

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting

February 1, 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 La Spisa-	Present
Donald Sweeney-	Present	Jeff Sicat-	Present
Dawn Guttschall-	Absent	Bruce Bongiorno-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent

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

Mr. Sicat advised Mr. Wrobel has taken a new job and needed to resign from the Zoning Board due to a Conflict of Interest. The Board acknowledged Mr. Wrobel’s service to the Board.

5. APPROVAL OF MINUTES

There were no minutes for approval.

6. MEMORIALIZING RESOLUTIONS

OUTFRONT MEDIA LLC – ROUTE 22 (*pending*)

Block 206 Lot 3

21-012-ZB- PRELIMINARY AND FINAL SITE PLAN WITH VARIANCE RELIEF

M&M AT ROUTE 206, LLC –721 Route 202-206 (*pending*)

Block 476 Lot 22

21-033-ZB – USE VARIANCE WITHDRAWN

7. HEARINGS & DELIBERATIONS

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

Mr. Michael Silbert, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. David Stires, Professional Engineer, Glenn Morelli Managing Member of the Applicant LLC, Mr. Rocco Campanello, Professional Architect and Mr. Justin Auciello, Professional Planner.

A1 Colorized Rendering of Site Plan

A-2: Architectural renderings dated February 1, 2022;

A-3: Compendium of photographs and plans consisting of 13 sheets

A-4: Materials Board

Mr. Silbert provided a brief overview of the application. He then introduced Mr. David Stires as the applicant’s Professional Engineer. Mr. Stires was sworn and accepted by the Board.

Mr. Stires introduced exhibit **A1 Colorized Rendering of Site Plan** to orient the Board to the existing site, conditions and use in detail. Mr. Stires stated there are 7 existing bays that are used for autobody repair and the applicant is now proposing an additional 8 or 9 bays for a total of 16 autobody bays. Mr. Stires confirmed the existing dwelling, shed and barn/garage are to be removed.

Mr. Stires advised the applicant is proposing a new parking area of 17 spaces to be used by the employees.

On questioning by the Board, the applicant agreed to replace the existing fence and supplement the existing landscaping.

Mr. Stires reviewed the Board Professional memo's and agreed to the conditions except for constructing the sidewalk on both frontages. After a discussion with the Board, the applicant agreed to install a sidewalk along the Milltown Road frontage.

Mr. Stires then reviewed the stormwater management in detail.

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 of the meeting.

Mr. Silbert introduced Mr. Glenn Morello as the Managing Member of the Applicant LLC. He was sworn and accepted by the Board.

Mr. Morello referred to architectural plan sheet A1P and explained the building does have sufficient space for employees to maneuver around existing equipment.

Mr. Morello described the operations of the business, stating the shop does not do mechanical vehicle repairs. He confirmed that the proposed parking expansion is intended to provide additional space for his employees and customers' vehicles. On discussion, the Applicant stipulated that unattractive, significantly damaged vehicles would not be stored in the front of the building.

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.

Chairman Foose opened the meeting to the public for comment.

Robert Kaiser, Elder of the North Branch Church located at 203 Route 28, Bridgewater, New Jersey. He was duly sworn according to law and testified that the Church has no objection to the Applicant's proposal and advised that Mr. Morello is a good neighbor.

With there being no further comments from the public, the Board unanimously voted to close the public portion.

Mr. Silbert introduced Mr. Campanello as the applicant's Professional Architect. He was sworn and accepted by the Board.

Mr. Campanello introduced and described exhibits **A-2: Architectural renderings dated February 1, 2022; A-3: Compendium of photographs and plans consisting of 13 sheets and A-4: Materials Board**. He described the proposed designs, colors and materials of the exterior existing structure as well as the proposed materials.

On questioning by the Board, Mr. Campanello confirmed that there will be no vehicular connectivity between the existing building and the proposed addition and that the employees will have to drive customer vehicles from one portion of the building to the other.

On questioning by the Board, the Applicant stipulated that exterior lighting would be reduced to security levels within 30 minutes of close of business.

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.

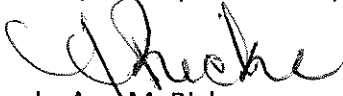
This application was carried to the Tuesday February 15, 2022 regular meeting without further notice.

8. OTHER BOARD BUSINESS

9. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 10:00 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer