

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, February 1, 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 – absent	Jim Scott – absent
Paul Riga – absent	William Vornehm, Chairman – present
Lee Schapiro – present	Pushpavati Amin, Alt. #1 - present
Evans Humenick, Alt. #2 – present	Carl Schulz, Alt. #3 – present

Others present: Attorney John Sullivan, Land Use Administrator Marie L. Broughman

MINUTES FOR APPROVAL:

January 18, 2011 Reorganization & Regular Meeting Minutes – Motion by Mr. Sweeney, second by Mr. Schapiro, the foregoing minutes were adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mrs. Amin, Mr. Humenick, Mr. Schulz,
Chairman Vornehm

ABSENT: Mr. Pedroso, Mr. Rosen, Mr. Scott, Mr. Riga

January 25, 2011 Regular Meeting Minutes – The foregoing minutes will be presented for Board consideration at the next meeting.

MEMORIALIZING RESOLUTIONS:

OMNIPOINT COMMUNICATIONS

Block 134, Lot 4 (65 Old York Road)

#41-08-ZB Site Plan w/use variance and ‘c’ variances (Court Remand of Board denial on 12/15/09)

DECISION: Approved with conditions 1/18/11

Motion by Mr. Sweeney, second by Mr. Schapiro, the foregoing resolution memorializing the approval with conditions on 1/18/11 was adopted as presented on the following roll call vote:

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

HEARING AND DELIBERATIONS:

GREEN KNOLL VOLUNTEER FIRE CO – Dow Road & Garfield Ave.

Block 455 Lot 24

#30-10-ZB, Minor Site Plan w/variances (addition proposed)

Time: 120=5/6/11

Attorney Robert Foley was present to represent the applicant. Sworn testimony was provided by Applicant Anthony Carpinello and Robert Templin, PE.

The applicant submitted exhibits which were marked into evidence as follows:

- A-1 2/1/11** Architectural plans dated 4/28/10 prepared by Raymond Gregory, AIA
- A-2 2/1/11** “Maximum Parking Plan, 785 Dow Road, Block 455 Lot 25” prepared by Robert J. Templin, PE, dated 1/31/11 (1-sheet)

Board Attorney Sullivan questioned the applicant regarding the possibility of a d-variance for the proposed clothing shed. Attorney Foley stated that he will bifurcate the application.

Applicant Carpinello described the territory covered by the district #3 Green Knoll Volunteer Fire Company. He discussed the current lack of space for gear and lack of a changing area, which currently occurs in the parking bays. The large monthly meetings are held at station #1 on North Bridge Street. They pull the trucks out of the bays at station #2 in order to sleep on cots in the bays when the volunteers are on standby. The ladder truck does not fit into the existing bays. Approximately 15 to 20 volunteers live in the immediate area of station #2 and they are not looking to increase membership. He referenced exhibit A-1 and stated that the kitchen is new and there is no kitchen currently in the fire house. The meeting room is more of a multi-purpose room which will be used to store equipment, changing area and sleeping quarters, which is approximately 1,500-sf. He stated that the proposed multi-purpose room will not be rented out to the public nor will it be used for Christmas parties.

Robert Templin, PE described the site location and the 2,500 sf fire house. He stated that a rear extension for the parking area is proposed, 3,000-sf addition and landscaping in the westerly portion of the site. He referenced exhibit A-2 and stated that thirty-four cars can park on site as shown in the exhibit, with 16-spaces proposed. The variance is for improved lot coverage for the parking extension of 42.4% where 38% is existing and 18% is permitted in the R-40 Single-Family Residential zone. He discussed the drainage swale and stated that he will be installing a pipe and will connect it to the inlet in the road. He proposed landscaping on the westerly side of the site to infill the bare spots between the residential properties and the property in question including cypress, junipers and barberry.

Engineer Templin review the report of the Township Engineer Tom Forsythe dated 1/14/11 and agreed to comply.

Members of the public were present as follows:

Joe Priday, 783 Dow Road, stated that the proposed addition is too large and seems to be able to be used for catering with the large kitchen equipment. He questioned if the loft upstairs is used. Mr. Carpinello stated that the loft is not used as it overlooks the parking bays and is covered with soot from the fire trucks. Requested a condition if approved to limit the fire house to not rent out the facility. He spoke in opposition to the application.

Ken Driscoll, 784 Dow Road, addressed concerns regarding the size of the proposed addition being so large. He stated that this fire house was initially built as a satellite station and now most of the volunteers live in this area. He stated that the notice states it is a 12-burner stove. In addition, he requested additional landscaping along the easterly side of the property. He spoke in opposition to the application.

Joyce Lin, 787 Dow Road, raised concerns regarding the proposed size of the addition and the possible use by the fire house as a rental hall. She questioned if they had any female firefighters. Mr. Carpinello confirmed that there are two female firefighters. In addition, Ms. Lin questioned if they would be cooking meals to be used for fund raising. Mr. Carpinello stated no meals would be cooked on site for fund raising. She spoke in opposition to the application.

George Fritz, 806 Dow Road, addressed concerns regarding the size of the proposed addition. He stated that the meeting room will be more of a lounge, like a frat-house for firemen. He requested that the firemen don't use the outside grounds for picnics.

Christopher Drew, 755 Dow Road, addressed concerns regarding the size of the proposed addition at 3,000-sf, when the original building is 2,500-sf. He spoke in opposition to the application.

Dave Hayward, 784 Country Club Road, questioned the type of construction materials for the proposed addition. Mr. Carpinello stated that it will be a tan steel structure, a butler building. In addition, he addressed concerns regarding drainage.

Roger Bone, 797 Garfield Avenue, questioned if the meeting room would later be sectioned out for storing the gear. He questioned if they would be adding a second floor at a later date. Mr. Carpinello stated that the gear will be stored in the meeting room and that a second floor is not in the plans as it will be a butler type building and it can't support a second floor. He spoke in opposition to the application.

Edward Smith, addressed concerns regarding the 3,000-sf large addition.

Beverly Jacobs, 791 Dow Road, questioned where the money was coming from to construct this large addition. Mr. Carpinello stated that the Fire Company is self-sufficient through fund drives and fund raisers. The addition will cost approximately \$230,000 which will be mortgaged and the other fire house will be used as collateral.

Joseph Hsieh, 836 Dow Road, questioned the cost of the proposed addition. Board Attorney Sullivan stated that the cost of the addition is not relevant.

Raj Dave, 818 Dow Road, questioned how often activities take place at the fire house. Mr. Carpinello stated that they check trucks four times per month for approximately three to four hours. Standby lasted four days for Hurricane Floyd, overnight for the recent blizzard, and varying times for bomb scares at the high school. The Fire Company had standbys fifteen to twenty times per year. About 1/3 of the meeting room will be used for storage of gear. Mr. Dave questioned Engineer Templin regarding the need for the handicap parking and hours of construction. Engineer Templin stated that handicap parking is required by Building Code. Municipal construction mitigation measures will be adhered to hours of construction. It will take approximately five to seven months to construct the addition. He spoke in opposition to the application.

Gina Roman, Dow Road, addressed drainage concerns. In addition, she questioned how the mud will be contained during construction. Engineer Templin stated that silt fencing will be placed on the property lines of the construction site and that the site is mainly crushed stone which will not track mud.

Mark Hudick, volunteer fire fighter, has been a member for seven years and needs a place to be for standby staging. He spoke in favor of the application.

Attorney Foley summarized the application and he urged the Board to vote in favor of the application.

The Board deliberated and discussed several conditions including:

- Comply with Township Engineer's report
- No rental or freebies of the meeting room, only for Fire Department use
- Landscaping to be worked out with the Township Planner
- No outdoor parties or picnics
- Lights shall be set on a timer to go out by 10:00 pm, except for the light over the entrance door which will be on all night for security purposes

Motion by Mr. Sweeney, second by Mrs. Amin, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Schulz, Chairman Vornehm

OPPOSED: Mr. Schapiro

ABSENT: Mr. Pedroso, Mr. Rosen, Mr. Scott, Mr. Riga

OPEN ROAD OF BRIDGEWATER: MERCEDES DEALERSHIP
Block 222 Lot 1 (1140 Route 22 East)
#24-10-ZB, Amended Prelim & Final Site Plan and Conditional Use
Time: 120=5/5/11

Attorney Francis Linnus was present to represent the applicant. Due to the late hour of the meeting, Chairman Vornehm carried the foregoing application to 2/15/11 at 7:30 pm in the Municipal Courtroom with no further notice required.

MEETING OPEN TO THE PUBLIC:

There were no members of the public present wishing to discuss non-agenda items.

OTHER BOARD BUSINESS/ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,
Marie L. Broughman,
Land Use Administrator

ADOPTED: 2/15/11