The Board then engaged in a discussion regarding the permitted uses within this zone.

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

Mr. Moschiello introduced and described **A1 Neighborhood Aerial Exhibit** to orient the Board on the subject property and site existing features.

On questioning by the Board, Mr. Moschello introduced and described Exhibit **A2 Aerial Exhibit/Existing Conditions Plan**. On the property, he identified the office building locations. He then identified the parking on the site.

On questioning by the Board, Mr. Lehrer confirmed Jackson St. is a municipally owned street. Mr. Burr confirmed the street does show up on the street map however the Township does not maintain the road.

On questioning by the Board, Mr. Moschello confirmed Jackson St. is approximately 24' curb to curb that is adequately paved.

On questioning by the Board, Mr. Moschello advised the office buildings are condo-ed. With the addition of the warehouses, those would need to be added as condo-ed units as well.

Mr. Lehrer confirmed there are two warehouses as part of this application.

Mr. Moschello advised there are no environmental constraints on the property. He also advised that since the site is already built upon, there is no topography issues or concerns.

On questioning by the Board, Mr. Moschello confirmed Outfront Media owns the billboard and an easement on the applicant's property. He then identified where the billboard is on the site and confirmed there are no plans to do any work with the billboard.

Mr. Moschello advised the existing access will remain as well as the detention basins. The existing buildings are proposed to be demolished. He then introduced exhibit **A3 Site Plan Rendering** to describe the improvements.

Mr. Moschello described the proposed warehouse buildings in detail. He then identified the existing and proposed access points. He briefly discussed the location of the parking fields and traffic circulation within the site.

The Board expressed concerns with the applicants with the type of tenant that could occupy the site. Mr. Moschello confirmed the design of the warehouses was to accommodate multiple tenants.

The Board expressed numerous concerns with trailer parking/loading dock nearest to the residential area and senior living facility in Somerville. Mr. Moschello advised the applicant did examine the placement of the docks and further advised they are proposing a buffer between the sites.

The Board took a short recess and reconvened.

Mr. Lehrer stated the client needs to keep his options open so the marketplace can determine what tenant would fit best. He advised the warehouses are smaller warehouses which does not attract larger distribution centers.

Mr. Moschello discussed the access points for trucks and the proposed circulation patterns. He then reviewed the parking requirements, variances requested with the number of parking spaces and pedestrian circulation.

On questioning by the Board, Mr. Moschello stated that the applicant is preparing the NJDEP application.

Mr. Moschello introduced and discussed exhibit **A5 Utility Rendering**. He advised there is existing public water and public sewer.

Mr. Moschello introduced and described exhibit **A6 Lighting Exhibit** and discussed the site lighting in detail for the Board.

On questioning by the Board, Mr. Moschello discussed the sites ambient lighting and advised it will be directed towards the ground. He confirmed the surrounding neighbors will see less lighting than what currently exists now.

On questioning by the Board, Mr. Moschello confirmed the lighting will account for a 24/7 operation.

Mr. Moschello reviewed the landscaping plan using exhibit **A3 Site Plan Rendering**. He then described the landscaping for the proposed basins.

The Board expressed concerns with the shortage of shrubs, an estimated 646 shrubs and 51 trees. Mr. Moschello advised he will review the landscaping plans to try and provide more. He then advised there will be a maintenance company that will maintain the landscaping as well as the detention basins.

Mr. Moschello reviewed each of the variances the applicant is requesting as part of this application.

On questioning by the Board, Mr. Moschello discussed the northwest basin and advised the applicant will consider fencing around it. He further advised the slope of the basin is "3 to 1."

Mr. Lehrer requested a meeting with the professional staff prior to the next hearing of the application. The Board expressed concerns with the request and asked the applicant to address all issues at the public hearings.

The application was carried to the Tuesday March 7, 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

This application was carried to the Tuesday 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.

7. OTHER BOARD BUSINESS

There was no other business.

8. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 9:45 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer