

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting

March 7, 2023

—MINUTES—

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

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

**2. ROLL CALL**

Jeff Foose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
Donald Sweeney-	Present	Jeff Sicat-	Present
Bruce Bongiorno-	Present	Mr. Kulak-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
Claudio Vescio-	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. OATH OF OFFICE**

Mr. Claudio Vescio was sworn in as Alternate 4.

**4. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public. With there being no public wishing to speak, the Board closed the public portion.

**5. BOARD MINUTES**

There were no minutes for adoption.

**6. RESOLUTIONS**

There were no resolutions for adoption.

**7. LAND DEVELOPMENT APPLICATIONS**

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

Mr. Oller advised that he received a letter from an attorney representing LCS questioning the time of application rule. He quoted the MLUL and advised the ordinance active at the time of an application is generally used, with some exceptions. Mr. Oller confirmed this application will remain before the Board of Adjustment, the difference is the type of variance requested by the applicant.

Mr. Lehrer advised he received the letter just before the meeting commenced. He expressed concerns with the Board determining this application should be a d(1) variance without hearing the testimony.

Mr. Oller confirmed the Board does not have enough information to make that determination unless there is a historical review of the ordinance.

Mr. Benjamin Branche was present to represent LPS as the objectors to the application. He introduced himself to the Board and requested clarification as to whether or not a d(1) variance is needed to be addressed prior to the conclusion of the case.

Ms. Kaczynski was present to represent Somerville Borough. She asked whether not there was a concern with notice requirements. Mr. Oller advised the notice made by the applicant is acceptable.

Mr. Lehrer provided a brief overview of the prior hearings. Sworn testimony was provided by Mr. Robert Moschello, Professional Engineer, Mr. Bob Silverman, Professional Architect. Exhibits were entered to as follows:

**A7 Revised Site Plan Rendering**

**A8 Banked Parking Exhibit**

Mr. Lehrer reintroduced Mr. Robert Moschello as the applicant's Professional Engineer. He was sworn and remains under oath.

Mr. Moschello introduced and described exhibit **A7 Revised Site Plan Rendering** to indicate the changes made to the plans based upon the previous hearings. He advised the applicant is reducing the sizes of the proposed buildings total sized approximately 15,000 SF. The reduction in square footage also reduces the FAR on the lot. He then identified the changes made to the parking layout and trailer bays to the site.

On questioning by the Board, Mr. Lehrer confirmed the applicant understands the zone and bulk standards.

On questioning by the Board, Mr. Moschello discussed the truck traffic circulation for the site. He advised the applicant is willing to place signs for no deliveries signs to ensure trucks use the Jackson St. entrance. He then identified the loading bays and overnight tractor trailer parking on the site.

On questioning by the Board, Mr. Moschello confirmed the parking spaces are approximately 160 ft from the property line.

On questioning by the Board Professionals, Mr. Moschello confirmed the applicant is proposing 284 parking spaces. Mr. Moschello and Ms. Doyle engaged in a discussion regarding the proposed parking required by the zone.

Mr. Moschello introduced and described exhibit **A8 Banked Parking Exhibit**. He identified the circulation and trailer bays. He then advised the banked parking would provide the required spaces to meet the ordinance requirements.

Chairman Foose opened the meeting to the public for questions.

John Merten 184 Adamsville Rd. Bridgewater NJ. Mr. Merten requested all the documents regarding the application be republished for review. Mr. Lehrer asked whether or not Mr. Merten is being represented and Mr. Merten confirmed that he is not.

Mr. Merten asked about the access to the site and the NJDOT approvals. Mr. Moschello advised the information hasn't been submitted but it will be at the appropriate time during the design process. Mr. Merten then asked about drainage on the site and Mr. Moschello described the water runoff in detail.

Mr. Merten asked about the slope of the land and Mr. Moschello discussed the detention basin in the area indicated by Mr. Merten.

Ms. Carol Triano of 100 Monroe St. Bridgewater NJ. Ms. Triano asked about the frequency of the trailer traffic and Mr. Moschello advised there will be two tenants occupying the site. He then deferred the traffic questions to the Professional Traffic Engineer.

Ms. Triano then asked what Mr. Moschello's understanding of the seniors living on Laurel Circle. Mr. Moschello stated that he does not know the residents on Laurel Circle however he is aware of the buildings on the neighboring sites.

Ms. Triano expressed concerns with the senior citizen residents living within the area.

The Board took a short recess and reconvened:

Mr. Larry Cleveland 34 Grant Ave. Somerville NJ. Mr. Cleveland asked about the fire trucks accessing the parking structure and Mr. Moschello advised where the firetrucks would access the site. He then confirmed the plans would get submitted to the Fire Marshal for reviews.

Mr. Cleveland asked who plows Monroe St. and Mr. Moschello confirmed it is maintained by the Township. Mr. Cleveland then asked about Jackson St. and Mr. Moschello confirmed it functions as a street and provided access to the site and the existing office buildings.

Mr. Cleveland asked if there would be refrigeration areas and Mr. Moschello advised that decision has not yet been made. He then asked about the size and whether or not the applicant would do one building instead of 2. Mr. Moschello deferred that question to another witness that will testify later in the hearing.

Mr. Cleveland asked numerous questions about parking and Mr. Moschello answered all of them.

Ms. Martha Schrum 245 Woodside Lane. Ms. Schrum asked how the diesel fumes will impact the residences. Mr. Moschello reviewed the distances from the property lines to the tractor trailer parking. There was a discussion regarding tractor trailers idling.

Ms. Schrum asked where the trucks back up from. Mr. Moschello then discussed the truck traffic circulation within the site.

Ms. Schrum asked about the lighting on the site and Mr. Moschello discussed the location of the lighting stating the levels is reduced and there are no spot lights proposed for the building.

With there being no further questions, the Board closed the public portion of the meeting.

The application was carried to the Tuesday May 2, 2023 Regular Meeting without further notice.

**8. OTHER BOARD BUSINESS**

There was no other business.

**9. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 10:11 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer