

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, December 17, 2013
—MINUTES—**

CALL MEETING TO ORDER:

Vice Chairman Sweeney called the meeting to order at 7:35 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING 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 16, 2013 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.

ROLL CALL:

Don Sweeney – present	Paul Riga – absent
Carl Schulz – absent	Pushpavati Amin – present
Evans Humenick – absent	Lee Schapiro – absent
Bill Vornehm – present (arrived at 7:46 pm)	Michael Kirsh, Alt. #1 – present
Beth Powers, Alt. #2 – present	Alan Fross, Alt. #3 – absent
Roger Pearly, Alt. #4 – present	

MINUTES FOR APPROVAL:

The November 19, 2013, Regular Meeting, November 26, 2013, Regular Meeting minutes and December 3, 2013, Regular Meeting will be presented for Board consideration when completed. No action was taken.

MEMORIALIZING RESOLUTIONS:

BOCCANFUSO - 446 Shasta Drive
Block 508 Lot 13.01
#13-019-ZB Bulk Variances (new dwelling/vacant lot)

DECISION: Approved w/conditions 11/26/13

Eligible to vote: Mr. Sweeney, Mr. Schulz; Mr. Humenick, Mrs. Amin, Mr. Kirsh, Mrs. Powers, Mr. Fross, Mr. Pearly

Motion by Mrs. Amin, second by Mrs. Powers, the foregoing resolution memorializing the approval on 11/26/13 was adopted as amended on the following roll call vote:

AFFIRMATIVE:	Mr. Sweeney, Mrs. Amin, Mrs. Powers, Mr. Pearly
ABSENT:	Mr. Schulz, Mr. Riga, Mr. Humenick, Mr. Schapiro, Mr. Fross, Chairman Vornehm
NOT ELIGIBLE:	Mr. Kirsh

OTHER BOARD BUSINESS:

Board Attorney Vastola briefly discussed the 2012 Board of Adjustment Annual Report and mentioned three areas of interest for the board members to focus on:

1. Minor subdivision with a Density variance
2. Lot with a cluster subdivision
3. Convenient stores

Chairman Vornehm arrived at 7:46 pm.

HEARING AND DELIBERATIONS:

WITEK - 1387 Roger Ave.

Block 619 Lot 11

13-026-ZB - Simple Variance (front Step Overhang)

TIME: 120=2/17/13.

Applicant Aleksander Witek was present and represented by his daughter, Monika Witek who spoke on Applicant's behalf due to language constrictions. Sworn testimony was presented by Applicant Aleksander Witek and Monika Witek.

The Applicant did not submit any exhibits.

Ms. Witek explained her father is proposing to construct a new front porch and they are seeking a variance which will reduce the existing front yard setback from 53.9 feet to 47 feet, 75 feet is required.

The applicant testified that he desires the new front porch to provide shelter and to improve the appearance of the property. The applicant explained that the improvements will be consistent with the other properties in the neighborhood.

The board attorney stated the applicant must comply with #3 under "Professional Comments" in the Planner's report and the applicant agreed. The Board Attorney also mentioned that the applicant will eventually need to get a new survey from David Stires which will show the overhang on survey and the Applicant agreed.

The board all agreed that the Applicant's new front porch will be an improvement to the neighborhood. The relief sought was minimal and that the benefit of the improved aesthetic appearance of the property outweighs any detriment to the zone plan and land use ordinance and will not be a detriment to the public welfare of the residents.

Motion by Chairman Vornehm, second by Mr. Kirsh, the WITECK – 1387 Roger Ave application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Kirsh, Mrs. Powers, Mr. Pearly, Chairman Vornehm

ABSENT: Mr. Riga, Mr. Schulz, Mr. Humenick, Mr. Schapiro, Mr. Fross

LO PRESTI HOMES, LLC - Chestnut St.
Block 149 Lot 2
13-027-ZB - Preliminary and Final Major Subdivision w/variances
TIME: 120=3/7/13.

Attorney Vastola stated the LO PRESTI Application will be carried to 2/4/14 with no new notice required.

MEETING OPEN TO THE PUBLIC:

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:00 pm.

Respectfully submitted,
Marianna Voorhees,
Secretary to Engineering/
Planning Division