

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, December 6, 2011

—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:30 p.m. 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 20, 2011 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	Jay Rosen – absent
Filipe Pedroso – present (arrived 8:09 pm)	Jim Scott – present
Paul Riga – absent	William Vornehm, Chairman – present
Lee Schapiro – present	Pushpavati Amin, Alt. #1 - present
Evans Humenick, Alt. #2 – absent	Carl Schulz, Alt. #3 – absent

Others present: Attorney Lawrence A. Vastola, Land Use Administrator Marie L. Broughman, Board Planner Scarlett Doyle

MINUTES FOR APPROVAL:

October 25, 2011 Regular Meeting - November 1, 2011 Regular Meeting - November 15, 2011 Regular Meeting

Motion by Mrs. Amin, second by Mr. Schapiro, the October 25, 2011, November 1, 2011 and November 15, 2011 regular meeting minutes of the Zoning Board of Adjustment were approved as presented on the following roll call vote:

AFFIRMATIVE:	Mr. Sweeney, Mr. Pedroso, Mr. Schapiro, Mrs. Amin, Chairman Vornehm
ABSENT:	Mr. Rosen, Mr. Riga, Mr. Humenick, Mr. Schulz
NOT ELIGIBLE:	Mr. Scott

MEMORIALIZING RESOLUTIONS:

There are none pending.

HEARING AND DELIBERATIONS:

T-Mobile Northeast LLC

606 North Bridge Street; Block 500, Lot 1

#03-10-ZB, Minor Site Plan w/ variances (installation of flagpole cell tower)

Time: Extension to 12/31/11

Board Attorney Vastola stated that Mr. Pedroso will arrive soon; however, he will have to listen to the hearing for T-Mobile from this meeting in order to be eligible to vote. Seven members must be present for a d-variance case. Attorney Meese stated that he will supply a transcript of this meeting to the Board.

Attorney Gregory Meese was present to represent the Applicant. No new testimony was presented by the Applicant. The hearing is being continued from August 16, 2011 at which time the meeting was opened to the public.

Members of the public were present as follows:

Attorney Joseph Kirk, 6 Overlook Drive, requested that the Board grant a 60-day extension to allow him to obtain a report on property values from a Real Estate Appraiser. Board Attorney Vastola stated that the hearing will not conclude at this meeting and the hearing will be carried to 2/21/12. Attorney Meese requested that the report be made available to him a minimum of 2-weeks prior to the 2/21/12 meeting.

Chairman Vornehm opened the hearing to public to speak in favor of the application. With hearing none, he opened the hearing to the public to speak in opposition to the application.

Al Ernst, 722 Hart Dr., stated that the large flag on the proposed tower will make loud disturbing noise at night. In addition, he will not be able to see the stars at night due to the spot lights that will be shining up upon the flag.

Gail Naughton, 6 Eddy Lane, addressed concerns regarding the effect on property values. She stated that T-Mobile market share is very low and the trend is that they are losing subscribers.

Charles Rohn, 6 Brian Dr., addressed concerns with traffic increase and school bus safety. He stated that the proposed cell tower is a roadside hazard in the vicinity.

Fran Hozeny, 895 Tok Place, stated that this flag pole tower is an intrusion in residential areas. Approval of a cell tower in a residential zone will set precedence to them in all residential areas. The proposed tower is a visual eyesore and will impact home values in the area. She urged the Board to deny the application.

Board Member Pedroso arrived at 8:09 pm and took a seat at the dais.

Curtis Kraut, 199 Adamsville Rd., addressed concerns with setting a precedence to allow cellular monopoles in residential areas. He stated that the Applicant did not show a gap in the existing

coverage in the area. He stated that he prefers alternate technology such as D.A.S. system. Lastly, he stated that the cell tower will have a negative impact on property values.

Martin Wimmer, 12 Overlook Dr., he stated that he has been a resident of Bridgewater for 31-years and he has a dental office in Somerville. He addressed concerns about setting a precedence to allow cellular towers in all residential zones. In addition, the tower will detract from the neighbor aesthetics and property values will decrease due to the view of the 125-ft cellular tower with a flag. He urged the Board to deny the application.

Aleta Fischer, 465 Steeple Chase Lane, stated that she wants the homeowner's to share the income generated from the cellular tower. She stated that the funding from Bridgewater Township should be reduced by the amount the Fire Department collects from T-Mobile monthly.

Peter Sepesi, 6 Cedar St., discussed concerns regarding spot lights on the flag at night, height of tower at 125-feet, the tower will not fill the entire gap, there will be noise from the generator, unsightly view of the tower, possible decrease in property values, quality of life, and the effect on the shallow wells used for drinking water. He urged the Board to deny the application.

Andrew Leven, 2 Holmes Ct., stated that he appreciates the Boards' effort with this matter.

Chairman Vornehm carried the hearing to 2/21/12 at 7:30 pm in the Municipal Courtroom with no further 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.

OTHER BOARD BUSINESS:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Marie L. Broughman,
Land Use Administrator