

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting

March 21, 2023

—MINUTES—

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

Chairman Foose called the meeting to order at 7:00 pm

**2. ROLL CALL**

Jeff Froose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Absent
Donald Sweeney-	Present	Jeff Sicat-	Absent
Bruce Bongiorno-	Present	Claudio Vescio-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
John Kulak-	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. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public.

Ms. Carol Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked the process of a variance. Mr. Oller provided a generic overview of the procedure and the function of the Zoning Board of Adjustment. He then explained the different variance types.

With there being no further members of the public wishing to speak, the Board closed the public portion.

**4. BOARD MINUTES**

There were no minutes for adoption.

**5. RESOLUTIONS**

There were no resolutions for adoption.

**6. LAND DEVELOPMENT APPLICATIONS**

**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

\*Continuance from January 17, 2023

Mr. Inglesino was present to represent the applicant. He provided a brief overview of the application. Sworn testimony was provide by Thaddus Bartkowski, Founding Partner of Catalyst and Arthur Kuian, Professional Engineer. Exhibits were entered as follows:

**A2 Presentation Slides (24 Pages)**

**A3 Proposed Monument Rendering**

Mr. Ingelisino reintroduced Mr. Bartkowski who was previously sworn and remains under oath.

Mr. Bartkwoski reviewed the subject property and used the slides exhibit **A2 Presentation Slides (24 Pages)** to reorient the Board on the subject property. He then described the proposed sign dimensions in detail.

On questioning by the Board, Mr. Bartkowski advised each display only depicts one advertiser at a time.

On question by the Board, Mr. Bartkwoski advised the total square footage of both displays is 1466.88 SF.

Mr. Bartkowski used exhibit **A2 Presentation Slides (24 Pages)** and described the materials to be used including brick, stucco and a black power coated finished material display frames.

Mr. Bartkowski advised the displays are designed to be safely viewed by drivers. He discussed how the determination of 10 seconds per image was made.

On questioning by the Board, Mr. Bartkowski advised characters need to be 31" for drivers to safely be able to view them while driving. He then discussed driver reaction times in detail.

On questioning by the Board, Mr. Bartkwoski advised most of their monument signs have the municipality names and emblems on them. He opined the reference to the municipality is beneficial because it helps drivers identify their locations. He then confirmed there is no financial or monetary benefit to having the municipality name on the sign.

On questioning by the Board, Mr. Bartkowski advised the relevant distance is the straight line from the sign installation to the pavement. He then identified areas where the sign cannot be seen by drivers.

On questioning by the Board, Mr. Bartkowski confirmed there are no other monument displays in Bridgewater Township.

On questioning by the Board, there was a discussion regarding how long a display is on the screen. Mr. Bartkowski advised this display is proposed at 13 seconds.

Ms. Doyle explained how the square footage of the sign is calculated per the Township Ordinance. Mr. Bartkowski confirmed the sign is 1200 SF per side.

On questioning by the Board Professionals, Mr. Bartkowski advised how the display area was calculated.

Mr. Bartkowski reviewed the Professional reports and advised all of the items he will comply with and answered any questions needed.

Chairman Foose opened the meeting to the public.

Mr. Jeff Brookner of 16 Nicole Terrace, Bridgewater NJ. Mr. Brookner asked about the site being consistent with surrounding parcels. Mr. Bartkowski clarified he did not make that statement during his testimony.

Ms. Cathy Franco of 766 Weemac Rd. Bridgewater NJ. Ms. Franco asked if he was a principal in any other business. Mr. Bartkowski advised he is a principal or owner of 141 business entities. Ms. Franco asked if he has sued any municipalities that have denied monument sign applicants. Mr. Oller confirmed her questions must be focused on his testimony only.

Ms. Franco asked about the landscaping and how the applicant will ensure the vegetation survives. Mr. Bartkowski advised the landscaping will be compliant with the Township regulations.

Ms. Franco asked what percentage of commercial messages are displayed. Mr. Bartkowski advised the percentages of different clients in detail.

Ms. Regina Tegler of 3 Loft Dr. Martinsville, NJ. Ms. Tegler asked how the monument will affect teenagers and older drivers. Mr. Bartkowski deferred the question to their Traffic Engineer. She then asked about the 17 hour displays and he described his other projects that use the 17-hour display. He confirmed the hours of operation are proposed to be 7am-12am.

Ms. Tegler then asked who maintains the landscaping. He advised the landscaping would come with a one-year guarantee that comes with the nursery and then become part of the O&M agreement with the Township.

The Board took a short recess and reconvened.

Mr. John Merten of 184 Adamsville Rd. Bridgewater NJ. Mr. Merten asked about the trees for removal and Mr. Bartkowski identified the area to be removed. He then asked if it would be a split screen or singular screen and Mr. Bartkowski confirmed the displays would be single screen.

Mr. Merten asked about colors and Mr. Bartkowski described the colors/lighting in detail.

Mr. Merter asked about the impacts on older drivers and Mr. Bartkowski discussed the length of time it would take for a driver to see and read the sign.

Ms. Linda Kosley of 659 Cedarbrook Rd. Bridgewater NJ. Ms. Kosley asked about the light pollution and expressed concerns with same. Mr. Bartkowski advised Catalyst is concerned with light and described the technology proposed in the display. He further advised the displays conform with the residential lighting standards.

Mr. George Bateman of 94 Catherine Lane Bridgewater NJ. Mr. Bateman asked about the landscaping plans and whether or not it will be maintained. Mr. Bartkowski confirmed there is a maintenance agreement and escrow that must be posted to ensure the landscaping is maintained.

Mr. Bateman expressed concern with the Bridgewater logo on the monument sign.

On questioning by the Board, Mr. Bartkowski advised the displays need to be changed out in approximately 15-16 years. The screens are required to be maintained to the condition that it was during installation based on the agreement.

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

Mr. Inglesino introduced Mr. Arthur Kuian as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Kuian used the site plan previously submitted to the Board to discuss and identify the existing conditions on the subject property. He then identified all of the variances and waivers being requested by the applicant.

On questioning by the Board, Mr. Kauin reviewed the slopes on the property as well as the impervious coverage proposed.

On questioning by the Board, Mr. Kauin stated the applicant is required 12 street trees however the applicant is seeking a variance to not plant the trees. The purpose for the variance request is to preserve the view shed.

On questioning by the Board Professionals, Mr. Kauin confirmed a steep slopes exhibit can be submitted for the next hearing.

On questioning by the Board, Mr. Kauin discussed stormwater requirements for the site in detail and opined a permitted use would create more disturbance than the proposed monument sign.

This application was carried to the Tuesday April 4, 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

\*Continuance from January 17, 2023

This application was carried to the Tuesday April 4, 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

\*Continuance from January 17, 2023

This application was carried to the Tuesday April 4, 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 10:11 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer